

**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 September 18, 2025 at 7:00 p.m.

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 Jessica Jones, owner of 753 Remsens Lane in the Village, and designated as Section 24, Block F, Lot 0318 on the Nassau County Land and Tax Map and located within the Village's E-3 Zone.

The applicant seeks variances (Z-863) for built prior soil disturbance that exceeds the maximum allowable.

1. Imported on Front Yard of property total of **150 cubic yards** in lieu of the maximum **15 cubic yards**, requires a variance of **135 cubic yards**

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

The Board will hear and consider:

The Appeal of Aldo and Lauren Calabrese, owners of 35 Circle Road in the Village, and designated as Section 25, Block 047 Lots 0004A/B on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks a variance (Z-864) for an as built 2 story garage on the east side of property that violates the village code.

1. As built accessory structure/garage on east side has a height of **20 ft 2** in lieu of the maximum allowable **18 feet**, requiring a **26 inch** variance.
2. The as built accessory structure/garage on east side is considered a 2 story structure, (first level garage area, second level recreation space) which violates village code stating an accessory structure is not to exceed one story in height, requiring a variance for the second story.

**For 1 See ARTICLE III, §190-7(i)**

**For 2 See ARTICLE III, §190-2**

INCORPORATED VILLAGE OF MUTTONTOWN

Elisabetta Coschignano

Chairperson

Dated: September 2, 2025