

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, October 25, 2023, at 6:30 p.m. to consider the following:

#Z-27-23, 42 First Avenue, V. Mascolo (Dennis Mele, Architect)

An application to maintain an existing cottage and its use requiring the following variances:

§ 80-19 Use regulations

In the Residence C District, no building or premises shall be used and no building shall be erected or altered for other than one or more of the following specified uses:

- A. The same as provided for the Residence B District.

The existing use of “One-Family accessory Cottage” is not permitted.

§ 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 existing accessory cottage is 18.17 feet in height from the average ground level.

- C. No detached garage, accessory building or structure shall occupy more than 500 square feet of lot area.

The existing accessory cottage occupies 605 square feet of lot area.

§ 80-66 Use of accessory buildings for dwelling purposes.

Accessory buildings, including garages, may not be used for dwelling purposes.

The existing use of the accessory cottage is for dwelling purposes.

§ 80-60 Supplementary area and height provisions.

- F. No building or structure shall contain fixed or permanent stairs for accessing attic space. Only retractable, pull-down stairs shall be permitted to access attic space in any building or structure.

The structure contains fixed stairs for accessing attic space.

This property is known on the Land and Tax Maps of Nassau County as Section 28, Block 46, Lots 209-211. It is located in the Village’s Residence C zoning district. It is also known as 42 First 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

October 8, 2023