

**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 August 20, 2026 at 7:00 p.m.

The Appeal of Corey & Sheryl Massella, owners of 55 Wynn Court in the Village, and designated as Section 25, Block 046, Lot 0040 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks a variance (Z-882) for a prebuilt basement.

1. 4 areas under the duct work beam in the prebuilt basement have a clear height of **6 ft** in lieu of the required **6 ft 4 in**, requiring a **4 in** variance.

For 1 See 2015 NYS Residential Code Section AJ 601.3

The Appeal of 145 Hunters Drive LLC (Licatesi), owner of 145 Hunters Drive in the Village, and designated as Section 25, Block 045 Lot 0020 on the Nassau County Land and Tax Map and located within the Village's A-1.

The applicant seeks variances (Z-883) proposed new dwelling, pool, & pre-built tennis court.

1. Total lot coverage for main principal dwelling & all accessory structures is **15,465 SF or 17.7%**, which exceeds the maximum allowable buildable area of **13,087 SF or 15%**, requiring a variance of **2,378 SF or 2.7%**.
2. Pre-Built tennis court on westerly side has a side yard setback of **29.6 ft** in lieu of the required **40 ft**, requiring a variance of **10.4 ft**.
3. Pre-Built tennis court on easterly side has a side yard setback of **39.5 ft** in lieu of the required **40 ft**, requiring a variance of **.5 ft**.
4. Proposed cut & fill:
 - a. West Side grading cut required, total **180** cubic yards
 - b. Rear Yard grading cut required, total **300** cubic yards
 - c. East Side grading fill required, total **50** cubic yardsDisturbance in lieu of maximum of **15** cubic yards, requires a variance of **515** cubic yards.

For 1 See ARTICLE III, §190-7(j)

For 2 See ARTICLE III, §190-7(g)

For 2 See ARTICLE III, §190-7(h)

For 4 see CHAPTER § 62-2 Excavation and Grading Definitions

The Appeal of **Quincy & Nina Evans**, owners of 1850 Muttontown Road in the Village, and designated as Section 16, Block B Lot 0043A on the Nassau County Land and Tax Map and located within the Village's E-3.

The applicant seeks variances (Z-884) for proposed addition, driveway, detached garage, sports court and all other proposed accessory structures.

1. Detached Garage has a proposed building height of **19 ft 8 in** in lieu of the maximum allowable **18 ft**, requiring **1 ft 8 in** variance.
2. Proposed building length of principal dwelling has a building length of **220.8 ft** in lieu of the maximum allowed principal building length of **150 feet**, requiring a **70.8 ft** variance.
3. Proposed shed has a side yard setback **35 ft** in lieu of the required **50 ft**, requiring a **15 ft** variance.
4. Proposed trampoline has a side yard setback **38 ft** in lieu of the required **50 ft**, requiring a **12 ft** variance.
5. Proposed trampoline patio has a side yard setback **35 ft** in lieu of the required **50 ft**, requiring a **15 ft** variance.
6. Propose cut & fill:
 - a. Driveway grading cut required, total **100** cubic yards
 - b. Detached garage grading fill required, total **150** cubic yards
 - c. Rear yard grading fill required, **800** cubic yardsDisturbance in lieu of maximum of **15** cubic yards, requires a variance of **1,035** cubic yards.

For 1 See ARTICLE III, §190-7(i)

For 2 see ARTICLE III, §190-7(k)

For 3, 4, 5 see ARTICLE III, §190-7(g)

For 6 see CHAPTER § 62-2 Excavation and Grading Definitions

**Incorporated Village of Muttontown
Zoning Board**

Joe Russo

Acting Village Clerk

Dated: August 4, 2026