

**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, May 29, 2024, at 6:30 p.m. to consider the following:

**#Z-13-24, 30 Oak Point Drive South, J. Florio (J. Bruscella, Architect)**

An application to CONSTRUCT SUNROOM, MAINTAIN EXISTING PRECAST RETAINING WALL AND WOOD DECK WITH OUTDOOR BARBEQUE requiring the following variances:

§ 80-21 (A) (2) (3) Yard requirements.

*The rear yard setback is zero feet, and the deck extends 2.6 feet beyond the south property boundary.*

*The east side yard setback is zero feet to the wood deck.*

§ 80-22 (B) (C) Bulk regulations.

*The lot coverage is 40%.*

*The floor area ratio is 0.42.*

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 72, Lot 13. 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**  
**May 10, 2024**