

**PUBLIC NOTICE
CITY OF RYE**

PLEASE TAKE NOTICE that the Board of Appeals of the City of Rye, New York, will conduct a public hearing at Rye City Hall, 1051 Boston Post Road, on Thursday, April 17, 2003 at 8:00 P.M. on the following applications requesting relief from Chapter 197 of the Zoning Code of the City of Rye. The deliberative session of the Board is an open public meeting and is held after 7:30 P.M. in the Mayor's Conference Room.

#02-56 CONTINUATION OF HEARING - 670 MILTON ROAD, Beechwind Properties, LLC, owner, (tax map 153.10-1-4) requesting an interpretation (Article VIII, §197-86, Table B, Col. 3) to build a boatyard membership club with 8 apartments.

#03-36 668 and 670 MILTON ROAD, Beechwind Properties, LLC owner and contract vendee, (tax map 153.10-1-3 and 153.10-1-4) requesting a use variance for a Small Boat Facility and Private Membership Boating Club together with Residential Waterfront Town Homes, and Appurtenant Berthing Docks; and requesting certain area variances regarding Floor Area Ratios, One Side Setback, and Rear Yard Setback with regard to both lots.

#02-76 CONTINUATION OF HEARING - REQUEST OF INTERPRETATION BY BOARD OF APPEALS from Joseph L. Latwin, Attorney

#03-03 POSTPONED - 5 ELDREDGE COURT, Gabriel & Diana Benincasa, owners POSTPONED to May 2003 meeting.

#03-17 CONTINUATION OF HEARING - 2 BYRD STREET, Alan Mun, owner, (tax map 153.06-2-36) requesting a 14.38 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); and a variance to allow the Floor Area Ratio to increase to .40 (a .05 [14.29%] increase over the allowable F.A.R., or a 351 [13.2%] sq. ft. increase over the allowable sq. footage) (Article VIII, §197-86, Table A, Col. 5) for an addition.

#03-19 CONTINUATION OF HEARING - 16 REDFIELD STREET, Anthony & Andrea Tropeano, owners, (tax map 146.19-4-55) requesting a .5 ft. rear yard variance; and a 2.9 ft. side yard variance (Article VIII, §197-86, Table A, Col. 16) to change the roof of an existing garage.

#03-23 CONTINUATION OF HEARING - 30 DRAKE AVENUE, Wilda Savarese, owner, (tax map 153.05-3-08) requesting a 1.91 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9); an 11.83 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); and a variance to allow the Floor Area Ratio to increase to .46 (a .11 [31%] increase over the allowable F.A.R.) (Article VIII, §197-86, Table A, Col. 5) for a rear addition to the kitchen, and a new bedroom in the front with a complete facade renovation.

#03-24 CONTINUATION OF HEARING - 151 APAWAMIS AVENUE, John & Corinne Forster, owners, (tax map 146.15-1-33) requesting a 22 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for a deck.

#03-25 11 HANNAN PLACE, Grace Associates, II, L.L.C., owners, (tax map 152.12-1-1.14) requesting a 2 ft., 10 in. front yard variance (Article VIII, §197-86, Table A, Col. 8); and a variance to allow the Floor Area Ratio to increase to .26 (a .01 [4%] increase over the allowable F.A.R., or a 99 [2.6%] increase over the allowable floor area) (Article VIII, §197-86, Table A, Col. 5) to remove the existing garage and build a new addition with family & mud room on first floor with new two-car garage, and new master bedroom suite above with one additional bedroom, and add a portico for a covered front entry.

#03-26 30 RIDGELAND TERRACE, James & Annette Pagliatti, owners, (tax map 146.19-55-7) requesting a 24.05 ft. front yard variance (Article VIII, §197-86, Table A, Note (b), Par. [1]); a 3.0 ft. side yard variance (Article VIII, §197-86, Table A, Col. 8); a 1.93 ft. two-side yard variance (Article V, §197-56); and a variance to allow the Floor Area Ratio to increase to .59 (a .09 [18%] increase over the allowable F.A.R., or a 444 [19%] sq. ft. increase over the allowable sq. footage) (Article V, §197-43) for a second floor and attic over all of existing house, and adding a small portico over front door.

#03-27 3 ROGER SHERMAN PLACE, Michael & Mary Lyons, owners, (tax map 146.14-2-9) requesting a 4 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9); a 37 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); and a variance to allow the Floor Area Ratio to increase to .23 (Article VIII, §197-86, Table A, Col. 11) for a multipurpose room; and requesting a 14" modification of a rear variance approved in 1996 (#96-53).

#03-28 6 PINE LANE, Christopher & Allyson Martin, owners, (tax map 146.14-2-25) requesting a 5.5 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); and a variance to allow the Floor Area Ratio to increase to .30 (a .05 [20%] increase over the allowable F.A.R., or a 952 sq. ft. increase over the allowable sq. footage) (Article VIII, §197-86) for a bedroom on the second floor, a storage appendage for the garage, a bay to the dining room, and expansion and roofing over existing rear deck.

#03-29 237 PURCHASE STREET, Mr. & Mrs. Salvatore Delio, owners, (tax map 139.19-2-52) requesting a variance to allow the height of the building to exceed 2 ½ stories in height (Article VIII, §197-86, Table A); and a variance to allow the Floor Area Ratio to increase to .62 (a .12 [24%] increase over the allowable F.A.R., or a 1070 [24%] sq. ft. increase over the allowable sq. footage) to occupy third floor attic space and add a covered porch.

#03-30 11 SOUND DRIVE, Jeffrey & Melinda Tepler, owners, (tax map 153.09-1-1) requesting a 10.7 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for an existing deck.

#03-31 9 WILSON DRIVE, Victoria DiLeo, owner, (tax map 146.17-1-66) requesting a 3.1 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for an existing deck.

#03-32 707 FOREST AVENUE, Richard Morgner & Kimberly Short, owners, (tax map 153.11-2-15-18.15) requesting a 1 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for an addition.

#03-33 49 GREEN AVENUE, Richard & Lana Palmese, owners, (tax map 153.11-2-60) requesting an 11.5 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for a wood deck over the existing masonry patio.

#03-34 11 HOLLY LANE, Mr. & Mrs. J. Donovan, owners, (tax map 146.07-4-46) requesting a 21.1 ft. two side yard variance (Article V, §197-56, Table A) for a dining room, master bath and additional bedroom addition.

#03-35 12 VALLEYVIEW AVENUE, Charles & Edmee Zahringer, (tax map 153.11-2-41) requesting a variance to allow the Floor Area Ratio to increase to .36 (a .06 [20%] increase over the allowable F.A.R.) (Article VIII, §197-86, Table A, Col. 5) for a proposed addition.

Plans and other data pertaining to these applications are on file at the office of the City Clerk and open for public inspection. All persons, including corporations, interested in any of these matters will be given an opportunity to be heard.

Inspection of these properties is usually scheduled for 10:00 AM the Sunday preceding the Board of Appeals' meeting. All persons are invited to attend the inspection. Those interested should meet at the SW corner of Elm Pl. and Purchase St.

Susan A. Morison
Secretary, Board of Appeals

Dated: April 7, 2003