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, November 18, 2026, at 6:35 p.m. to consider the following**:**

#Z-19-26, 21 Godfrey Avenue, B. & N. Kadriu (J. Bruscella, Architect)

An application to construct PROPOSED 2ND-FLOOR DECK, MAINTAIN PARTIAL FINISHED BASEMENT, MAINTAIN PARENT-CHILD APARTMENT, MAINTAIN SHED, AND MAINTAIN PERGOLA requiring the following special use permit and variances:

§80-7 (A) (3) (4) Approval by Board of Appeals; special conditions.
The unit containing the second kitchen is 890 square feet.
The second kitchen is 185 square feet.

§80-21 (3) Yard requirements.
The side yard setback to the proposed deck is 3.26 feet.

§80-22 (B) (C) Bulk regulations.
The lot coverage is 29.38%.
The floor area ratio is 0.447.

§80-24 (A) (D) Detached garages, accessory buildings and structures.
The shed is located 1.6 feet from the side property line and 0.33 feet from the primary building.
The pergola is located 1.74 feet from the side property line.
The shed is located 33.72 feet from the street line.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 91, Lot 11. 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
November 5, 2026