

**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 June 18, 2026 at 7:00 p.m.

The Appeal of RKJB LLC (Jasvinder Bhatia), owner of 10 Somerford Court in the Village, and designated as Section 15, Block 206, Lot 0056 on the Nassau County Land and Tax Map and located within the Village's E-3 Zone (Stonehill).

The applicant seeks variances (Z-878) for proposed single family dwelling, garage, driveway, pool, and all other proposed accessory structures.

1. Dwelling has a proposed building height of **45.81 ft** in lieu of the maximum allowable **35 ft**, requiring **10.81 ft** variance.
2. Proposed building length of principal dwelling has a building length of **115.6 ft** in lieu of the maximum allowed principal building length of **110 feet**, requiring a **5.6 ft** variance.
3. The proposed habitable floor area of the main principal dwelling is **9,477.7 SF or 8.85%**, in lieu of the allowed **8,420 SF or 7.87%**, requiring a variance of **1,057.7 SF or 0.98%**.
4. The proposed lot coverage for the main principal dwelling is **6,287.8 or 5.87%** in lieu of the maximum **5,380 SF or 5.02%**, requiring a variance of **907.8 sf or 0.85%**.
5. Proposed detached garage with greenhouse is **1,104 SF**, in lieu of the maximum **1,000 SF**, requiring a variance of **104 SF**.
6. Proposed portion of retaining wall on left side has a side yard setback **4.5 ft** in lieu of the required **40 ft**, requiring a **35.5 ft** variance.
7. Proposed portion of retaining wall on right side has a side yard setback **4 ft** in lieu of the required **40 ft**, requiring a **36 ft** variance.
8. Proposed fill on sides and rear of property is **5,694 cubic yards** in lieu of the maximum allowed disturbance of **15 cubic yards**, requiring a variance of **5,679 cubic yards**

For 1 See ARTICLE III, §190-7(i)

For 2 See ARTICLE III, §190-7(k)

For 3 See ARTICLE III, §190-7(j)

For 4 See Individual Building Data Plan "Stone Hill At Muttontown" dated April 2004, with a revision date of 7/27/04

For 5 See ARTICLE III, §190-2(b)

For 6, 7 See ARTICLE III, §190-7(g)

For 8 See CHAPTER § 62-2 Excavation and Grading Definitions

The Appeal of SHM LLC (Zeev Zahavi), owner of 1976 Knollwood Lane in the Village, and designated as Section 15, Block A, Lot 0635 on the Nassau County Land and Tax Map and located within the Village's A-1.

The applicant seeks a variance (Z-879) for proposed single family dwelling, garage, driveway, pool, and patio.

1. Proposed cut and fill:

- a. Driveway grading cut required, total **600** cubic yards
- b. Portion of Driveway grading fill required, total **150** cubic yards
- c. Terrace grading fill required, total **300** cubic yards
- d. Rear yard grading fill required, **500** cubic yards

Disturbance in lieu of maximum of **15** cubic yards, requiring a variance of **1535** cubic yards.

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

INCORPORATED VILLAGE OF MUTTONTOWN

Elisabetta Coschignano

Chairperson

Dated: June 2, 2026