LEGAL NOTICES

Legal Notice # 21943105
150 02 REALTY LLC. Arts. of Org. filed with the SSNY on 11/01/21. Office: Queens County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Ravinder Singh, 81 James Street, Hicksville, NY 11801. Purpose: Any lawful purpose.

Legal Notice # 21943017
WILKINSON RESIDENTIAL LLC. Filed 7/29/26. Office: Nassau Co. SSNY desig. as agent for process & shall mail to: 10 Meryl Ln, Great Neck, NY 11024. Purpose: General.

Legal Notice # 21942037
Notice of formation of Four Furry Feet, LLC, Articles of Organization filed with the Secretary of State of NY on August 8, 2026. Office is located in Nassau County. SSNY has been designated for service of process. SSNY shall mail a copy of any process served against the LLC 35 Burtis Avenue, Rockville Centre, NY 11570).

Legal Notice # 21943021
MCC RADIO LLC. Filed 8/4/26. Office: Nassau Co. SSNY desig. as agent for process & shall mail to: 46 Glenwood Ln, East Hills, NY 11577. Purpose: General.

Legal Notice # 21944080
INDEX NO. 717387/2017
Plaintiff designates QUEENS as the
place of trial situs of the real property
SUPPLEMENTAL SUMMONS
Mortgaged Premises:
20106 119TH AVE, SAINT ALBANS, NY 11412
Block: 12657, Lot: 3
SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE O JPMORGAN CHASE BANK, N.A. AS TRUSTEE ON BEHALF OF THE CERTIFICATE-HOLDERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2005-I,
Plaintiff,
-against-
UNKNOWN HEIRS AND DISTRIBUTEES OF THE ESTATE OF CATHRIS BLACKWOOD AKA CATHRISE BLACKWOOD, any and all persons unknown to plaintiff, claiming, or who may claim to have an interest in, or general or specific lien upon the real property described in this action; such unknown persons being herein generally described and intended to be included in the following designation, namely: the wife, widow, husband, widower, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors, and assignees of such deceased, any and all persons deriving interest in or lien upon, or title to said real property by, through or under them, or either of them, and their respective wives, widows, husbands, widowers, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors and assigns, all of whom and whose names, except as stated, are unknown to plaintiff, NICOLA BLACKWOOD A/K/A NICOLA G BLACKWOOD; UNKNOWN HEIRS AND DISTRIBUTEES OF THE ESTATE OF LAIDLAW BLACKWOOD, any and all persons unknown to plaintiff, claiming, or who may claim to have an interest in, or general or specific lien upon the real property described in this action; such unknown persons being herein generally described and intended to be included in the following designation, namely: the wife, widow, husband, widower, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors, and assignees of such deceased, any and all persons deriving interest in or lien upon, or title to said real property by, through or under them, or either of them, and their respective wives, widows, husbands, widowers, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors and assigns, all of whom and whose names, except as stated, are unknown to plaintiff; JACQUELINE DENISE SAUNDERS-OROSCO AS HEIR AND DISTRIBUTEE OF THE ESTATE OF CATHRIS BLACKWOOD AKA CATHRISE BLACKWOOD; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, NEW YORK CITY PARKING VIOLATIONS BUREAU, NEW YORK CITY TRANSIT ADJUDICATION BUREAU; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; THE PEOPLE OF THE STATE OF NEW YORK; UNITED STATES OF AMERICA; JANE DOE NKA KIM BLACKWOOD, JOHN DOE #2 through JOHN DOE #10, the last nine names being fictitious and unknown to the plaintiff, the person or parties intended being the persons or parties, if any, having or claiming an interest in or lien upon the Mortgage premises described in the Complaint,
Defendants.
To the above named Defendants
YOU ARE HEREBY SUMMONED to answer the Complaint in the above entitled action and to serve a copy of your Answer on the plaintiff's attorney within twenty (20) days of the service of this Summons, exclusive of the day of service, or within thirty (30) days after service of the same is complete where service is made in any manner other than by personal delivery within the State. The United States of America, if designated as a defendant in this action, may answer or appear within sixty (60) days of service. Your failure to appear or to answer will result in a judgment against you by default for the relief demanded in the Complaint. In the event that a deficiency balance remains from the sale proceeds, a judgment may be entered against you.
NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT
THE OBJECT of the above caption action is to foreclose a Mortgage to secure the sum of $170,000.00 and interest, recorded on August 26, 2005, in City Register File Number (CRFN): 2005000670326, of the Public Records of QUEENS County, New York., covering premises known as 20106 119TH AVE, SAINT ALBANS, NY 11412.
The relief sought in the within action is a final judgment directing the sale of the premises described above to satisfy the debt secured by the Mortgage described above.
QUEENS County is designated as the place of trial because the real property affected by this action is located in said county.
NOTICE
YOU ARE IN DANGER OF LOSING YOUR HOME
If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home.
Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property.
Sending a payment to the mortgage company will not stop the foreclosure action.
YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT.
Dated: August 25th, 2026
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
Crystal Khemraj, Esq.
900 Merchants Concourse, Suite 310
Westbury, NY 11590
516-280-7675

