

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 6:40 p.m. to consider the following:

#Z-19-25, 24 Fifth Street, M. Petrucci (M. Angelone, Engineer)

An application for PROPOSED SECOND STORY ADDITION AND TO MAINTAIN EXISTING HVAC UNIT IN SIDE YARD requiring the following variances:

§ 80-21 (A) (2) (3) Yard requirements.

The proposed rear yard setback is 23 feet.

The proposed side yard setback is 5 feet 2 inches and the sum of the two side yards is 18 feet 8 inches.

§ 80-60 (D) (5) Supplementary area and height provisions.

The HVAC unit is located 2 feet from a side property line.

§ 80-82 Alterations.

The structure's side yard setback of 5 feet 2 inches and sum of 18 feet 8 inches is pre-existing and non-conforming.

This property is known on the Land and Tax Maps of Nassau County as Section 28, Block 47, Lot 46. 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