

**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 November 20, 2025 at 7:00 p.m.

The Board will hear and consider:

The Appeal of Bipin & Pratima Solanki, owners of 5 Kingwood Court in the Village, and designated as Section 15, Block 206, Lot 0069 on the Nassau County Land and Tax Map and located within the Village's E-3 Zone (Stonehill).

The applicant seeks a variance (Z-868) for a proposed portico addition that violates the village code.

1. Proposed portico addition makes the total building area (for the principal building only) **4,737 SF** which has a lot coverage percentage of **8.18%** in lieu of the maximum allowable **4,365 SF or 7.53%** or requiring a **372 SF or .64%** variance.

For 1 See ARTICLE III, §190-7(j)

The Board will hear and consider:

The Appeal of Zeev Zahavi, owner of 50 Cecilia Drive, and designated as Section 15, Block A, Lot 2015 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks variances (Z-869) for a proposed new dwelling with patio areas that violate the village code.

1. Proposed cut & fill areas:
 - a. Driveway fill, total **300** cubic yards
 - b. Patio fill, total **500** cubic yards
 - c. Rear yard fill, total **500** cubic yardsTotal yardage in lieu of the maximum of **15 CY**, requiring a variance of **1285** cubic yards.
2. Proposed main principal dwelling has a buildable area of **5.13% or 4,477.63 sq ft**, which exceeds the maximum allowable buildable area of **5% or 4,363.45 sq ft**, requiring a variance of **.13% or 114.18 sq ft**.

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

For 2 See ARTICLE III, §190-7(j)

The Board will hear and consider:

The Appeal of Ning Zhao & Tie Song, owners of 30 Earle Drive in the Village, and designated as Section 15, Block 206, Lot 0027 on the Nassau County Land and Tax Map and located within the Village's E-3 Zone (Stonehill).

The applicant seeks a variance (Z-870) for an as built cabana that violates the village code.

1. Existing cabana permitted at **30 FT** has a side yard setback **28.9 ft** according to final survey in lieu of the required **30 ft**, requiring a **1.1 ft** variance.

For 1 See ARTICLE III, §190-7(g)

The Board will hear and consider:

The Appeal of Ashva, LLC, owner of 6150 Northern Blvd in the Village, and designated as Section 16, Block A, Lot 1086 on the Nassau County Land and Tax Map and located within the Village's E-3 Zone.

The applicant seeks a variance (Z-871) for an as built generator by main principal dwelling that violates the village code.

1. As built generator by main principal dwelling has a rear yard setback of **35.2 FT** in lieu of the required **50 FT**, requiring a variance of **14.8 FT**.

For 1 See ARTICLE III, §190-7(h)

The Board will hear and consider:

The Appeal of 2 CK Court LLC, owner of 2 Buckingham Court in the Village, and designated as Section 15, Block 206, Lot 0038 on the Nassau County Land and Tax Map and located within the Village's A-3 Zone (Stonehill).

The applicant seeks variances (Z-872) for a proposed new dwelling, pool and pool patio that violate the village code.

1. Proposed cut and fill in:
 - a. West Side Yard Grading cut, total **100** cubic yards
 - b. North Yard Grading, total **80** cubic yards
 - c. East Yard Grading fill, total **200** cubic yards
 - d. South Yard Grading fill, **65** cubic yardsTotal yardage in in lieu of maximum of **15** cubic yards, requiring a variance of **430** cubic yards.
2. Proposed habitable floor area is **5,950 SF or 21.96%**, is above the maximum allowable habitable floor area of **5,500 SF or 20.36%**, requiring a variance of **450 SF or 1.66%**.
3. Proposed Lot coverage for main principal dwelling is **4,589 SF or 16.93%**, which exceeds the maximum allowable buildable area of **3,875 SF or 14.35%**, requiring a variance of **714 SF or 2.63%**.

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

For 2 See ARTICLE III, §190-7(m)

For 3 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: November 3, 2025