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, January 26, 2022, at 7:30 p.m. to consider the following application**:**

#Z-27-21, 3 Overlook Avenue, Kenneth Chardavoyne (Chris Ross, Perfect Permits)

Application is to maintain existing gazebo (14'7" x 11'2"), existing shed (12'3" x 8') and fencing.

ARTICLE V Residence C District

§ 80-24 Detached garages, accessory, buildings, and structures

A. Each detached garage, accessory, building, and structure, unless expressly provided to the contrary elsewhere in this chapter, shall be located at least three feet from the rear property line and each side property line, and at least five feet from the primary building on the lot.

The existing shed has a side yard setback of 1.6 feet.

G. A greenhouse or utility shed may be erected in a rear yard, provided that such shed or greenhouse does not exceed 120 square feet of floor area, does not exceed 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. A shed shall not be used for the storage of any items other than normal household goods and gardening equipment. A greenhouse shall not be used for any use other than the cultivating of plants. No lot shall contain more than one shed. No lot shall contain more than one greenhouse.

The existing shed is 9'2" in height and is located 1.6 feet from the side lot line.

§ 80-61 Fences

D. Permitted fences serving as a boundary enclosing any rear yard shall not exceed six feet in height. Permitted fences serving as a side or front yard boundary shall not exceed four feet in height along the side lot line starting at the point that aligns with the rear yard setback line and continues toward, and along, the front lot line.

The existing fence is six feet in height in the side and front yards.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 102, Lot 23 in the Residence C District. It is also known as 3 Overlook Avenue, 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
Maria Alfano-Hardy, Village Clerk-Treasurer
January 7, 2022

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, January 26, 2022, at 7:35 p.m. to consider the following application**:**

#Z-29-21, 6 Howard Road, Kathy Wimmers (John Bruscella)

Application is proposing a three-story frame single family dwelling.

ARTICLE V Residence C District

§ 80-20 Lot Requirements

A. No building or structure shall be erected on any lot within the Residence C District that has less than:

(1) Seventy-five feet of street frontage.

The lot has forty feet of street frontage.

(2) Seventy-five feet of lot width at any point from the front property line to a depth of 40 feet from the front property line.

The lot width is 40 feet

(3) Seven thousand five hundred square feet of lot area.

The lot area is 4000 square feet.

§ 80-21 Yard Requirements

A. There shall be front, rear and side yards on each plot of not less than the following depth or width:

(1) Front yard: 25 feet

The proposed front yard is 7 feet 6 inches.

(3) Side yard: eight feet, provided that the sum of the two side yards shall not be less than 20 feet.

The proposed westerly side yard is 5 feet, your proposed easterly side yard is 8 feet, and the proposed sum of the two side yards is 13 feet.

§ 80-22 Bulk Regulations

A. Height restrictions. No building erected in the Residence C District shall exceed 2 ½ stories, or 28 feet in height measured from the average ground level at the perimeter of such building.
The proposed height is 31 feet 6 inches.

B. Lot Coverage. The building area shall not exceed 25% of the first 7,500 square feet of lot area, and 12.5% of that portion of the lot area, if any, in excess of 7,500 square feet.

The proposed lot coverage is 35%.

C. The floor area ratio shall not exceed 0.40.

The proposed floor area ratio is 0.52.

ARTICLE XIII Regulations Applicable to All Districts

§ 80-60 Supplementary area and height provisions

A. Minimum height requirement. For the purpose of determining the minimum height requirement of a building, the height of a side wall of a building shall not be less than seven feet six inches from finished floor to finished ceiling, and the roof shall have a pitch of not less than four inches per foot.

The proposed roof has a pitch of less than four inches per foot.

This property is known on the Land and Tax Maps of Nassau County as Section 28, Block 1, Lot(s) 61,62 in the Residence C District. It is also known as 6 Howard Road, 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
Maria Alfano-Hardy, Village Clerk-Treasurer
January 7, 2022

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, January 26, 2022, at 7:40 p.m. to consider the following application**:**

#Z-30-21, 30 Adams Avenue, Robert Mocerino (Frank Szalajda,P.E.)

Application is proposing a location of oval semi in-ground pool.

ARTICLE V Residence C District

§ 80-77 Size and Location

A. All swimming pools shall be so located as to conform to one of the following applicable requirements; "…Zone Residence C, side yard minimum distance of 6 feet, rear yard minimum distance of 6 feet…".

