

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, July 27, 2022, at 7:30 p.m. to consider the following application:

Z-14 -22, 417 Bayville Avenue, Applicant: Pasquale Zito

Application/Appeal is proposing a new one car garage 476 square feet, renovate existing living area 1703 square feet, new rooftop deck 131 square feet.

ARTICLE V Residence C District

§ 80-21 Yard requirements.

The proposed front yard setback is 4 feet

The proposed rear yard setback is 9 feet 11 inches.

The proposed easterly side yard setback is 4 feet 4 inches. The proposed sum of the two side yards is 14 feet 5 inches.

§ 80-22 Bulk regulations.

The proposed lot coverage is 41.5%

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

The proposed detached garage is located 4 feet from the street line

§80-82 Alterations.

This property is known on the Land and Tax Maps of Nassau County as Section 28, Block 17, Lot(s) 15-16 in the Residence C District. It is also known as 417 Bayville 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

July, 2022

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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, July 27, 2022, at 7:45 p.m. to consider the following application:

Z-15 -22, 25 Sound Beach Avenue, Applicant: Matthew Bongiovi

Application/Appeal is proposing additions to the first and second floor of dwellings and detached garage to meet the FEMA requirements.

§ 80-21 Yard requirements.

The proposed front yard setback is 3 feet and 1 inch.

§ 80-22 Bulk Regulations

The proposed lot coverage is 36.3%.

The proposed floor area ratio is .48.

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

The proposed garage height is 14 feet and 8 inches.

The proposed garage is 535 square feet.

The proposed garage addition is 3.02 feet from the 10th Street line and 52.83 feet from the Sound Beach Avenue Street line.

§ 80-60 Supplementary area and height provisions.

The proposed garage has a flat roof.

§80-82 Alterations.

This property is known on the Land and Tax Maps of Nassau County as Section 28, Block 34, Lot 7 in the Residence C District. It is also known as 25 Sound Beach, 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
July, 2022**

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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, July 27, 2022, at 7:55 p.m. to consider the following application:

Z-16 -22, 2 Revilo Road, Applicant: Mr. & Mrs. Katz

Application/Appeal is proposing renovation to the first floor, remove replace and elevate 283 square feet at first floor. Addition to front and rear porches/ covered entry 278 square feet.

§80-21 Yard requirements.

The proposed side yard setback is 2.75 feet.

The proposed corner plot front yards are 13.25 feet and 22.25 feet.

§80-22 Bulk Regulations

The proposed lot coverage is 30%.

The proposed floor area ratio is 0.42

§80-82 Alterations.

This property is known on the Land and Tax Maps of Nassau County as Section 28, Block 3, Lot 103 in the Residence C District. It is also known as 2 Revilo Road, NY.

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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, July 27, 2022, at 8:00 p.m. to consider the following application:

Z-7-22, 14 Ludlam Avenue, Applicant: 14 Ludlam LLC

The Applicant is proposing to maintain the above-captioned premises as depicted on plans entitled “14 Ludlam Ave., Bayville NY 11709 As Built Drawings...” by Oyster Bay Drafting and Architecture, P. C. dated 7/31/2020.

In connection therewith, the Applicant seeks a ruling from the Zoning Board of Appeals that the following determinations of the Building Inspector were made in error and should be reversed:

1. That the building permit and certificate of occupancy for the subject premises issued in 2014 are null and void.
2. That Section 1612.4 of the Building Code of the State of New York requires that enclosures below the design flood elevation are solely to be used for parking, building access and storage for building occupants and that commercial storage is not compliant with that Section.
3. That Village Code Section 27-16 B (3) requires that an enclosed area below the lowest floor of a structure in the AE flood zone is usable solely for parking of vehicles, building access and storage incidental and accessory to the primary use and that commercial storage is an impermissible use of such space.

Alternatively, Applicant seeks the following variances:

§27-16 B (3) – Standards for All Structures

The existing commercial storage is in an enclosed area below the lowest floor of the structure--an improper use of such space.

§80-46 Area, bulk, and parking requirements

The existing lot area is 5000 square feet, where 7,500 square feet is required. The existing street frontage is 50 feet, where 75 feet of street frontage is required. The existing lot is 50 feet wide at a depth of 40 feet from the front property line, where 75 feet of lot width is required. The existing lot coverage is 66%, where the maximum permitted lot coverage is 25%.

D. Off-street parking. Off-street parking facilities are inadequate. 17 off street parking spaces are required and 4 off street parking spaces are provided.

§80-47 Setback line; yard requirements.

The existing building's setback is 10 feet, where the required setback is 12.4 feet.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block G, Lot 234 in the Business District. It is also known as 14 Ludlam 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.

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