

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, October 29, 2025, at 6:35 p.m. to consider the following:

#Z-18-25, 14 East Avenue, M. & S. Lacher (E. Lacroze, Architect)

An application for RENOVATIONS TO NON-CONFORMING DWELLING AND REPAIRS TO EXISTING 2 STORY PLUS BASEMENT DWELLING, MINOR ADDITION TO SQUARE OFF HOUSE / BASEMENT RENOVATION & EXPANSION, REPLACEMENT OF EXISTING DECK, ELEVATOR requiring the following variances:

§ 80-21 (A) (1) (2) (C) Yard requirements.

The front yard setback is 10.1 feet.

The rear yard setback is 6.9 feet.

The front yard area paving is 35.9%.

§ 80-22 (B) (C) Bulk regulations.

The lot coverage is 35.67%.

The floor area ratio is 0.50.

§ 80-82 Alterations.

The existing building or structure is nonconforming.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 5, Lot 266. 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
October 11, 2025