

**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 October 16, 2025 at 7:00 p.m.

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

The Board will hear and consider:

The Appeal of 1792 Muttontown LLC, owner of 1792 Route 106 in the Village, and designated as Section 25, Block 058, Lot 0061A on the Nassau County Land and Tax Map and located within the Village's E-3 Zone.

The applicant seeks variances (Z-865) for proposed new dwelling soil disturbance and habitable floor area that exceeds the maximum allowable.

1. Proposed habitable floor area for main principal dwelling is **9,902.3 SF**. which exceeds the maximum allowable buildable area of **9,000 SF**, requiring a variance of **902.3 SF**.
2. Proposed cut in:
 - a. Front yard grading cut, total **200** cubic yards
 - b. Rear yard grading cut, total **1,100** cubic yards

For 1 See ARTICLE III, §190-7(j)

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

The Board will hear and consider:

The Appeal of Saba Riaz, owner of 70 Stone Hill Drive in the Village, and designated as Section 15, Block 206, Lot 0079 on the Nassau County Land and Tax Map and located within the Village's E-3 Zone (Stonehill).

The applicant seeks variances (Z-866) for proposed front retaining walls that exceeds the maximum allowable.

1. Proposed cut for walls total of **150 cubic yards** and proposed regrade/fill total of **100 cubic yards** for a total of **250 cubic yards** of soil disturbance in lieu of the maximum allowable **15 cubic yards** requires a variance of **235 cubic yards**

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

The Board will hear and consider:

The Appeal of Douglas & Brenda Luxenberg, owners of 1 Warwick Court in the Village, and designated as Section 15, Block 206, Lot 0001 on the Nassau County Land and Tax Map and located within the Village's E-3 Zone (Stonehill).

The applicant seeks a variance (Z-867) for a proposed pool, spa, deck, synthetic turf area and boulder wall which violates the village code.

1. Proposed cut of soil (to be removed from site) total of **244.44 cubic yards** in lieu of the maximum allowable disturbance of soil **15 cubic yards** requires a variance of **229.44 cubic yards**.
2. Proposed lot coverage, including **2,135 SF** of synthetic turf is **8,766.84 SF or 30.49%**, which exceeds the maximum allowable buildable area of **6,975 SF or 24.26%**, requiring a variance of **1,791.84 SF or 6.23%**.

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

For 2 see Individual Building Data Plan "Stone Hill At Muttontown" dated April 2004, with a revision date of 7/27/04.

INCORPORATED VILLAGE OF MUTTONTOWN

Elisabetta Coschignano

Chairperson

Dated: September 29, 2025