

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, February 25, 2026, at 6:30 p.m. to consider the following:

#Z-02-26, 1 Monroe Avenue, M. & G. Mukasey (S. Kahn, Design Professional)

An application for FRONT PORCH ADDITION, AND INTERIOR RENOVATIONS AND ALTERATIONS requiring the following variances:

§ 80-21 (B) Yard requirements.

The proposed front yard along The Boulevard is 7.56 feet.

§ 80-22 (B) (C) Bulk regulations.

The proposed lot coverage is 28.1%.

The proposed floor area ratio is 41.5%.

§ 80-82 Alterations.

Cost of construction = \$200,000.00 (as per Registered Architect). Values: Current Improvement = \$524,536.00 (as per Certified Appraisal).

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 20, Lot 162. 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
February 13, 2026