

**INCORPORATED VILLAGE OF MUTTONTOWN
PLANNING BOARD MEETING
May 13, 2025**

Call to Order

Pledge of Allegiance

Public Hearings:

1. A request by Pratik Patel, owner of parcel designated as Section 15, Block 206, Lots 0072 located at 5 Wellington Court Muttontown, NY in the Village's E-3 (Stonehill) Zoning District affecting slope lands. The proposed plan requires a **51.94%** disturbance in steep slopes (**15,565.8 SF**) and a **99.7%** disturbance in very steep slopes (**1035.1 SF**) as designated on Site Plan dated January 29, 2025 titled Plan of lot no 72. Planning Board Application P-387.
2. Continuation from adjourned April 8, 2025 application for A Lot Line Modification by Ari Ellis owner of parcel designated as Section 15, Block 048 Lots 0012, 0034 and 0048 located at 491 Muttontown Rd in the Village's A-1 Zoning District with Pacifico Trust (15-048-0007), without changing acreage, by land swap and to partition lot 0012 into lots 0012 and 0048 and designate as two building lots with access from Midlane as identified on the Joseph M. Petito Land Surveying and Civil Engineering's "Survey of Property Proposed Lot Line Modification Between Lots 12, 34, 48", and "Survey of Property Lot Line Modification (Land Swap) Lots 7 And 48" plans dated December 9, 2024. Planning Board Application P-385

General Business