Legal Notice # 21943119
R.M.T.T. LLC, Arts. of Org. filed with the SSNY on 08/21/2026. Office loc: Queens County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: MD Rohizul Islam, 31-20 32nd St., Apt 4A, Long Island City, NY 11106. Purpose: Any Lawful Purpose.

Legal Notice # 148793
Notice of Formation of ONE FISH TANK LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on 09/16/2026. Office location: Queens County. Principal business address: 245-74 62nd Avenue, 6A Upper, Douglaston, NY 11362. SSNY is designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to the same address. Purpose: any lawful act or activity.

Legal Notice # 21943129
JACKSON HEIGHTS WINE & SPIRIT LLC. Arts. of Org. filed with the SSNY on 06/24/26. Office: Queens County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 75-79 31st Ave, Jackson Heights, NY 11370. Purpose: Any lawful purpose.

Legal Notice # 149300
COLDPOINT REFRIGERATION LLC. Arts. of Org. filed with NY Sec. of State (SSNY) 3/27/2026. Office: Queens Co. Principal business address: 74-46 64th Pl., Apt. 1, Glendale, NY 11385. SSNY designated agent for service of process against LLC and shall mail process to ZenBusiness Inc., 41 State St., Ste. 112, Albany, NY 12207, also registered agent upon whom process against LLC may be served. Purpose: Any lawful purpose.

Legal Notice # 21944541
INDEX NO. 717168/2024
Plaintiff designates QUEENS as the
place of trial situs of the real property
SUPPLEMENTAL SUMMONS
Mortgaged Premises:
2440 ERICSSON STREET, EAST ELMHURST, NY 11369
Block: 1645, Lot: 121
SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST,
Plaintiff,
vs.
DANICA ARIAS, AS HEIR AND DISTRIBUTEE OF THE ESTATE OF VICTOR MONTEJO A/K/A VICTOR H. MONTEJO; V.M., A MINOR CHILD, BY AND THROUGH THEIR GUARDIAN, DANICA ARIAS, AS HEIR AND DISTRIBUTEE OF THE ESTATE OF VICTOR MONTEJO A/K/A VICTOR H. MONTEJO; UNKNOWN HEIRS AND DISTRIBUTEES OF THE ESTATE OF VICTOR MONTEJO A/K/A VICTOR H. MONTEJO, any and all persons unknown to plaintiff, claiming, or who may claim to have an interest in, or general or specific lien upon the real property described in this action; such unknown persons being herein generally described and intended to be included in the following designation, namely: the wife, widow, husband, widower, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors, and assignees of such deceased, any and all persons deriving interest in or lien upon, or title to said real property by, through or under them, or either of them, and their respective wives, widows, husbands, widowers, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors and assigns, all of whom and whose names, except as stated, are unknown to plaintiff; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA; NEW YORK CITY PARKING VIOLATIONS BUREAU; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; NEW YORK CITY TRANSIT ADJUDICATION BUREAU; ELIZABETH MONTEJO AS "JOHN DOE #1"; "JOHN DOE" AS "JOHN DOE #2"; "JANE DOE" AS "JOHN DOE #3", "JOHN DOE #4" through "JOHN DOE #12," the last nine names being fictitious and unknown to plaintiff, the persons or parties intended being the tenants, occupants, persons or corporations, if any, having or claiming an interest in or lien upon the premises, described in the complaint,
Defendants.
To the above named Defendants
YOU ARE HEREBY SUMMONED to answer the Complaint in the above entitled action and to serve a copy of your Answer on the plaintiff's attorney within twenty (20) days of the service of this Summons, exclusive of the day of service, or within thirty (30) days after service of the same is complete where service is made in any manner other than by personal delivery within the State. The United States of America, if designated as a defendant in this action, may answer or appear within sixty (60) days of service. Your failure to appear or to answer will result in a judgment against you by default for the relief demanded in the Complaint. In the event that a deficiency balance remains from the sale proceeds, a judgment may be entered against you.
NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT
THE OBJECT of the above caption action is to foreclose a Mortgage to secure the sum of $455,348.11 and interest, recorded on December 12, 2007, in City Register File Number (CRFN): 2007000608932, of the Public Records of QUEENS County, New York., covering premises known as 2440 ERICSSON STREET, EAST ELMHURST, NY 11369.
The relief sought in the within action is a final judgment directing the sale of the premises described above to satisfy the debt secured by the Mortgage described above.
QUEENS County is designated as the place of trial because the real property affected by this action is located in said county.
NOTICE
YOU ARE IN DANGER OF LOSING YOUR HOME
If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home.
Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property.
Sending a payment to the mortgage company will not stop the foreclosure action.
YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT.
Please take further notice that any right you may have pursuant to the Fair Debt Collection Practices Act to dispute the validity or amount of the debt does not change the time within which you must answer this summons and complaint. You must follow the instructions contained in the summons even if you dispute the validity or amount of the debt.
Dated: August 18th, 2026
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
Matthew Rothstein, Esq.
900 Merchants Concourse, Suite 310
Westbury, NY 11590
516-280-7675

