

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, June 24, 2026, at 6:35 p.m. to consider the following:

#Z-11-26, 13 North Court, J. Mangiapane (M. Angelone, Engineer)

An application to construct a PROPOSED SECOND FLOOR ADDITION WITH FRONT PORTICO requiring the following variances:

§80-21 (A) (1) Yard requirements.

The proposed front yard setback is 21 feet 7 ½ inches.

§80-22 (A) (C) Bulk regulations.

The proposed height is 28.2 feet.

The proposed floor area ratio is 0.603.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 94, Lot 10. 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
June 12, 2026