

**NOTICE OF MEETING
INCORPORATED VILLAGE OF MUTTONTOWN**

NOTICE IS HEREBY GIVEN, that a public hearing and meeting will be held before and by the Planning Board of the Incorporated Village of Muttontown, Nassau County, New York at the Village Hall, 1 Raz Tafuro Way in said Village, on Tuesday January 13, 2026 at 7:00 p.m.

The Board will hear and consider:

1. A partition by Ari Ellis owner of parcels designated as Section 15, Block 034, Lots 0034 and 0048 located at 491 Muttontown Rd in the Village's A-1 Zoning District into one 2 acre lot and one 4 acre lot as shown on "Preliminary Lot 34 Partition Map" dated October 13, 2025. Planning Board Application P-390
2. A request by MMS Ventures Re X LLC, owner of a parcel designated as Section 24, Block F, Lot 0068 located at 393 Mill River Road Muttontown, NY in the Village's A1 Zoning District affecting slope lands. The proposed plan encroaches on steep slopes (15%-25%) by **1,751 SF** or **.49%** of lot and encroaches on very steep slopes (25% or greater) by **2,157 SF** or **6%** of lot as designated on Site Plan. Planning Board Application P-391

Copies of the said requests are on file in the office of the Village Clerk and may be viewed Monday to Friday during the hours of 9:30 a.m. - 12:30 p.m.

If any individual requires special assistance to attend, they should notify the Village Clerk at least 48 hours in advance of the hearing.

**Incorporated Village of Muttontown
Planning Board**

Joe Russo

Acting Village Clerk

Dated: December 30, 2025