

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 6:45 p.m. to consider the following:

#Z-26-23, 14 Sixth Street, P. Ronzetti (Dennis Mele, Architect)

An application to construct a new three-story one-family dwelling with garage below requiring the following variances:

§ 80-20 Lot requirements.

A. No building or structure shall be erected on any lot within the Residence C District that has less than:

- (1) Seventy-five feet of street frontage.

The street frontage is 40 feet.

- (2) Seventy-five feet of lot width at any point from the front property line to a depth of 40 feet from the front property line.

The lot is 40 feet wide at a depth of 40 feet from the front property line.

- (3) Seven thousand five hundred square feet of lot area.

The lot contains 4,000 square feet of lot area.

§ 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 8.0 feet.

- (2) Rear yard: 25 feet.

The proposed rear yard setback is 12.46 feet.

- (3) Side yard: eight feet, provided that the sum of the two side yards shall not be less than 20 feet.

The proposed northern side yard setback is 4.66 feet, southern side yard setback is 5.30 feet, and the sum of the two side yards is 9.96 feet.

C. Front yard area paving limit. Not more than 26% 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 area is 43.3%

§ 80-22 Bulk Regulations

- A. Height restrictions. No building erected in the Residence C District shall exceed 2 ½ stories, or 28 feet in height measured from the average ground level at the perimeter of such building.

The proposed building height is 35 feet from the average ground level.

- B. Lot coverage. The building area shall not exceed 25% of the first 7,500 square feet of lot area.

The proposed lot coverage is 43%

- C. The floor area ratio shall not exceed 0.40.

The proposed floor area ratio is 0.75

This property is known on the Land and Tax Maps of Nassau County as Section 28, Block 46, Lots 201-202. It is located in the Village's Residence C zoning district. It is also known as 14 Sixth Street, 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