

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

**#Z-19-24, 1 Madison Avenue, Posillico Construction Co., Inc. (B.J. Horst, Architect)**

An application for INTERIOR ALTERATIONS TO FIRST AND SECOND FLOORS, ADD SECOND FLOOR BALCONY, AND RENOVATE EXISTING SIDE YARD OVERHANG requiring the following variances:

§ 80-21 (A) (1) Yard requirements.

*The proposed front yard setback is 7 feet, 6 inches.*

§ 80-22 (B) (C) Bulk regulations.

*The proposed lot coverage is 33.20%.*

*The proposed floor area ratio is 0.42.*

§ 80-82 Alterations.

*The pre-existing dwelling in non-conforming due to insufficient front yard setback and side yard sum.*

*Cost of proposed construction = \$294,500.00 (as per Registered Architect)*

*Values: Current Land = \$575,000.00; Current Improvement = \$762,108.00 (as per Choice Appraiser Network, Inc., 6/22/24)*

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 19, Lot 42. 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**  
**August 8, 2024**