

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 6:35 p.m. to consider the following:

#Z-18-23, 17 Locust Avenue, M. & K. Moschetto (Howard P. Curtis, Architect)

An application to construct a 307 square-foot (12.8' X 24') second story addition over existing one-story space to be used as a bedroom suite (bedroom, bath, and closet) 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:

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

The proposed eastern side yard setback is 7.1 feet and the sum of the two side yards is 16 feet.

§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 roll 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 40 feet where 75 feet is required; an existing front yard setback of 11.4 feet where 25 feet is required; and existing side yard setbacks of 8.9 feet and 7.1 feet with a sum of 16 feet where a sum of 20 feet is required.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 29, Lots 63 & 64. It is located in the Village's Residence C zoning district. It is also known as 17 Locust 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

August 4, 2023