

**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, May 15, 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.

**#02-56 670 MILTON ROAD, Brailsford & Company, owner**, (tax map 153.10-1-4) incorporated into #03-36.

**#03-36 CONTINUATION OF HEARING - 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 POSTPONED - REQUEST OF INTERPRETATION BY BOARD OF APPEALS from Joseph L. Latwin, Attorney**

**#03-03 MODIFIED POSTPONED - 5 ELDREDGE COURT, Gabriel & Diana Benincasa, owners** (tax map 153.05-3-49) requesting a variance to allow the Floor Area Ratio to increase to .45 (a 15 [50%] increase over the allowable F.A.R. of a standard lot or a 1242 [41.4%] sq. ft. increase over the allowable floor area) (Article VIII, §197-86, Table A, Col 5); and a 12 ft. rear yard variance (Article VIII, §197-86, Table A, Col 11) to finish space over garage for an additional bedroom and bathroom and construct a one story addition for a family room.

**#03-17 POSTPONED - 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.

**#03-25 CONTINUATION OF HEARING - 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%] sq. ft. 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 CONTINUATION OF HEARING - 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.

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

**#03-37 31 EVERGREEN AVENUE, Edward Gargiulo, owner**, (tax map 139.19-3-14) requesting a 2.8 ft. side yard variance (Article VIII, §197-86, Table A, Col 16) to replace existing garage.

**#03-38 14 ELMWOOD AVENUE, Michael Niss, owner**, (tax map 146.19-5-27) requesting an 18.5 ft. rear yard variance (Article VIII, §197-86, Table A, Col 11) to add a second floor bedroom over existing first floor extension.

**#03-39 15 PINE LANE, Terry & Maryann Cassidy, owners**, (tax map 146.14-2-19) requesting an 8.25 ft. side yard variance (Article VIII, §197-86, Table A, Col 9); a 15 ft. rear yard variance (Article VIII, §197-86, Table A, Col 11); and a 5 ft. side yard variance (Article VIII, §197-86, Table A, Col 16) for an addition and single car detached garage.

**#03-40 45 ALLENDALE DRIVE, William & Carla Eggers, owners**, (tax map 153.6-3-9) requesting a 13 ft. rear yard variance (Article VIII, §197-86, Table A, Col 11) for a deck.

**#03-41 3 ELDREDGE PLACE, Michael & Donna Wasserman, owners**, (tax map 146.17-3-19) requesting a 2 ft. side yard variance (Article VIII, §197-86, Table A, Col 9); and a variance to allow the Floor Area Ratio to increase to .39 (a .09 [30%] increase over the allowable F.A.R. for a standard lot, or 541 [18%] sq. ft. over the allowable floor area) (Article VIII, §197-86, Table A, Col 5) for a one story family room addition.

**#03-42 240 MILTON ROAD, Mr. & Mrs. William Shea, owners**, (tax map 146.15-2-1) requesting a 3.15 ft. side yard variance (Article VIII, §197-56); and a variance of 13.50 ft. for the two side yards (Article V, §197-56) for an existing addition, open porch and deck.

**#03-43 160 MIDLAND AVENUE, Douglas & Victoria Lucas, owners**, (tax map 146.15-1-25) requesting a 5.25 ft. total two-side yard variance (Article VIII, §197-86, Table A, Col 10) for a sun room to side of house.

**#03-44 7 EVE LANE, John & Eileen Bird, owners**, (tax map 145.15-1-59) requesting a 2.1 ft. side yard variance (Article VIII, §197-86, Table A, Col 9); and a variance of 2.1 ft. total two side yard variance (Article VIII, §197-86, Table A, Col 12) for a basement and two-car garage.

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 6:00 P.M. 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: May 5, 2003