

**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 September 17, 2026 at 7:00 p.m.

The Appeal of Wei Jia Shen & Judy Shen, owners of 909 Ripley Lane in the Village, and designated as Section 24, Block H, Lot 0042 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks variances (Z-885) for proposed new basement entrance, pool patio & sports court.

1. Basement entrance on easterly side has a side yard setback of **34 ft 6 inches** in lieu of the required **40 ft**, requiring a variance of **5 ft.6 inches**.
2. Pool patio on easterly side has a side yard setback of **35 ft 4 inches** in lieu of the required **40 ft**, requiring a variance of **4 ft 8 inches**.
3. Pool patio on westerly side has a side yard setback of **29.25 ft** in lieu of the required **40 ft**, requiring a variance of **10.75 ft**.
4. Easterly side of sports court has a side yard setback of **25 ft** in lieu of the required **40 ft**, requiring a variance of **15 ft**.
5. Westerly side of sports court has a side yard setback of **22.75 ft** in lieu of the required **40 ft**, requiring a variance of **17.25 ft**.

For 1 -5 See ARTICLE III, §190-7(g)

The Appeal of 540 Muttontown LLC (Singh), owner of 540 Muttontown Eastwoods Road in the Village, and designated as Section 25, Block 045, Lot 0015 on the Nassau County Land and Tax Map and located within the Village's A-1.

The applicant seeks variances (Z-886) for proposed single family dwelling with attached garage & driveway.

1. The proposed lot coverage for the main principal dwelling is **4,966.5 SF or 5.62%** in lieu of the maximum **4,415 SF or 5%**, requiring a variance of **551.5 SF or 0.62%**.

For 1 See ARTICLE III, §190-7(j)

The Appeal of Bagar Ali Shah, owner of 5 Andera Court in the Village, and designated as Section 25, Block 046, Lot 0070 on the Nassau County Land and Tax Map and located within the Village's A-1.

The applicant seeks a variance (Z-887) for rear yard grading.

1. Imported in rear yard of property total of **500 cubic yards** in lieu of the maximum **15 cubic yards**, requires a variance of **485 cubic yards**.

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

**Incorporated Village of Muttontown
Zoning Board**

Joe Russo

Acting Village Clerk

Dated: August 31, 2026