

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 Wednesday, June 28, 2023, at 7:05 p.m. to consider the following:

#Z-15-23, 354 Bayville Avenue, J. Castro (Dennis Mele, Architect)

An application to rebuild existing detached cottage to meet FEMA flood elevation with a new front porch and new upper level requiring the following variances:

§ 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:

(2) Rear yard: 25 feet.

The proposed rear yard setback is 3.15 feet.

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

The proposed side yard setback is 2.3 feet.

B. On corner plots, a front yard of at least 25 feet shall be required on each street.

The proposed front yard setback is 13.78 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.

The proposed lot coverage is 39.6%.

C. The floor area ratio shall not exceed 0.40.

The proposed floor area ratio is 0.66.

§ 80-60 Supplementary area and height provisions.

C. Flat roofs are prohibited in all districts.

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

§ 80-82 Alterations.

Any alteration to a nonconforming use, building or structure that would decrease 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 proposed construction would decrease the structure's front setback.

This property is known on the Land and Tax Maps of Nassau County as Section 28, Block 36, Lots 55 & 56. It is located in the Village's Residence C zoning district. It is also known as 354 Bayville 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

June 8, 2023