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 November 19, 2026 at 7:00 p.m.

The Appeal of James Pickel Jr., owner of 50 Woodhollow Court in the Village, and designated as Section 16, Block B, Lot 1695 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks a variance (Z-892) for a proposed new enclosed porch.

1. The habitable floor area for the Existing nonconforming main principal dwelling is **10,306.7 SF.** Applicant seeks to increase habitable floor area by an additional **215 SF,** resulting in a proposed habitable floor area of **10,521.7 SF**. Habitable floor area allowed in A-1 Zone **is 8,000 SF.**

For 1 See ARTICLE III, §190-7(m)

The Appeal of Concert Muttontown, LLC, owner of 5931 Northern Blvd in the Village, and designated as Section 24, Block F, Lot 0005B on the Nassau County Land and Tax Map and located within the Village's E-3 Zone.

The applicant seeks variances (Z-893) for a pre-built pickleball court & pre-built splash pad patio area.

1. Pre-built pickleball court has a side yard setback of **15.6 ft** in lieu of the required **50 ft**, requiring a variance of **34.4 ft**
2. Pre-built splash pad patio area has a side yard setback of **34 ft** in lieu of the required **50 ft**, requiring a variance of **16 ft**
3. Pre-built chain link fence is **8 ft high** in lieu of the maximum allowed height of **6 ft 6 inches**, requiring a variance of **1 ft 6 inches.**

For 1 & 2 See ARTICLE III, §190-7(g)
For 3 See ARTICLE III, §190-28(a)

Incorporated Village of Muttontown
Zoning Board
Joe Russo
Acting Village Clerk
Dated: November 2, 2026