

INCORPORATED VILLAGE OF MUTTONTOWN

**BUILDING DEPARTMENT
JAMES LIGUORI, MAYOR**

SITE AND ARCHITECTURAL REVIEW BOARD AGENDA

Wednesday, October 22, 2025 at 7:00 PM

1. **Gonzalez 16-B-1619**
228 Brookville Rd.
 - Application **#35469**- Install 242 LF black chain-link fence & driveway gates, minimum 30 FT from edge of roadway
2. **Regoukos 16-A-0947**
10 Wakefield Drive
 - Application **#35465** – Install 25' x 50 ' Gunite Pool with 1357 masonry patio, 25' x 8' Shed, 32' x 65' Sports Court & (1) Drywell
3. **Stivaros 25-045-0013**
500 Muttontown Eastwoods Rd
 - Application **#35468** – Install 3000 SF Vinyl Siding (Pelican Bay Traditional Style in Tuscan Clay Color)
4. **Grant 24-F-0329**
395 Mill River Road
 - Application **#35298**- Install Pool, 2436 SF masonry Pool Patio, 821 SF Cabana with Interior Wood Burning Fireplace & Outdoor firepit
5. **Laplaca 15-A-2221**
12 Heather Lane
 - Application **#35227**- Install 3200 SF Retaining Wall (Work Started)
 - Application **#35415**- Install 3000 SF Roof, 2500 SF Gray Vinyl Siding & 100 SF Masonry Walkway
6. **Jones 24-F-0318**
753 Remsens Lane
 - Application **#35400** – Install 16' x 6'2" (height) black driveway gates & (2) Piers white stucco 32" wide 6.' High & replace existing fence in front & back of property
7. **Riaz 15-206-0079**
70 Stone Hill Drive
 - Application **#35407** – Construct 1250 SF Front VERSA-LOK retaining wall system, Front Yard Cut 1350 CY & Front Yard Fill 1290 CY
8. **Calabrese 25-047-0004A**
35 Circle Rd.
 - Application **#35363**- Maintain existing 2nd floor of accessory structure/garage 565 sf, as a 2 story structure with attached deck 220 sf.

9. Luxenberg 15-206-0001

1 Warwick Court

- Application **#35461** - Demo existing deck and remove 244.44 CY of soil. Install 20' x 41' inground pool & 8'6" x 8'6" independent spa, 565.84 SF deck, 882.46 SF masonry patio, BBQ kiosk, 400 SF boulder wall, (1) drywell, 2135.45 SF synthetic turf in yard.

10. 1792 Muttontown LLC (Mayrsohn) 25-058-0061A

1792 Route 106

- Application **#35440** - NSFD- 1st Floor 7087.7 SF, 2nd Floor 4894.89 SF, garage 1190 SF, Front Porch 72 SF, Rear Porch 987.8 SF, Finished Basement 6838.1 SF, Masonry- Basement Patio 1087.8 SF, Front Entry 233 SF, Rear Porch 987.8 SF, Walkways/steps 2249.3 SF, Stepping Stones 139.7 SF, Retaining Walls 1660.9 SF, (1) Egress Window, (3) Fireplaces, (1) Elevator, Indoor Pool, Driveway Piers (2) with Wing Walls, & Driveway Gates
- Application **#35441** - Install 1191.9 SF Exterior Pool, 1483.8 SF Pool Patio, 378.5 SF Shade Structure Cabana & Firepit