

**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 Thursday August 21, 2025 at 6:00 p.m. (Notice Time change)

The Board will hear and consider:

The Appeal of Stone Hill Builders LLC, owner of 5 Bromley Court in the Village, and designated as Section 15, Block 206, Lots 0066A/B on the Nassau County Land and Tax Map and located within the Village's E-3 Zone (Stonehill).

The applicant seeks variances (Z-858) for proposed single family dwelling with attached garage, driveway, and inground pool that exceeds the maximum allowable.

1. Proposed cut and fill in:

- a. Dwelling foundation, garage fill, total **610** cubic yards
- b. Rear side yard grading required, total **2500** cubic yards
- c. Front yard driveway fill required, total **1950** cubic yards

Disturbance in lieu of maximum of **15 cubic yards**. Requires a variance of **5,045 cubic yards**.

- 2. The proposed southerly portion of the 30-degree roof line is **31.66 degree** where 30 degrees is allowed, requiring a variance of **1.66 degrees** or **2.61 feet**.
- 3. Proposed roof elevation is **42 ft 4 in** in lieu of the allowed **35 ft**, from front wall mean original grade, requiring a variance of **7 ft 4 in**.

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

For 2 See ARTICLE III, §190-8(a)

For 3 See ARTICLE III, §190-7(i)

The Board will hear and consider:

The Appeal of Hong Zhang, owner of 1876 Muttontown Road in the Village, and designated as Section 16, Block B, Lots 1757A/B on the Nassau County Land and Tax Map and located within the Village's E-3 Zone.

The applicant seeks variances (Z-859) for a partitioning, as per plans by Northcoast Civil's Preliminary Map dated December 13, 2023 that violates code.

- 1. In E-3 zoning district, the minimum parcel size according to Village Code 190-7, is 3 acres (130,680 square feet). The proposed size of "Parcel 1" is 2.00 acres (87,120 square feet), requiring a variance of **1 acre** (43,560 square feet).

2. In E-3 zoning district, the minimum Lot Width is 200 feet. The minimum width of proposed “Parcel 2” is 39.17 feet, requiring a variance of **160.83 feet**. It should be noted that this minimum width was present on Lot 1757A on the provided survey dated January 11, 2014. The irregular shape of proposed Parcel 1 that results in the minimum width of 39.17 feet was not created by this subdivision.

For 1 See ARTICLE III, §190-7(a)

For 2 See ARTICLE III, §190-7(e)

The Board will hear and consider:

The Appeal of Sarabjit Singh, owner of 1 Pen Mor Drive (Formerly 5864 Northern Blvd) in the Village, and designated as Section 16, Block A, Lots 1059 & 1085 on the Nassau County Land and Tax Map and located within the Village’s E-3 Zone.

The applicant seeks a variance (Z-860) for proposed berm on north and east side of property that violates the village code.

1. Proposed fill on north and east side area, total **1,049** cubic yards in lieu of maximum of **15** cubic yards, requiring a variance of **1,034** cubic yards.

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

The Board will hear and consider:

The Appeal of Sneha Raj, owner of 111 Route 106 in the Village, and designated as Section 15, Block A, Lot 2429 on the Nassau County Land and Tax Map and located within the Village’s E-3 Zone.

The applicant seeks variances (Z-861) for as built new single family dwelling, pool equipment and AC units fill that violates the Village code.

1. Pool Equipment on westerly side has as setback of **40 FT** in lieu of the required **50 FT**, requiring a variance of **10 FT**.
2. Window well #1 on westerly side has a setback of **48.6 FT** in lieu of the required **50 FT**, requiring a variance of **1.4 FT**.
3. Window Well # 2 on the west side has a setback of **46.1 FT** in lieu of the required **50 FT**, requiring a variance of **3.9 FT**.
4. Portion of house on westerly side has a setback of **48.7 FT** in lieu of the required **50 FT**, requiring a variance of **1.3 FT**.
5. AC units on westerly side has a setback of **43.8 FT** in lieu of the required **50 FT**, requiring a variance of **6.2 FT**.

For 1-5 See ARTICLE III, §190-7(g)

The Board will hear and consider:

The Appeal of JRJB LLC (Jasvinder Bhatia), owner of 65 Stone Hill Drive in the Village, and designated as Section 15, Block 206, Lot 0054 on the Nassau County Land and Tax Map and located within the Village’s E-3 Zone (Stonehill).

The applicant seeks variances (Z-862) for proposed single family dwelling, garage, driveway, pool, pool house, and tennis court that violates the Village code.

1. The allowed lot coverage is **4,775 SF or 5.24%**. On January 16, 2025, the Zoning Board approved lot coverage of **5,439 SF**. The new proposed lot coverage as of May 27, 2025, is **6,018 SF**, requiring a variance for an additional **579 SF or .63%**, total requested variance of **6.6%**.
2. The proposed habitable floor area of the main principal dwelling is **9,070 SF**, in lieu of the allowed **8,050 SF**, requiring a variance of **1,020 SF**.

For 1 see Individual Building Data Plan “Stone Hill At Muttontown” dated April 2004, with a revision date of 7/27/04

For 2 See ARTICLE III, §190-7(j)

INCORPORATED VILLAGE OF MUTTONTOWN

Elisabetta Coschignano

Chairperson

Dated: August 4, 2025