

**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, June 19, 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.

**#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**

**#03-17 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 .04 [11.43%] increase over the allowable F.A.R., or a 331 [12.4%] 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 Pugliatti, 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.

**#03-38 CONTINUATION OF HEARING - 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.

**#03-41 CONTINUATION OF HEARING - 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 .38 (a .08 [26.67%] increase over the allowable F.A.R. for a standard lot, or 465 [15.5%] sq. ft. over the allowable floor area) (Article VIII, §197-86, Table A, Col 5) for a one story family room addition.

**#03-43 CONTINUATION OF HEARING - 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.

**#03-45 61 MIDLAND AVENUE, Scott & Regina Beechert, owners,** (tax map 146.19-1-12) requesting a 6.67 ft. rear yard variance (Article V, §107-66); and a variance to increase the Floor Area Ratio to .46 (a .11 [31.4%] increase over the allowable F.A.R. or a 348.03 [13.25%] sq. ft. increase over the allowable square footage) to expand the second story for two additional bedrooms and one bathroom.

**#03-46 40 LINDBERG AVENUE, Frederic & Maria Sasse, owners,** (tax map 153.06-2-23) requesting a 6.5 ft. rear yard variance (Article VIII, §198-86, Table A, Col. 11) for a sunroom.

**#03-47 36 SANFORD STREET, John & Patricia Miley, owners,** (tax map 146.15-3-31) requesting a 5 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for an existing deck.

**#03-48 33 ISLAND DRIVE, Scott & Helen Yeager, owners,** (tax map 147.09-1-24) requesting a 17.15 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9); and a variance to allow the Floor Area Ratio to increase to .164 (a .014 [9.33%] increase over the allowable F.A.R., or a 907 [9.47%] sq. ft. increase over the allowable floor area) (Article VIII, §197-86, Table A, Col. 5) for a new kitchen addition.

**#03-49 405 GRACE CHURCH STREET, Mr. & Mrs. Andrew Keller, owners,** (tax map 139.20-1-23) requesting a 3.16 ft. side yard variance (Article VIII, §197-56); and an 8.12 ft. total side yard variance (Article V, §197-56) for a screen porch and deck.

**#03-50 26 VALLEYVIEW AVENUE, Alan & Louise Weil, owners,** (tax map 153.11-1-28) requesting a 1.75 ft. total of two-side yard variance (Article V, §197-56); and a variance to allow the Floor Area Ratio to increase to .44 (a .14 [47%] increase over the allowable Floor Area Ratio for a standard lot, or a 352 [12%] sq. ft. increase over the allowable sq. footage for a substandard lot) (Article V, §197-43) for a two story rear addition.

**#03-51 6 DALPHIN DRIVE, Bernard Curry, owner,** (tax map 153.06-1-33) requesting a variance to allow the Floor Area Ratio to increase to .37 (a .07 [22%] increase over the allowable F.A.R., or an 867 [22%] sq. ft. increase over the allowable square footage) (Article VIII, §197-86, Table A, Col. 5) to reconstruct the house.

**#03-52 4 BIXBY COURT, David & Kimberly Gordon, owners,** (tax map 152.15-1-1.4) requesting a variance to allow the Floor Area Ratio to increase to .26 (a .01 [4%] increase over the allowable F.A.R., or a 229.5 [5.6%] sq. ft. increase over the allowable square footage) (Article VIII, §197-86, Table A, Col. 5) to extend the existing mudroom/laundry room.

**#03-53 11 HALL'S LANE, Coby & Alison Stilp, owners**, (tax map 153.14-1-9) requesting a 1.4 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for an existing addition/renovation.

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: June 9, 2003