

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 6:45 p.m. to consider the following:

#Z-20-24, 30 Dickerson Avenue, L. Ricketts (C.R. Wolf, Architect)

An application to ADD SECOND STORY ABOVE EXISTING ONE-STORY LIVING ROOM, CONVERT EXISTING GARAGE TO HABITABLE SPACE AND ADD SECOND FLOOR ABOVE, ADD 1.5-STORY ATTACHED GARAGE WITH HOME-OFFICE SPACE ABOVE requiring the following variances:

§ 80-33 (A) (3) Yard requirements.

The proposed northern side yard setback is 9 feet.

§ 80-82 Alterations.

The existing rear yard setback is 38.8 feet, where 40 feet is required.

Cost of proposed construction = \$177,935.00 (as per Registered Architect)

Values: Current Land = \$416,000; Current Improvement = \$512,000 (as per Nassau County Land Record Viewer Summary Report, 7/24/2024)

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 93, Lot 13. It is located in the Village's Residence E zoning district.

BY ORDER OF THE ZONING BOARD OF APPEALS

Maria Alfano-Hardy, Village Clerk-Treasurer

August 7, 2024