

**INCORPORATED VILLAGE OF MUTTONTOWN
PLANNING BOARD MEETING
January 13, 2026**

Call to Order

Pledge of Allegiance

Public Hearings:

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

General Business

Silver Path Estates Extension of Time to file Final Plat request