

**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<sup>th</sup>, 2022, at 7:30 p.m. to consider the following application:

**Z- 19 -22, 28 Oak Point Drive North: Richard Calonita Jr.**

Application/Appeal is proposing to maintain rear wood deck, maintain masonry BBQ countertop over metal frame, and maintain front portico.

§ 80-21 Yard requirements.

A. (1) Front yard requirements.

*The existing front yard setback is 21 feet 10 inches.*

(3) Side yard requirements.

*The existing side yard setback is 5 feet 3 inches.*

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 76, Lot(s) 16 in the Residence C District. It is also known as 28 Oak Point Drive North, 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**

**November 2022**

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**Z- 20 -22, 24 16<sup>th</sup> Street: Matt Neefus**

Application/Appeal is proposing demolition of existing garage and breezeway 365 square feet, new garage 303 square feet, new entry 266 square feet, new 2<sup>nd</sup> floor 569 square feet, new porch 74 square feet, new 2<sup>nd</sup> floor balcony 40 square feet, elevate exiting structure to meet FEMA requirements.

§ 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 setback is 18 feet – 3 inches.*

(2) Rear yard: 25 feet.

*The proposed rear yard setback is 24 feet – 8 inches.*

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

*The proposed southern side yard setback is 6 feet – 5 inches.*

§ 80-60 Supplementary area and height provisions.

C. Flat roofs are prohibited in all districts.

*The proposed roof is considered flat (less than 4/12 pitch).*

§ 80-82 Alterations.

This property is known on the Land and Tax Maps of Nassau County as Section 28, Block 24, Lot(s) 168-172 in the Residence C District. It is also known as 24 16<sup>th</sup> 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.*

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**Z- 21 -22, 7 School Street: Steven Link**

Application/Appeal is proposing first floor interior alterations to the kitchen and a new ½ bathroom. Proposed second floor attic roof extension for new master bedroom and new second floor bathroom. Proposed stoop, stairs, portico, and a new driveway.

§80-33 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: 15 feet on each side.

*The proposed stoop & portico has a setback of 12.58 feet.*

§ 80-82 Alterations.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 93, Lot(s) 38 in the Residence C District. It is also known as 7 School Street, Bayville, NY.

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**Z- 22 -22, 26 Cliff Drive: Kathleen Falciano**

Application/Appeal is proposing to maintain a second kitchen installed in a mother/daughter apartment.

§ 80-19 Use regulations

A: The same as provided for Residence B District. (i.e., One-family dwellings, accessory buildings, and buildings used for religious purposes)

*The proposed use constitutes a two-family dwelling.*

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 71, Lot(s) 27 in the Residence C District. It is also known as 26 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.***

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