

**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, August 30, 2023, at 6:45 p.m. to consider the following:

**#Z-21-23, 9 Eighth Street, R. Klingenberg (James J. O’Grady, Architect)**

An application to construct a one-story 12’ x 12’ rear bedroom addition and remove existing wood deck 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 17.2 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 6.7 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, in excess of 7,500 square feet.

The proposed lot coverage is 27.3%

§ 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.

Cost of construction = \$25,200 (as per §13-10.C)

Values: Current Land = \$228,000 Current Improvement = \$255,000 (as per Nassau County Department of Assessment’s land records viewer summary report)

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 45, Lots 260-262. It is located in the Village’s Residence C zoning district. It is also known as 9 Eighth Street, 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**

**August 4, 2023**