

**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, March 27, 2024, at 6:35 p.m. to consider the following:

**#Z-09-24, 3 Pleasant View Drive, A. Rivero (P.J. Sutter, Architect)**

An application to CONSTRUCT NEW TWO-HABITABLE-STORY SINGLE-FAMILY RESIDENCE IN AE FLOOD ZONE requiring the following variances:

§ 80-21 (A) (3) Yard requirements.

*The proposed side yard setbacks are 5.025 feet each, and the sum of the two side yards is 10.05 feet.*

§ 80-22 (A) (B) (C) Bulk Regulations.

*The proposed height is 33 feet from the average ground level. The permitted lot coverage is 1,250.4 square feet, and the proposed lot coverage is 1,470.25 square feet (29.4%). The proposed floor area ratio is 0.472.*

This property is known on the Land and Tax Maps of Nassau County as Section 28, Block 13, Lot 32. It is located in the Village's Residence C zoning district.

**BY ORDER OF THE ZONING BOARD OF APPEALS**  
**Maria Alfano-Hardy, Village Clerk-Treasurer**  
**March 13, 2024**