

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, November 29, 2023, at 6:35 p.m. to consider the following:

#Z-28-23, 10 Fifth Street, A. Vlasak (Marciano Stanco, Architect)

An application to legalize 328 square-foot wood deck in rear/left side of property, 7'-0" above grade 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:

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

The proposed sum of the two side yards is 18.8 feet.

§ 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 20 feet, and north side yard of 4 feet, are nonconforming. The south side yard is being decreased from 30.5 feet to 14.8 feet.

Cost of construction = \$16,000 (as per §13-10 of Village Code)

Values: Current Land = \$186,000 Current Improvement = \$242,000 (as per Nassau County Land Records Viewer Summary Report, 9/18/2023)

This property is known on the Land and Tax Maps of Nassau County as Section 28, Block 47, Lots 161-163. It is located in the Village's Residence C zoning district. It is also known as 10 Fifth 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

November 2, 2023