Legal Notice # 21943709
Notice of formation of LIFE-TIME GLOBAL LLC. Art. Of Org. filed with the Sect'y of State of NY (SSNY) on 08/27/26. Office in Queens County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 22-44 JACKSON AVE RM 2223 LONG ISLAND CITY, NY, 11101. Purpose: Any lawful purpose

Legal Notice # 21945314
Notice of Formation of YIICOY LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on 09/08/2026. Office location: Nassau County. SSNY has been desig-nated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process to: YIICOY LLC, 2A Ascot Ridge Rd, Great Neck, NY 11021. Purpose: Any lawful activity.

Legal Notice # 21946218
NOTICE OF PUBLIC SALE: The following self storage unit contents containing household and other goods will be sold for cash by storquest storage,11110 route 109,farmingdale NY 11735 (516) 604-7300.To satisfy a lien on 10/20/26 at approx. 12:00 p.m. at www.storagetreasures.com B191 Paras Javed, C125 Norman Brown, C166 Vladimir Salas, C188 Temp Campbell, F036 David Gayle, G127 Marcela Orozco

Legal Notice # 21944860
6 DOGWOOD HILL LLC Articles of Org. filed NY Sec. of State (SSNY) 7/12/2022. Office in Nassau Co. SSNY desig. agent of LLC whom process may be served. SSNY shall mail process to Legalcorp Solutions, LLC, 6 Dogwood Rd., Brookville, NY 11545. Purpose: Any lawful purpose. Registered Agent: Legalcorp Solutions, LLC, 1060 Broadway, Ste., 100, Albany, NY 12204.

Legal Notice # 21944931
PRYCE PRECISION OT PLLC, a Prof. LLC. Arts. of Org. filed with the SSNY on 04/27/2026. Office loc: Queens County. SSNY has been designated as agent upon whom process against it may be served. SSNY shall mail process to: The PLLC, 13318 Laurelton Pkwy, Rosedale, NY 11422. Purpose: To Practice The Profession Of Occupational Therapy.

Legal Notice # 21946104
Notice of Formation of GL HEALTHWELLNESS LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on 09/18/2026. Office located in Nassau County. SSNY has been designated for service of process. SSNY shall mail a copy of any process served against the LLC to: 2 Gilbert Ln, Plainview, NY 11803. Purpose: Personal and online fitness training.

Legal Notice # 21943004
BAYSHORE 18 LENDER LLC. Filed 8/7/26. Office: Nassau Co. SSNY desig. as agent for process & shall mail to: 14 Skillman St, Roslyn, NY 11576. Purpose: General.

