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 March 19 2026 at 7:00 p.m.

The Appeal of Amanda Cutter & Ari Ellis, owners of 491 Muttontown/Eastwoods Rd in the Village, and designated as Section 15, Block 048, Lot 0034 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicants seek variances (Z-873) for proposed partitioning.

1. Proposed front lot line of Parcel 2, is **185 feet** which is below the required 200 feet, requiring a variance of **15 feet**.
2. Proposed lot width of Parcel 2, is **68 feet** which is below the required 150 feet, requiring a variance of **82 feet**.

For 1 See CHAPTER, §190-7(b)
For 2 See CHAPTER, §190-7(e)

The Appeal of Lubna Rehman, owner of 5 Bridle Path Court in the Village, and designated as Section 16, Block B, Lot 1707 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks a variance (Z-874) for lot coverage for a proposed new pool, pavilion and patio areas.

1. Proposed lot coverage is **16,100 SF or 17.35%**, which exceeds the maximum allowable building area of **13,917 SF or 15%,** requiring a variance of **2,183 SF or 2.35%**.

For 1 see ARTICLE III, §190-7(j)

INCORPORATED VILLAGE OF MUTTONTOWN
Elisabetta Coschignano
Chairperson
Dated: March 3, 2026