

**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 April 18, 2019 at 7:00 p.m.

The Board will hear and consider:

The Appeal of Eric & Jennifer Okon, owner of 2 Balsar Court in the Village, and designated as Section 25, Block 60, Lot 22 on the Nassau County Land and Tax Map and located within the Village's A-2 Zone.

The applicant seeks a variance (Z-762) for a proposed pool & patio which exceeds the allowable building area:

1. Total building area for a proposed pool and pool patio is **16%** in lieu of the required 15%, requiring a **1% variance**.

See **ARTICLE III, §190-7(j)**

The Board will hear and consider:

The Appeal of Lorena Trabucco, owner of 540 Muttontown Eastwoods Road in the Village, and designated as Section 25, Block 45, Lot 15 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks a variance (Z-761) for a proposed addition which exceeds the allowable building area:

1. Total building area for a proposed addition is **5.68%** in lieu of the required 5%, requiring a **0.68% variance**.

See **ARTICLE III, §190-7(j)**

The Board will hear and consider:

The Appeal of Rameet and Harinder Bhasin, owner of 2 Stoneridge Court in the Village, and designated as Section 25, Block 46, Lot 98 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks a variance (Z-766) for an existing concrete pad, and existing cabana which exceeds the Side Yard setbacks:

1. Westerly Side Yard setback of **35 feet** for a concrete pad adjacent to existing cabana in lieu of the required 40 feet, requiring a **5-foot variance**.
2. Westerly Side Yard setback of **38 feet** for an existing cabana in lieu of the required 40 feet, requiring a **2-foot variance**.

See **ARTICLE III, §190-7(g)**

The Board will hear and consider:

The Appeal of Anil and Natalya Kapoor, owner of 11 Winchester Drive in the Village, and designated as Section 16, Block A, Lot 1039 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks a variance (Z-767) for a proposed garage addition which exceeds the allowable overall building length and exceeds side yard setback:

1. North Side yard setback of **32.0 feet** for a proposed attached garage in lieu of the required 40 feet, requiring an **8-foot variance**.

See **ARTICLE III, §190-7(g)**

2. Overall building length of **122'-8"** in lieu of the required 110 feet, requiring a **12'-8" variance**.

See **ARTICLE III, §190-7(k)**

The Board will hear and consider:

The Appeal of Steven and Rosemary Levitt, owner of 40 Circle Road in the Village, and designated as Section 25, Block 46, Lot 6 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.

The applicant seeks a variance (Z-765) for a proposed addition which exceeds the allowable building area:

1. Total building area for a proposed addition is **5.31%** in lieu of the required 5%, requiring a **0.31% variance**.

See **ARTICLE III, §190-7(j)**

The Board will hear and consider:

The Appeal of Renu Jain, owner of 3 Mansion Hill Drive in the Village, and designated as Section 15, Block 206, Lot 75 on the Nassau County Land and Tax Map and located within the Village's E-3 Zone.

The applicant seeks a variance (Z-768) for a proposed addition which exceeds the allowable building area:

1. Total building area for a proposed addition is **4,847 square foot** in lieu of the allowable 4,405 square foot, requiring a **442 square foot variance**.

See **ARTICLE III, §190-7(j)**

The above applications are on file in the office of the Village Clerk and may be viewed Monday to Friday during the hours of 9:30 a.m. - 12:30 p.m. If any individual requires special assistance to attend, they should notify the Village Clerk at least 48 hours in advance of the hearing.

INCORPORATED VILLAGE OF MUTTONTOWN

Lou Baldino

Chairperson

Dated: April 1, 2019