

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, August 31, 2016 at 7:30 p.m.** to consider the following:

New Applications:

#Z-3-16, Quigley (Arch Kahn)

Application to construct a second story addition to a one family dwelling that requires the following variances:

Chapter 80, Article V in the C District:

Section 20 Lot Requirements

(A2) No building or structure shall be erected on any lot within the Residence C District that has less than 75- feet of lot width at any point from the front property line to a depth of 40- feet from the front property line. The property width is 40- feet.

(A3) No building or structure shall be erected on any lot that has less than 7500 sq. feet of lot area. The proposed lot area is 4000 sq. feet.

Section 21 Yard Requirements, Side Yard

(A3) There shall be a side yards on each plot of 8- feet, provided that the sum of the two side yards shall not be less than 20- feet. The proposed side yard is 5.9- feet.

Section 22 Bulk Regulations, Floor Area Ratio

(C) The floor area ratio (FAR) shall not exceed 0.40. The proposed FAR is 0.55.

Chapter 80, Article XVI:

Section 80-82 Alterations

Any alteration to a pre-existing and non-conforming structure shall not be permitted unless an application for a variance is made to the Board of Appeals.

This property is known on the Land and Tax Maps of Nassau County is Section 29, Block 42, Lot 5 in the Residential C District. It is also known as 408 Bayville Avenue, Bayville, NY.

#Z-6-16, Eisenberg (Arch Kurkowski)

Application to construct a front porch that requires the following variances:

Chapter 80, Article V in the C District:

Section 80-21, Yard Requirements, Rear Yard

(B) There shall be a rear yard of no less than 25- feet. The proposed rear yard setback is 21- feet.

Section 80-22, Bulk Regulations, Lot Coverage

(B) The building area shall not exceed 25% of the first 7500 sq. feet of lot area. The permitted coverage is 2250 sq. feet, and the proposed is 2735 sq. feet.

This property is known on the Land and Tax Maps of Nassau County is Section 29, Block 65, Lot 16 in the Residential C District. It is also known as 101 Godfrey Avenue, Bayville, NY.

Continuing Applications:

#Z-01-16 JM ON THE SOUND REALTY LLC This application for a proposal to make renovations and additions to Rosewood on the Sound has been adjourned to a future date.

Persons who may suffer from a disability, which would prevent them from participating in said hearing, should notify Maria Alfano-Hardy, Village Clerk-Treasurer, at (516) 628-1439 in sufficient time to permit such arrangements to be made to enable such persons to participate in said hearing.

BY ORDER OF THE ZONING BOARD OF APPEALS

Georgia Giaccone, Clerk
August 15, 2016