Legal Notice # 21946182
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 859-a of the General Municipal Law, as amended, will be held by the Nassau County Industrial Development Agency (the "Agency") on the 14th day of October, 2026, at 11:00 a.m., local time, at the Oyster Bay Community Center, 59 Church Street, Oyster Bay, Nassau County, New York, with respect to the following project:
600 GRUMMAN WEST LLC, a limited liability company organized and existing under the laws of the State of Delaware and qualified to do business in the State of New York as a foreign limited liability company, on behalf of itself and/or the principals of 600 GRUMMAN WEST LLC and/or an entity on behalf of any of the foregoing (collectively, the "Applicant"), has presented an application for financial assistance (the "Application") to the Agency, which Application requests that the Agency consider undertaking a project (the "Project") consisting of the following: (A)(1) the acquisition of an approximately 16 acre parcel of land located at 600 Grumman Road West, Bethpage, Town of Oyster Bay, Nassau County, New York (Section 46; Block: 323; Lots: 273, 283-285) (the "Land"), (2) the construction of a new building totaling approximately 240,249 square feet (the "Building"), on the Land, together with related improvements to the Land, including surface parking spaces, (3) the acquisition of certain furniture, fixtures, machinery and equipment (the "Equipment") necessary for the completion thereof (collectively, the "Project Facility"), all of the foregoing for use by the Applicant for a warehouse/office facility for leasing to one (1) or more tenants, together with surface parking; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing in the form of potential exemptions or partial exemptions from sales and use taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase), license or sale of the Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency.
The Project Facility would be initially owned, operated and/or managed by the Applicant or such other entity as may be designated by the Applicant and agreed upon by the Agency (the Applicant or such other entity, collectively, the "Company").
The Company would receive Financial Assistance from the Agency in the form of potential exemptions or partial exemptions from sales and use taxes in an amount not to exceed $2,038,083.00.
A representative of the Agency will at the above-stated time and place hear and accept comments from all members of the public regarding the granting of the Financial Assistance contemplated by the Agency or the location or nature of the Project.
Subject to applicable law, copies of the Application, which includes a description of the anticipated costs and benefits of the Project, are available for review by the public during business hours at the offices of the Agency at One West Street, Mineola, New York (from 9:00 a.m. to 5:00 p.m. Monday through Friday). The Application is also posted on the Agency's website at https://nassauida.org/projects-documents, under Applications.
The Agency also encourages all interested parties to submit written comments to the Agency (for the Agency's receipt no later than October 19, 2026 at 4:00 p.m.), which will all be included within the public hearing record. Any written comments may be sent to Nassau County Industrial Development Agency, One West Street, 4th Floor, Mineola, New York 11501, Attn: Administrative Director, and/or via email at info@nassauida.org.
The Public Hearing will be streamed on the Agency's website in real-time and a recording of the Public Hearing will be posted on the Agency's website, all in accordance with Section 857 of the New York General Municipal Law, as amended.
Members of the public are advised that persons with disabilities needing an accommodation to attend and participate in the public hearing in person should contact Colleen Pereira at 516-571-1946 or cpereira@nassauida.org at least forty-eight (48) hours in advance of the public hearing.
Dated: October 1, 2026
NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY
By: Sheldon L. Shrenkel
CEO / Executive Director

Legal Notice # 21943022
DONS A BEARD GUIDING LLC. Filed 4/29/26. Office: Queens Co. SSNY desig. as agent for process & shall mail to: 47-05 44th St, Apt. B2, Woodside, NY 11377. Purpose: General.

Legal Notice # 149333
Notice of formation of OPTIMAZING LLC. Articles of Organization filed with the Secretary of State of New York SSNY on September 28, 2026. Office located in Queens. SSNY has been designated for service of process. SSNY shall mail copy of any process served against the LLC to 28-40 Jackson Ave Apt 15e, Long Island City, NY 11101. Purpose: any lawful purpose.

Legal Notice # 148433
Notice of formation of CHRISTINE DRUMMOND LLC. Articles of Organization filed with the Secretary of State of New York SSNY on August 12, 2026. Office located in Nassau Couty. SSNY has been designated for service of process. SSNY shall mail copy of any process served against the LLC to: PO Box 111, Merrick, NY 11566. Purpose: any lawful purpose.

Legal Notice # 147829
Notice of formation of PeopleLab Studio LLC. Articles of Organization filed with the Secretary of State of New York SSNY on 04/22/2026. Office located in Queens County. SSNY has been designated for service of process. SSNY shall mail copy of any process served against the LLC at 6030 Catalpa Ave, Ridgewood, NY 11385. Purpose: any lawful purpose.

Legal Notice # 21943958
Apex Dance Collective LLC filed with the SSNY on 4/13/2026. Office: Nassau County. SSNY designated as agent for process and shall mail copy of process to Northwest Registered Agent LLC, 418 Broadway, Ste N, Albany, NY 12207. Purpose: any lawful.

