

HEARING NOTICE
INCORPORATED VILLAGE OF BAYVILLE
ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Incorporated Village of Bayville will hold a Public Hearing at the Village Hall, 34 School Street, Bayville, Nassau County, New York, on **Wednesday, May 27, 2015 at 7:30 p.m.** to consider the following:

New Application:

#Z-01-15 Melillo Residence The Applicant wishes to make an addition alteration to a one-family structure that requires the following variance:

Chapter 80, Article V, Section 80-21 A(3). Side Yard. A minimum side yard of eight feet (8') is required provided that the sum of the two side yards is not less than twenty feet (20'.) The existing side yard is five feet (5'.)

Chapter 80, Article V, Section 80-22 B. Bulk Regulations. The permitted lot coverage is twenty-five percent (25 %,) the proposed lot coverage is twenty-eight percent (28 %.)

Chapter 80, Article XVI, Section 80-82. Alterations. Any alteration to a nonconforming use, building or structure shall not be permitted unless an application for variance is made to the Board of Appeals. The existing frontage is thirty-seven feet (37') where seventy-five feet (75') is required.

The property is known on the Land and Tax Maps of Nassau County as Section 29, Block 29, Lot 42-44 in the Residential C District. It is also known as 2 Wansor Street, Bayville, NY 11709.

#Z-02-15 Gherardi Residence The applicant proposes to make alterations to a one-family structure that requires the following variances:

Chapter 80, Article V, Section 80-21 A(3). Yard Requirements. The side yard requires a minimum of eight feet (8') provided that the sum of the two side yards shall not be less than twenty feet (20'). The existing side yard is three feet (3').

Chapter 80, Article III, Section 80-60 D. Permitted projections and encroachments. The proposed addition will extend a non-permitted encroachment in the insufficient side yard setback of the pre-existing, non-conforming structure.

The property is known on the Land and Tax Maps of Nassau County as Section 29 Block 93 and Lot 23 in the Residential C District. It is also known as 9 Dickerson Avenue, Bayville, NY 11709.

Public Meeting Agenda:

Application Review & General Business

BY ORDER OF THE ZONING BOARD OF APPEALS

Georgia Giaccone, Clerk

May 5, 2015