

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, December 17, 2025, at 6:30 p.m. to consider the following:

#Z-20-25, 13 Monroe Avenue, J. Christopher (R. Gahagan, Architect)

An application for CONSTRUCTION OF NEW COVERED FRONT PORCH AND MAINTAIN DETACHED GARAGE ADDITION requiring the following variances:

§ 80-21 (A) (1) (3) Yard requirements.

The proposed front yard setback is 15 feet.

The proposed side yard setback is 4.1 feet, and the sum of the two side yard setbacks is 19.6 feet.

§ 80-82 Alterations.

The pre-existing dwelling is non-conforming due to the insufficiencies in front yard setback, side yard setback, and sum of side yard setbacks. Cost of construction = \$25,000.00 (as per Registered Architect). Values: Current Improvement = \$416,000.00 (as per Nassau County Land Record Viewer).

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 20, Lot 176. 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
November 23, 2025