

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, February 28, 2024, at 6:40 p.m. to consider the following:

#Z-04-24, 2 Oak Point Drive North, L. Savini (J.M. Bello, Architect)

An application for a proposed second floor addition, first floor front additions, and first floor alterations to existing one-story one-family brick and frame dwelling; proposed front covered porch and rear covered porch, front walkway on grade to replace existing walkway and steps; maintain existing finished basement for storage, interior alterations at first floor, rear wood deck, and dual-sided gas fireplace requiring the following variances:

§ 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 west side yard setback is 9.9 feet and the east side yard setback is 6.7 feet. The sum of the two side yards is 16.6 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 paved front yard area is 49%

§ 80-22 Bulk regulations.

B. Lot coverage. The building area shall not exceed 25% of the first 7,500 square feet of lot area, and 12.5% of that portion of the lot area, if any, in excess of 7,500 square feet.

The permitted lot coverage is 2,237.50 square feet and the proposed lot coverage is 3,585 square feet.

C. The floor area ratio shall not exceed 0.40.

The floor area ratio is 0.425.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 73, Lot 6. It is located in the Village's Residence C zoning district. It is also known as 2 Oak Point Drive North, Bayville, New York.

BY ORDER OF THE ZONING BOARD OF APPEALS

Maria Alfano-Hardy, Village Clerk-Treasurer

February 9, 2024