

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 7:15 p.m. to consider the following:

#Z-12-23, 10 Wansor Avenue, C. Valentine

An application to construct two-story rear addition including basement, two-story interior alterations, rear deck with roof, and side steps with roof requiring the following variance:

§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.

The structure is non-conforming due to an existing street frontage of 56 feet where 75 feet is required, and due to an existing front yard setback of 20.94 feet where 25 feet is required. The proposed construction is decreasing the rear yard setback from 111.67 feet to 80.38 feet.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 14, Lot 33. It is located in the Village's Residence C zoning district. It is also known as 10 Wansor Avenue, 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 13, 2023