

**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 July 16, 2026 at 7:00 p.m.

The Appeal of Jessica Jones, owner of 753 Remsens Lane in the Village, and designated as Section 24, Block F, Lot 0318 on the Nassau County Land and Tax Map and located within the Village's E-3 Zone.

The applicant seeks a variance (Z-880) for soil disturbance and grading.

- 1) Imported on Right side of property total of **365 cubic yards** in lieu of the maximum **15 cubic yards**, requires a variance of **350 cubic yards**.

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

The Appeal of Thomas Capobianco, owner of 65 Circle Road in the Village, and designated as Section 25, Block 047, Lot 0006 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks a variance (Z-881) for as built rear patio.

1. As built rear patio has a setback of **35 FT** in lieu of the required **50 FT**, requiring a variance of **15 FT**.

For 1 See ARTICLE III, §190-7(H)

INCORPORATED VILLAGE OF MUTTONTOWN
Elisabetta Coschignano
Chairperson
Dated: June 30, 2026