

PUBLIC HEARING NOTICE
INCORPORATED VILLAGE OF BAYVILLE
ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN 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, New York 11709 on Tuesday, April 25, 2023, at 7:00 p.m. to consider the following:

#Z-09-23, 37 Bayville Avenue (Lot 1), Bayville on the Sound II (Gregory Andrea, Architect)

An application to construct two-story new construction 2,968 square-foot residence requiring the following variances:

ARTICLE VIII RESIDENCE F DISTRICT

§80-38 Lot requirements.

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

(1) One hundred fifty feet of street frontage.

The proposed lot has 50.36 feet of street frontage.

(2) One hundred fifty feet of lot width at any point from the front property line to a depth of 50 feet from the front property line.

The proposed lot width is 47.74 feet.

(3) Forty thousand square feet of lot area.

The proposed lot area is 9,333 square feet.

§80-39 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: 25 feet on each side.

The proposed side yard setback(s) are 6.7 feet to the western property boundary, and 7.9 feet to the eastern property boundary.

C. Front yard area paving limit. Not more than 16% of the front yard area shall be paved. On corner plots, only one front yard area may be paved.

The proposed front yard paving area is 30%.

§80-40 Bulk regulations.

A. Height restrictions. No building shall exceed 2 1/2 stories, or 28 feet in height measured from the average ground level at the perimeter of such building.

The proposed building height is 33.75 feet.

C. Floor area ratio. The floor area ratio shall not exceed 0.20.

The proposed floor area ratio is 0.27.

ARTICLE XIII A RETAINING WALLS

§80-67.2 Zoning requirements applicable to retaining walls.

B. Each retaining wall, any portion of which lies above the grade of an abutting lot or public street or other road or right-of-way, shall be set back from the nearest property line one foot of horizontal distance for each foot of retaining wall height.

The proposed retaining wall is 3 feet in height (maximum) and is set back zero feet from the western property boundary.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 82, Lot 14. It is located in the Village's Residence F zoning district. It is also known as Bayville Ave/Whitecap Ct, Bayville, New York.

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

April 7, 2023

PUBLIC HEARING NOTICE
INCORPORATED VILLAGE OF BAYVILLE
ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN 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, New York 11709 on Tuesday, April 25, 2023, at 7:05 p.m. to consider the following:

#Z-10-23, 37 Bayville Avenue (Lot 2), Bayville on the Sound II (Gregory Andrea, Architect)

An application to construct two-story new construction 2,968 square-foot residence requiring the following variances:

ARTICLE VIII RESIDENCE F DISTRICT

§80-38 Lot requirements.

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

- (1) One hundred fifty feet of street frontage.

The proposed lot has 39.94 feet of street frontage.

- (2) One hundred fifty feet of lot width at any point from the front property line to a depth of 50 feet from the front property line.

The proposed lot width is 44.89 feet.

- (3) Forty thousand square feet of lot area.

The proposed lot area is 9,591 square feet.

§80-39 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: 25 feet on each side.

The proposed side yard setback(s) are 9.0 feet to the western property boundary, and 7.2 feet to the eastern property boundary.

C. Front yard area paving limit. Not more than 16% of the front yard area shall be paved. On corner plots, only one front yard area may be paved.

The proposed front yard paving area is 56%.

§80-40 Bulk regulations.

A. Height restrictions. No building shall exceed 2 1/2 stories, or 28 feet in height measured from the average ground level at the perimeter of such building.

The proposed building height is 33.75 feet.

C. Floor area ratio. The floor area ratio shall not exceed 0.20.

The proposed floor area ratio is 0.26.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 82, Lot 14. It is located in the Village's Residence F zoning district. It is also known as Bayville Ave/Whitecap Ct, Bayville, New York.

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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INCORPORATED VILLAGE OF BAYVILLE
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NOTICE IS HEREBY GIVEN 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, New York 11709 on Tuesday, April 25, 2023, at 7:10 p.m. to consider the following:

#Z-11-23, 37 Bayville Avenue (Lot 3), Bayville on the Sound II (Gregory Andrea, Architect)

An application to construct two-story new construction 2,968 square-foot residence requiring the following variances:

ARTICLE VIII RESIDENCE F DISTRICT

§80-38 Lot requirements.

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

- (1) One hundred fifty feet of street frontage.

The proposed lot has 45 feet of street frontage.

- (2) One hundred fifty feet of lot width at any point from the front property line to a depth of 50 feet from the front property line.

The proposed lot width is 42.43 feet.

- (3) Forty thousand square feet of lot area.

The proposed lot area is 9,111 square feet.

§80-39 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: 25 feet on each side.

The proposed side yard setback(s) are 6.2 feet to the western property boundary, and 6.1 feet to the eastern property boundary.

C. Front yard area paving limit. Not more than 16% of the front yard area shall be paved. On corner plots, only one front yard area may be paved.

The proposed front yard paving area is 66%.

§80-40 Bulk regulations.

A. Height restrictions. No building shall exceed 2 1/2 stories, or 28 feet in height measured from the average ground level at the perimeter of such building.

The proposed building height is 33.75 feet.

C. Floor area ratio. The floor area ratio shall not exceed 0.20.
The proposed floor area ratio is 0.28.

ARTICLE XIII A RETAINING WALLS

§80-67.2 Zoning requirements applicable to retaining walls.

B. Each retaining wall, any portion of which lies above the grade of an abutting lot or public street or other road or right-of-way, shall be set back from the nearest property line one foot of horizontal distance for each foot of retaining wall height.

The proposed retaining wall is 2.5 feet in height (maximum) and is set back zero feet from the western property boundary.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 82, Lot 14. It is located in the Village's Residence F zoning district. It is also known as Bayville Ave/Whitecap Ct, Bayville, New York.

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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