

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 6:55 p.m. to consider the following:

#Z-19-23, 8 Wayaawi Avenue, A. Themis (Jon M. Babinski, Architect)

An application to make comprehensive interior alteration to existing two-story single-family residence with new 11.6' x 12.4' rear deck and front portico requiring the following variances:

§80-26 Lot requirements.

C. Front yard area paving limit. Not more than 19% of the front yard area shall be paved. On corner plots, only one front yard area may be paved.

The proposed front yard area paving is 38.6%.

§80-27 Yard requirements.

A. There shall be front, rear and side yards on each plot of not less than the following depth or width:

(1) Front yard: 40 feet.

The proposed front yard setback is 21.4 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 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 structure's existing front setback (19.4 feet) and rear setback (16.6 feet) are non-conforming and the southern side yard setback is decreasing to 55.5 feet.

Cost of construction = \$455,000 (as per application)

Values: Current Land = \$362,000 Current Improvement = \$332,000 (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 7, Lot 56. It is located in the Village's Residence D zoning district. It is also known as 8 Wayaawi 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 9, 2023