

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, November 30, 2016 at 7:30 p.m. to consider the following application:

#Z-8-16, Mooney (Grayson, Arch)

Applicant wishes to construct a two-story single family dwelling requiring the following variances:

Chapter 80, Article V, Section 80-20 (A1) Lot Requirements

No building shall be erected on any lot that has less than 75 feet of street frontage. The proposed front yard width is 60.19 ft.

Chapter 80, Article V, Section 80-21 (B) Yard Requirements

On corner plots, a front yard of at least 25 feet shall be required on each street. The proposed front yard setbacks are 25 feet and 11.7 feet.

Chapter 80, Article V, Section 80-22 (A) Height Restrictions

No building shall exceed 28 ft. in height or 2 ½ stories, the proposed height is 28.6 ft.

Chapter 80, Article V, Section 80-22 (B) Bulk Regulations

The proposed lot coverage is 2088 sq. ft. where the maximum permitted is 1949 sq. ft.

This property is known on the Land and Tax Maps of Nassau County is Section 29, Block 9, Lot 374 in the Residential C District. It is also known as 30 Wansor Avenue, Bayville, NY.

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, November 30, 2016 at 7:45 p.m. to consider the following application:

#Z-05-16, Albano

Applicant wishes to maintain two existing sheds in a front yard, requiring the following variance:

Chapter 80, Article XIII, Section 80-60 (G) Utility Shed

A utility shed may be erected in a rear yard provided that such shed does not exceed 120 sq. ft. of floor area, nine feet in height including any exposed portions of the foundation above grade, and shall be located at least three feet from any lot line, and at least 10 feet from the primary residence. No lot shall contain more than one shed.

This property is known on the Land and Tax Maps of Nassau County is Section 29, Block 71, Lot 19 in the Residential B District. It is also known as 6 Cliff Drive, Bayville, NY

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, November 30, 2016 at 8:00 p.m. to consider the following application:

#Z-7-16, Mallardi

Applicant wishes to construct a new one-family, two-story residence that requires the following variances:

Chapter 80, Article XVII, Section 80-88 (A2) Variance Power

All granted permissions shall be come null and void unless the action has been commenced within one year from the date of the filing of the decision with the Village Clerk. Zoning Decision #Z-05-03 granted an area variance on July 29, 2003.

Chapter 80, Article IV, Section 80-16 (B) Lot Coverage

To satisfy FEMA requirements, the proposed lot coverage is amended to 1802 sq. ft. and is greater than the 1488 sq. ft. permitted.

Chapter 80, Article IV, Section 80-16 (A) Height Restrictions

To satisfy FEMA requirements, the first floor elevation is at 13.5 feet, and the proposed roof ridge is 29 feet; where the permitted height is 28 feet.

This property is known on the Land and Tax Maps of Nassau County is Section 29, Block D, Lot 1097 in the Residential D District. It is also known as 16 Meadow Lane, Bayville, NY.

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, November 30, 2016 at 8:15 p.m. to consider the following application:

#Z-10-16, Poulos (James J. Stout Arch & Assoc)

Applicant wishes to alter an existing one story residence requiring the following variances:

Chapter 80, Article IV, Section 80-15 A Front Yards

Where a minimum front yard setback of 25 ft. is required, the proposed front yard setback for the open porch is 21.6 ft.

Chapter 80, Article IV, Section 80-15A Front Yards

Were a minimum front yard setback of 25 ft. is required; the proposed front yard setback for the first floor addition is 24.7 ft.

This property is known on the Land and Tax Maps of Nassau County is Section 29, Block 9, Lot 214 in the Residential B District. It is also known as 14 Terry Lane, Bayville, NY.

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#Z-11-16, Maier (Oyster Bay Drafting, Kahn Arch)

The applicant wishes to make alterations to an existing garage requiring the following variances:

Chapter 80, Article XVI, Section 80-82. Alterations

Any alteration to a nonconforming use, building or structure that would change the front, side or rear setback shall not be permitted unless an application for variance is made to the Board of Appeals.

Chapter 80, Article V, Section 80-20 A(3) Lot Requirements

No building or structure shall be erected on any lot within the Residence C District that has less than 7500 sq. ft. The lot is 5000 sq. ft.

Chapter 80, Article V, Section 80-22 B Lot Coverage.

The proposed lot coverage is 1696 sq. ft. where 1250 sq. ft. is the maximum permitted.

Chapter 80, Article V, Section 80-24 A Detached Garages.

A detached garage shall be located at least 3 ft. from the rear property line and each side property line. The proposed side yard is 2.2 ft. and the rear yard 0.80 ft.

Chapter 80, Article V, Section 80-24 B Garage Height

No detached garage shall exceed 12 ft. in height; the proposed height is 18.6 ft.

This property is known on the Land and Tax Maps of Nassau County is Section 29, Block 16, Lot 35 in the Residential C District. It is also known as 15 Washington Avenue, Bayville, NY

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#Z-12-16, Derenthal

The applicant has requested the following variances for alterations to an existing home with flood damage and to add a chair lift required by the resident.

Chapter 80, Article XVI, Section 80-82 Alterations

Any alteration to a nonconforming use, building or structure that would change the front, side or rear setback shall not be permitted unless an application for variance is made to the Board of Appeals.

Chapter 80, Article V, Section 80-20 A(1) Lot Requirements

Where 75 ft. of frontage is required, the existing frontage is 40 ft.

Chapter 80, Article V, Section 80 -21 A(1) Front Yard

Where front yard setback of 25 ft. is required, the existing front yard setback is 24.6 ft. and the proposed front yard setback is 14.2 ft.

#Z-12-16, Derenthal Continued

Chapter 80, Article V, Section 80-21 A(2) Rear Yard

Where rear yard setback of 25 ft. is required, 17.6 ft. is proposed.

Chapter 80, Article V, Section 80-21 A(3) Side Yard

Where side yard setback of 8 ft. is required if the sum of both side yards is at least 20 ft., the existing left side yard is 7.9 ft. and the proposed right side yard is 3 ft. for a total of 10.9 sq. ft.

Chapter 80, Article V, Section 80-22 A Height

No building shall exceed 28 ft. in height or 2 ½ stories, the proposed height is 33.10 ft.

Chapter 80, Article V, Section 80-22 B Lot Coverage

The building area shall not exceed 25% of the first 7500 sq. ft., the existing lot coverage is 28% and the proposed is 37% sq. ft.

Chapter 80, Article V, Section 80-22 C Floor Area Ratio (FAR)

The FAR shall not exceed 0.40; and the proposed FAR is 0.60.

This property is known on the Land and Tax Maps of Nassau County is Section 28, Block 22, Lots 112-113 in the Residential C District. It is also known as 21 First Avenue, Bayville, NY

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, November 30, 2016 at 9:00 p.m. to consider the following:

#Z-13-16, Huysman

Application wishes to alter an existing porch that requires the following variance:

Chapter 80, Article V, Section 80-21 Yard Requirements

Where a front yard setback of 25 ft. is required, the proposed front yard setback is 19.7 ft.

This property is known on the Land and Tax Maps of Nassau County is Section 29, Block 95, Lot 11 in the Residential C District. It is also known as 9 Garden Street, Bayville, NY

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
November 8, 2016**