

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, September 27, 2023, at 6:30 p.m. to consider the following:

#Z-23-23, 14 Nova Road, L. Barricelli (Leonard Kurkowski, Architect)

An application to construct a two-story addition to an existing two-story frame dwelling with an elevated paver patio and new front entrance portico, to reconstruct existing detached garage roof, to make interior alterations to existing first and second floors, and to install new exterior siding throughout requiring the following variances:

ARTICLE V Residence C District

§ 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:

(1) Front yard: 25 feet.

The proposed front yard setback is 21.3 feet.

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

The proposed front yard setback facing Breezy Lane is 19.5 feet.

§ 80-22 Bulk regulations.

A. Height restrictions. No building erected in the Residence C District shall exceed 2 1/2 stories, or 28 feet in height measured from the average ground level at the perimeter of such building.

The proposed height of the addition is 31 feet 6 1/2 inches.

§ 80-24 Detached garages, accessory buildings and structures.

B. No detached garage, accessory building or structure shall exceed 12 feet in height measured from the average ground level at the perimeter thereof.

The proposed height of the detached garage is 13 feet 4 1/2 inches.

§ 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's existing front setback of 15.3 feet, second front yard setback of 9.5 feet, and height of 30 feet 4 inches are nonconforming. The south side yard setback is being reduced from 34.8 feet to 27.4 feet.

Cost of construction = \$141,000 (as per estimate supplied from B Mangreen Development LLC, July 15 2023)

Values: Current Land = \$481,250 Current Improvement = \$303,750 (as per Residential Appraisal Report submitted by Steven Chermak, Creagh & Associates, March 3, 2022)

This property is known on the Land and Tax Maps of Nassau County as Section 28, Block 6, Lots 50-53. It is located in the Village's Residence C zoning district. It is also known as 14 Nova Road, 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

September 11, 2023