Legal Notice # 21944808
NOTICE OF FORMATION of 32 BARCLAY REALTY LLC. Articles of Organization filed with Sec. of State of NY (SSNY) on 09/10/2026. Office location: Nassau Co. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail a copy of process to 20 Garden Blvd, Hicksville, NY 11801. Purpose: any lawful purpose.

Legal Notice # 148068
Notice of formation of Build Upstream Solutions LLC. Articles of Organization filed with the Secretary of State of New York SSNY on August 22, 2026. Office located in Queens. SSNY has been designated for service of process. SSNY shall mail copy of any process served against the LLC 2463 23rd St Astoria, NY 11102. Purpose: any lawful purpose.

Legal Notice # 148891
Notice of formation of Ditchev Law PLLC. Articles of Organization filed with the Secretary of State of New York SSNY on August 20, 2026. Office located in Nassau. SSNY has been designated for service of process. SSNY shall mail copy of any process served against the LLC 31 Covert Avenue, Floral Park, NY 11001. Purpose: any lawful purpose.

Legal Notice # 21946239
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 October 15, 2026 at 7:00 p.m.
The Appeal of Saba Riaz, owner of 70 Stone Hill Drive in the Village, and designated as Section 15, Block 206, Lot 0079 on the Nassau County Land and Tax Map and located within the Village's E-3 Zone (Stonehill) Zone.
The applicant seeks a variance (Z-888) for pre-built pool equipment on concrete slab.
1. Pool equipment on concrete slab has a side yard setback of **22 FT** in lieu of the required **40 ft**, requiring a variance of **18 FT.**
For 1 See ARTICLE III, §190-7(g)
The Appeal of Matthew & Lindsay Aaronson, owners of 9 Noel Lane in the Village, and designated as Section 15, Block A, Lot 2082 on the Nassau County Land and Tax Map and located within the Village's A-3 Zone.
The applicant seeks a variance (Z-889) for proposed new pool, cabana and pool patio.
1. Proposed Lot coverage for main principal dwelling & all accessory structures is **7,135 SF or 32.3%**, which exceeds the maximum allowable buildable area of **5,510 SF or 25%**, requiring a variance of **1,625 SF or 7.3%.**
For 1 See ARTICLE III, §190-7(j)
The Appeal of Marty McGoldrick, owner of 5 The Hollows W. in the Village, and designated as Section 25, Block 056, Lot 0046 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.
The applicant seeks variances (Z-890) for proposed detached garage.
1. Proposed Lot coverage for main principal dwelling & all accessory structures is **15,581.37 SF or 17.12%**, which exceeds the maximum allowable buildable area of **13,648.89 SF or 15%**, requiring a variance of **1,932.48 SF or 2.12%.**
2. Proposed detached garage has a front yard setback of **57.9 ft** in lieu of the required **75 ft**, requiring a variance of **17.1 ft**.
3. Proposed detached garage is **1,120 SF**, in lieu of the maximum **1,000 SF**, requiring a variance of **120 SF.**
4. Detached Garage, an accessory building with a flat roof (less than 6-12 pitch) has a proposed building height of **14 ft** in lieu of the maximum allowable **12 ft**, requiring **2 ft** variance.
5. Proposed location of the detached garage is in the front yard where no accessory building shall be located as per the village code.
For 1 See ARTICLE III, §190-7(j)
For 2 See ARTICLE III, §190-7(f)
For 3 See ARTICLE III, §190-2(b)
For 4 See ARTICLE III, §190-7(i)
For 5 See ARTICLE III, §190-7 NOTES
The Appeal of Wayne S. Danenza, owner of 22 South Hollows Court in the Village, and designated as Section 25, Block 056, Lot 0022 on the Nassau County Land and Tax Map and located within the Village's A-1 Zone.
The applicant seeks variances (Z-891) for (2) existing accessory structures, carport with 2nd floor used as shed storage area and a wood shed for proposed detached garage.
1. As built accessory structure/carport has a height of **20 ft 6 in** lieu of the maximum allowable **18 ft**, requiring a **2 ft 6 in** variance.
2. As built accessory structure/carport is considered a 2 story structure that exceeds one story in height.
3. Location of the existing carport is in the front yard where no accessory building shall be located.
4. Location of the existing wood shed is in the front yard where no accessory building shall be located.
For 1 See ARTICLE III, §190-7(i)
For 2 See ARTICLE III, §190-2
For 3-4 See ARTICLE III, §190-7 NOTES
Incorporated Village of Muttontown
Zoning Board
Joe Russo
Acting Village Clerk
Dated: September 28, 2026