

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 6:35 p.m. to consider the following:

#Z-03-26, 7 East Avenue, E. Puccio Sheer (M. Buschfrers, Architect)

An application to MAINTAIN REAR HABITABLE ACCESSORY STRUCTURE requiring the following variances:

§ 80-22 (A) (B) Bulk regulations.

The lot coverage is 31%.

The floor area ratio is 0.58.

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

The accessory building is located 0.6 feet from the rear property line, and 1.9 feet from the side property line, and 1.5 feet from the primary building on the lot.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 9, Lot 353. 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