

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

#Z-24-23, 5 Whitney Road, J. Florio (Leonard Kurkowski, Architect)

An application to maintain existing 18.5' X 39.0' screened sunroom and remove existing frame shed requiring the following variances:

§ 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 (existing) lot coverage is 2454 square feet, whereas 1883 square feet is permitted.

C. The floor area ratio shall not exceed 0.40.

The proposed (existing) floor area ratio is 0.45.

§ 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 (19.9 feet).

Cost of construction = \$126,350 (as per §13-10C)

Values: Current Land = \$256,000 Current Improvement = \$390,000 (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 28, Block 73, Lot 7. It is located in the Village's Residence C zoning district. It is also known as 5 Whitney 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