

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 7:00 p.m. to consider the following:

#Z-16-23, 265 Bayville Avenue, J. Schultz (James O’Grady, Architect)

An application to maintain metal container (8’ x 20’) in rear yard for storage purposes requiring the following variances:

§80-46 Area, bulk and parking requirements.

- A. Plot and building area. No building shall be hereafter erected on a business district plot which does not conform to the same minimum requirements as to size of plot and building area as in the residential district nearest thereto.

The proposed lot coverage is 40.49%, where the nearest residential district, C, permits no more than 25%.

§80-47 Setback line; yard requirements.

- C. Each lot with a building shall have a rear yard. The depth of each rear yard shall be at least 20 feet. No building, accessory building or structure shall be located in any rear yard.

The proposed rear yard setback is 2.2 feet. The accessory structure is located in the rear yard.

§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.

This property is known on the Land and Tax Maps of Nassau County as Section 28, Block 1, Lots 1 & 2. It is located in the Village’s Business zoning district. It is also known as 265 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