

**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, July 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.

**#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.

**#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.

**#03-48 CONTINUATION OF HEARING - 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.

**#03-51 CONTINUATION OF HEARING - 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.

**#03-55 20 BULKLEY MANOR, Steven & Diane Mandracchia, owners,** (tax map 146.19-2-50) requesting an 18.9 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); and a variance to allow the Floor Area Ratio to increase to .42 (a .02 [5%] increase over the allowable F.A.R., or a 109 [4.2%] sq. ft. variance over the allowable floor area) (Article VIII, §197-86, Table A, Col. 5) for an addition.

**#03-56 39 ELMWOOD AVENUE, John & Judy Hemsick, owners,** (tax map 146.19-6-05) requesting a 4.75 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9); a total of two side yard variances of 2.58 ft. (Article V, §197-56); and a variance to allow the Floor Area Ratio to increase to .55 (a .10 [.216%] increase over the allowable F.A.R.) (Article V, §197-43) for a two story addition to the rear of the house.

**#03-57 45 FRANKLIN AVENUE, Fred & Wendy Buffone, owners,** (tax map 146.18-1-70) requesting a 5 ft. side yard variance (Article VIII, §197-86, Table A, Col. 16) for a one car detached garage.

**#03-58 50 HILLSIDE ROAD, John P. Cooney, Jr., owner**, (tax map 139.19-3-21.2) requesting a 9.3 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9) for a den/office space on the first floor, and to expand the master bedroom on the second floor.

**#03-59 13 ONONDAGA AVENUE, Mr. & Mrs. John Hunter Baldwin, owners**, (tax map 139.19-1-44) requesting a 17.5 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); and a variance to allow the Floor Area Ratio to increase to .377 (a .027 [7.7%] increase over the allowable F.A.R.) for a one story kitchen, office, and mudroom addition.

**#03-60 14 LAKE ROAD, Serge Nivelles & Paula Gamache, owners**, (tax map 152.16-1-55) requesting a 30 ft. front yard variance (Article VIII, §197-86, Table A, Note b-1); and a variance to allow the Floor Area Ratio to be .216 (a .016 [8%] increase over the allowable F.A.R., or a 535 [8.3%] sq. ft. increase over the allowable sq. footage (Article VIII, §97-86, Table A, Col. 5) for a one and two story addition for a new garage, a new family room, and a new master bedroom.

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 interested in attending are invited to meet at the SW corner of Elm Pl. and Purchase St.

Susan A. Morison  
Secretary, Board of Appeals

Dated: July 7, 2003