

**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 6:50 p.m. to consider the following:

**#Z-22-23, 306 Bayville Avenue, K. Rodriguez (Dennis Mele, Architect)**

An application to construct a 173 square-foot deck on the side and rear of the second story 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 18.16 feet.

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

The proposed setback on Fifteenth Street is 5 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 34.63%

§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 building is nonconforming due to insufficient lot size, corner front yard, side yard, and rear yard setbacks, nonconforming lot coverage and floor area ratio.

This property is known on the Land and Tax Maps of Nassau County as Section 28, Block 21, Lots 80 & 81. It is located in the Village's Residence C zoning district. It is also known as 306 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**  
**August 4, 2023**