

**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, January 31, 2024, at 6:35 p.m. to consider the following:

**#Z-01-24, 19 Jefferson Avenue (FKA 233 Bayville Avenue), E. Hendrickson (J. Bruscella, Architect)**

An application to install a generator and two HVAC units in the front yard requiring the following variances:

Article XIII. Regulations Applicable to All Districts  
§ 80-60. Supplementary area and height provisions.

D. Permitted projections or encroachments. Setbacks of buildings and sizes of yards, wherever required in this chapter and except as otherwise specifically provided herein, shall be the distance from the lot line to the nearest exterior finished wall of the building, which shall include the foundation wall of any attached garage, open or enclosed porch, and all other projections, except that the following shall be permitted, notwithstanding their encroachment into a minimum required setback:

(5) Electrical heating, ventilating or air conditioning (HVAC) units (only if screened with dense evergreen plantings or solid fencing), and any other electrical mechanical system, or surface water heating system, shall be permitted to project no more than four feet into any side yard or six feet into any rear yard, but not nearer than three feet from any property line.

*The proposed HVAC units are located in a front yard.*

(6) Internal combustion generators (only if screened with dense evergreen plantings or solid fencing) shall be permitted to project no more than eight feet into a side or rear yard, but not nearer than six feet from any property line.

*The proposed generator is located in a front yard.*

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 18, Lot 125. It is located in the Village's Residence C zoning district. It is also known as 19 Jefferson Avenue, Bayville, New York, and was formerly known as 233 Bayville Avenue, Bayville, New York.

**BY ORDER OF THE ZONING BOARD OF APPEALS**  
**Maria Alfano-Hardy, Village Clerk-Treasurer**  
**January 8, 2024**