

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, April 29, 2026, at 6:30 p.m. to consider the following:

#Z-08-26, 427 Bayville Avenue, F&B Realty Group, LLC (L. Kurkowski, Architect)

An application to DEMOLISH EXISTING RESIDENCE, KEEP EXISTING GARAGE, CONSTRUCT A NEW TWO-STORY SINGLE-FAMILY RESIDENCE, AND DO MINOR ALTERATIONS TO THE EXISTING GARAGE requiring the following variances:

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

The rear yard is 5 feet.

The side yard setback is 5 feet.

The First Street front yard is 5 feet.

§ 80-22 (B) (C) Bulk regulations.

The lot coverage is 48%.

The floor area ratio is 0.52.

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

The detached garage is located 2.8 feet from the east property boundary.

The detached garage is 12 feet 8.5 inches in height.

The detached garage occupies 575 square feet of lot area.

The detached garage is located on a corner lot, 1.8 feet from the south property boundary (Bayville Avenue) and 2.8 feet from the east property boundary.

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

The HVAC units are 2.3 feet from the east property line.

§ 80-67.2 (B) Zoning requirements applicable to retaining walls.

The proposed retaining wall on the north and west property boundary is 3 feet above grade and is set back zero feet from the property boundaries.

The existing retaining wall on the east property boundary is 2.1 feet high and setback zero feet from the property boundary.

§ 80-67.5 (A) Stormwater retention.

There are no facilities for on-site retention and discharge of stormwater runoff.

This property is known on the Land and Tax Maps of Nassau County as Section 28, Block 18, Lot 9. 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

April 15, 2026