

**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 May 21, 2026 at 7:00 p.m.

The Appeal of Renee Lefland & Daniel Mallin, owners of 10 Bromley Court in the Village, and designated as Section 15, Block 206, Lot 0061A on the Nassau County Land and Tax Map and located within the Village's E-3 Zone (Stonehill).

The applicant seeks a variance (Z-876) for proposed single family dwelling, driveway, pool and pool patio.

1. Proposed cut and fill:
  - a. Garage grading cut, total **150** cubic yards
  - b. Side yard grading required, total **600** cubic yards
  - c. Font yard grading cut, total **2,200** cubic yards
  - d. Font yard portion fill, total **800** cubic yards
  - e. Rear yard grading fill required **250** cubic yards

Disturbance in lieu of maximum of **15** cubic yards, requiring a variance of **3985** cubic yards.

**For 1 see CHAPTER § 62-2 Excavation and Grading Definitions also see Individual Building Data Plan "Stone Hill At Muttontown" dated April 2004, with a revision date of 7/27/04.**

The Appeal of JRJB LLC (Jasvinder Bhatia), owner of 65 Stone Hill Drive in the Village, and designated as Section 15, Block 206, Lot 0054 on the Nassau County Land and Tax Map and located within the Village's E-3 Zone (Stonehill).

The applicant seeks a variance (Z-877) for proposed single family dwelling, garage, driveway, pool, pool house, and tennis court.

1. The proposed habitable floor area of the main principal dwelling is **8,523 SF**, in lieu of the allowed **8,050 SF**, requiring a variance of **473 SF**.
2. The allowed lot coverage for the main principal dwelling is **4,775 SF or 5.24%**. On January 16, 2025, the Zoning Board approved lot coverage of **5,439 SF**. The new proposed lot coverage as of April 17,2026, is **5,909.75 SF**, requiring a variance for an additional **470.75 SF or .5%**, total requested variance of **1.24%**.

**For 1 see CHAPTER § 62-2 Excavation and Grading Definitions**

**For 2 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: May 3, 2026