

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, March 25, 2026, at 6:45 p.m. to consider the following:

#Z-04-26, 15 Cliff Drive, M. Garrison (L. Gileno, Architect)

An application for PROPOSED BALCONY ADDITION; MAINTAIN EXISTING DECK requiring the following variances:

§80-20 (A) Lot area.

The lot area is 4,288 square feet.

§80-21 (A) (1) (2) (3) Yard requirements.

The proposed front yard setback to the balcony is 6' 3 ½".

The proposed rear yard setback to the deck is 12' 6".

The proposed side yard setback to the deck is 3' 9".

§80-22 (B) Bulk regulations.

The proposed lot coverage is 33.32%.

§80-82 Alterations.

The cost of construction is \$134,050.00 as per Registered Architect.

The market value of the structure is \$409,000.00 as per Nassau County Record Viewer.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 15, Lot 125. 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

March 13, 2026