

**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 6:30 p.m. to consider the following:

**#Z-04-25, 17 Godfrey Avenue, J. Detres (B. Rossi, Design Professional)**

An application for PROPOSED MULTIGENERATIONAL SPECIAL USE, MAINTAIN EXISTING FINISHED BASEMENT WITH BATHROOM, MAINTAIN SECOND STORY LAUNDRY AND ENCLOSED PORCH, AND MAINTAIN 364 SQ FT ACCESSORY STRUCTURE requiring the following variances:

§80-22 (B) Bulk regulations.

*The requested lot coverage is 32.45%.*

§80-24 (A) (D) Detached garages, accessory buildings and structures.

*The existing setback for the accessory structure is located 2.3 feet from the side yard, and zero feet from the primary building.*

*The existing accessory structure is located 62 feet from the street line.*

§80-77 (B) Size and location.

*The distance between the pool wall and the foundation of the habitable structure is zero feet.*

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 91, 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**  
**March 12, 2025**