

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 26, 2025, at 6:40 p.m. to consider the following:

#Z-07-25, 74 Mountain Avenue, J. & M. Cote (B. Rossi, Design Professional)

An application to REVISE BUILDING PERMIT #BN24-06 TO MAINTAIN INSUFFICIENT FRONT YARD SETBACK AND PROPOSED FRONT YARD AREA PAVING COVERAGE OF 36.15% requiring the following variances:

§ 80-26 (C) Lot requirements.

The proposed front yard area paving is 36.15%.

§ 80-27 (A) (1) Yard requirements.

The front yard, as built, is 36.9 feet.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 77, Lot 4. It is located in the Village's Residence D zoning district.

BY ORDER OF THE ZONING BOARD OF APPEALS
Maria Alfano-Hardy, Village Clerk-Treasurer
March 12, 2025