

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 6:40 p.m. to consider the following:

#Z-25-23, 20 Deans Lane, R. Medina (John Bruscella, Architect)

An application to maintain an existing shed requiring the following variance:

§ 80-60 Supplementary area and height provisions.

G. A greenhouse or utility shed may be erected in a rear yard, provided that such shed or greenhouse does not exceed 120 square feet of floor area, does not exceed nine feet in height, including any exposed portions of the foundation above grade, and shall be located at least three feet from any lot line, and at least 10 feet from the primary residence. A shed shall not be used for the storage of any items other than normal household goods and gardening equipment. A greenhouse shall not be used for any use other than the cultivating of plants. No lot shall contain more than one shed. No lot shall contain more than one greenhouse.

The existing shed is 165.25 square feet of floor area and is 10 feet, 2-1/2 inches in height.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block G, Lot 24. It is located in the Village's Residence C zoning district. It is also known as 20 Deans Lane, 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