

**NOTICE OF MEETING
INCORPORATED VILLAGE OF MUTTONTOWN
ZONING BOARD OF APPEALS**

NOTICE IS HEREBY GIVEN, that a public hearing and meeting will be held before and by the Zoning Board of Appeals of the Incorporated Village of Muttontown, Nassau County, New York at the Village Hall, 1 Raz Tafuro Way in said Village, on Wednesday June 18, 2025 at 7:30 p.m. (Notice Time change)

The Board will hear and consider:

The Appeal of Alecia Grant, owner of 395 Mill River Road the Village, and designated as Section 24, Block F, Lot 0329 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks variances (Z-856) for proposed pool, cabana, pool patio that exceeds the maximum allowable.

1. Proposed Cabana has a front yard setback of **40 FT 8 IN**, in lieu of the required **75 FT**, requiring a variance of **34 FT 4 IN**.
2. Proposed Pool has a front yard setback of **49 FT 2 IN**, in lieu of the required **75 FT**, requiring a variance of **25 FT 10 IN**.
3. Proposed Pool Patio has a front yard setback of **37 FT 9 IN**, in lieu of the required **75 FT**, requiring a variance of **37 FT 3 IN**.

For 1-3 See ARTICLE III, §190-7(f)

The Board will hear and consider:

The Appeal of Abhilash Vidiyala, owner of 8 Black Rock Road, and designated as Section 16, Block B, Lot 1567 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks variances (Z-857) for a proposed cut and fill that exceeds the maximum allowable.

1. Proposed cut and fill areas:
 - a. Rear yard cut, total **50** cubic yards
 - b. Front yard cut, total **30** cubic yards
 - c. Rear Patio, Driveway fill, total **100** cubic yards
 - d. Pool area fill, total **120** cubic yards

Disturbance in lieu of maximum of **15 CY**. Requires a variance of **285** cubic yards.

For 1 see CHAPTER § 62-2 Excavation and Grading Definitions

INCORPORATED VILLAGE OF MUTTONTOWN

Elisabetta Coschignano

Chairperson

Dated: May 29, 2025