

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 25, 2023, at 7:30 p.m. to consider the following application:

Z- 1 -23, 2 Jackson Avenue: Palma Holding Corp. and Christopher N. Palma
Application/Appeal is proposing to add a new kitchen, dining, and great room. Conversion of first floor into a master bedroom suite, home office, and replacement of all windows.

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:

The proposed front yard setback is 15 feet.

The proposed northern side yard setback is 5 feet.

§80-22 Bulk regulations.

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, more than 7,500 square feet.

The proposed lot coverage is 3045 square feet.

§80-82 Alterations.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 21, Lot(s) 207 & 208 in the Residence C District. It is also known as 2 Jackson 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 2023

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Z- 4 -23, 19 Second Avenue: WPC Realty LLC

Application/Appeal is proposing to build a three-story single-family residence.

§ 80-20 Lot requirements.

The proposed lot has 40 feet of street frontage.

The proposed lot has 40 feet of lot width.

The proposed lot is 4000 square feet

§ 80-22 Bulk Regulations

The proposed structure is 30.96 feet in height from average ground level.

§ 80-59 Subdivision; merger of abutting lots.

You must provide appropriate evidence there has been no merger of the premises (lots 317 & 318) with any contiguous properties.

This property is known on the Land and Tax Maps of Nassau County as Section 28, Block 34, Lot(s) 317-318 in the Residence C District. It is also known as 19 Second 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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Z- 6 -23, 7 Creek Ridge Road: Kristy DiPaola

Application/Appeal is proposing a reconstruction of existing detached garage on existing foundation and construction of unconditioned cabana.

ARTICLE VII Residence E District

§80-36 Detached garages, accessory building, and structures.

The proposed detached garage is located 11.7 feet from the rear property line.

The proposed detached two-car garage is 588 square feet.

The proposed detached garage is located 4.2 feet closer to the front property line than the front wall of the dwelling.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 58, Lot 115 in the Residence E District. It is also known as 7 Creek Ridge, 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- 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 is not permitted in the Residence C District.

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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Z-2-23, 58 Perry Avenue: Ken and Nancy Deering

Application/Appeal is to replace an existing landscape tie retaining wall and stockade fence at the rear of the property. Maintain existing rear yard deck and existing 12.1' X 7.7' frame shed.

§80-60 Supplementary area and height provisions.

The existing shed is located in a front yard

Article XIII A Retaining Walls

§80-67.2 Zoning requirements applicable to retaining walls.

The proposed retaining wall is 4 feet in height with a property line setback of 0 feet.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block D, Lot 1049 in the Residence B District. It is also known as 58 Perry 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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Z-3-23, 18 August Avenue: Michael Mennella

Application/Appeal is to maintain rear addition and shed.

§ 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:

The existing rear yard setback is 18.6 feet.

The existing northern side yard setback is 7.6 feet.

§ 80-60 Supplementary area and height provisions.

The existing shed is located in the side yard and is located 2 feet from the primary residence.

§ 80-82 Alterations.

This property is known on the Land and Tax Maps of Nassau County as Section 28, Block 74, Lot 23 in the Residence C District. It is also known as 18 August 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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