   The proposed side yard is 3.5 feet to the property line, and the proposed rear yard distance is 3.5 feet to the property line.

B. All pools must have a minimum distance of 10 feet between the pool wall and the foundation of any habitable structure.

   The proposed distance to the habitable structure is 9.5 feet.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 25, Lot 56 in the Residence C District. It is also known as 30 Adams Avenue, 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
Maria Alfano-Hardy, Village Clerk-Treasurer
January 7, 2022

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, January 26, 2022, at 7:45 p.m. to consider the following application**:**

#Z-31-21, 14 Ridge Road, Thomas J. Roedel (Joseph M. Petito)

Application is proposing to maintain existing front portico.

ARTICLE V Residence C District

§ 80-21 Yard Requirements

A. There shall be front, rear and side yards on each plot of not less than the following depth or width:
(1) Front yard: 25 feet.

The existing front yard setback is 22.9 feet.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 100, Lot 21 in the Residence C District. It is also known as 14 Ridge Road, 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
Maria Alfano-Hardy, Village Clerk-Treasurer
January 7, 2022

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, January 26, 2022, at 7:50 p.m. to consider the following application**:**

#Z-32-21, 22 July Avenue, Dante Padilla (Leonard Kurkowski)

Application is proposing to maintain proposed 14'9" X 12'9" frame addition over an existing 1 story frame.

ARTICLE V Residence C District

§ 80-82 Alterations

Any alteration to a nonconforming use, building or structure that would change the building's or structure's front setback, side yard or rear yard, shall not be permitted hereunder unless an application for variance is made to the Board of Appeals and such application is granted by the Board of Appeals. In any such application, the applicant shall demonstrate to the satisfaction of the Board of Appeals that the cost of all alterations proposed to be made to such building or structure, in the aggregate, will not exceed 50% of the adjusted market value of the affected parcel, as reflected in the then-current assessment role for the Village. Nothing herein is intended or shall be deemed to preclude the maintenance and good repair of any nonconforming use or building.

This property is known on the Land and Tax Maps of Nassau County as Section 28, Block 31, Lot 161 in the Residence C District. It is also known as 22 July Avenue, 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
Maria Alfano-Hardy, Village Clerk-Treasurer
January 7, 2022

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, January 26, 2022, at 7:55 p.m. to consider the following application**:**

#Z-33-21, 21 Cliff Drive, Douglas DeNatale (Jim Carballal)

Application is proposing an addition at first floor with roof deck above, 115 SF, addition at second floor 424 SF, and interior alterations.

ARTICLE V Residence C District

§80-21 Yard requirements

A. There shall be front, rear and side yards on each plot of not less than the following depth or width:

(3) Side yard: eight feet, provided that the sum of the two side yards shall not be less than 20 feet.

The proposed side yard aggregate is 16.9 feet.

§80-22 Bulk regulations.

A. Height restrictions. No building erected in the Residence C District shall exceed 2 ½ stories, or 28 feet in height measured from the average ground level at the perimeter of such building.

The proposed height is 34.9 feet from average ground level.

B. Lot coverage. The building area shall not exceed 25% of the first 7,500 square feet of lot area, and 12.5% of that portion of the lot area, if any, in excess of 7,500 square feet.

The proposed lot coverage is 27%.

C. The floor area ratio shall not exceed 0.40.

The proposed floor area ratio is 0.57.

ARTICLE XVI Nonconforming Uses and Structures

§80-82 Alterations

Any alteration to a nonconforming use, building or structure that would change the building's or structure's front setback, side yard or rear yard, shall not be permitted hereunder unless an application for variance is made to the Board of Appeals and such application is granted by the Board of Appeals. In any such application, the applicant shall demonstrate to the satisfaction of the Board of Appeals that the cost of all alterations proposed to be made to such building or structure, in the aggregate, will not exceed 50% of the adjusted market value of the affected parcel, as reflected in the then-current assessment role for the Village. Nothing herein is intended or shall be deemed to preclude the maintenance and good repair of any nonconforming use or building.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 12, Lots 152, 153,175 in the Residence C District. It is also known as 21 Cliff Drive, 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
Maria Alfano-Hardy, Village Clerk-Treasurer
January 7, 2022