

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

#Z-02-24, 421 Bayville Avenue, L. & D. Veber (C.G. Weppner, Architect)

An application to maintain existing HVAC units in a side yard and install a generator 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 existing HVAC units are one foot from the west property line and lack screening.

(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 28, Block 17, Lot 13. It is located in the Village's Residence C zoning district. It is also known as 421 Bayville Avenue, Bayville, New York.

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