

**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, October 19, 2006 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.

#06-61 CONTINUATION OF HEARING - 348 MIDLAND AVENUE, Paul & Cindy Gencarelli, owners, (tax map 146.11-3-49) requesting a 0.15 ft. corner side yard variance (Article VIII, §197-86, Table A, Note C); and a variance to allow the Floor Area Ratio to increase to .55 (a .10 [22.62%] increase over the allowable F.A.R., or a 398 [17.69%] sq. ft. increase over the allowable sq. footage) (Article VIII, §197-86, Table A, Col. 5) for a new house.

#06-63 CONTINUATION OF HEARING - 2 HICKORY DRIVE, Mr. & Mrs. Cozzi, owners, (tax map 153.06-2-11) requesting a 2 ft. variance over the allowable first floor height (Article V, §197-46.1) to build first floor height of new house more than 3 ft. above grade.

#06-66 CONTINUATION OF HEARING - 8 CHAMBERLAIN STREET, Frank Garritano, owner, (tax map 153.06-3-42) requesting a 2 ft. (elevation 25 ft.) variance over the allowable first floor height (Article V, §197-46.1) to build a house with a first floor level 5 ft. above the existing grade.

#06-67 CONTINUATION OF HEARING - GREENHAVEN ROAD (GREENHAVEN BEACH CLUB), Greenhaven Rye Association, owner, (tax map 153-17.1-6) requesting a 69.29 ft. and 74 ft. variance (Article VIII, §197-86, Table A, Col. 12); and a variance to comply with additional construction requirements (Chapter 100, Article II, §100-5 A (11) to relocate existing Kayak storage racks, and to remove existing cabana and rebuild it to another location.

#06-70 2 RYE ROAD, William & Sally Morningstar, owners, (tax map 152.12-1-34) requesting an 8 ft. variance from 100 ft. setback from centerline of Boston Post Road (Article VIII, §197-86, Table A, Note b2); a 9 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); and a 10 ft. variance (Article VIII, Table C, Paragraph 9b) to construct a new covered porch, relocate attached garage, and relocate swimming pool equipment.

#06-71 30 DEARBORN AVENUE, Dom Petruzelli, owner, (tax map 153.7-2-25) requesting a 2.2 ft. side yard variance (Article V, §197-66, Table A, Col. 9); and an 11 ft. rear yard variance (Article V, §197-66) for a deck.

#06-72 36 NEW STREET, Raul Bello, owner, (tax map 139.19-3-71) requesting a 24.42 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); an 18.875 ft. total of two side yard variance (Article VIII, §197-86, Table A, Col. 10); an 8 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9); and a variance to allow the Floor Area Ratio to increase to 1.02 (a .42 [70%] increase over the allowable F.A.R., or a 560 [70%] sq. ft. increase over the allowable sq. footage) (Article V, §197-43) for an existing enclosed front porch, and a rear addition.

#06-73 12 PALISADE PLACE, Varghese Ninan, owner, (tax map 146.11-2-40) requesting a 5 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9) for a three car garage.

#06-74 280 RYE BEACH AVENUE, Michael & Maria Sabe, owners, (tax map 146.19-6-83.4) requesting a 0.2 ft. total of two side yard variance (Article VIII, §197-86, Table A, Col. 10); and a variance to allow the Floor Area Ratio to increase to .3884 (a .0384 [10.57%] increase over the allowable F.A.R., or a 382.25 [10.83%] sq. ft. increase over the allowable sq. footage (Article VIII, §197-86, Table A, Col. 5) for a family room.

#06-75 42 NEW STREET, S. Zecca & E. Stach, owners, (tax map 139.19-3-73) requesting a 25 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); a 5.37 ft. side yard variance (Article V, §197-56, Col. 9); and an 18.33 ft. total of two side yard variance (Article V, §197-56) for a family room and bedroom addition above.

#06-76 74 FAIRWAY AVENUE, Glenn & Kim Kaufman, owners, (tax map 153.11-2-71) requesting a 4 ft. side yard variance (Article V, §197-86); and a 4 ft. total of two side yard variance (Article V, §197-86, Table A, Col. 10) for a two car garage.

#06-77 130 GRACE CHURCH STREET, Joseph & Tanya Messina, owners, (tax map 146.8-2-2) requesting a 7.08 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); and a variance to allow the Floor Area Ratio to increase to .255 (a .005 [2%] increase over the allowable F.A.R., or a 68.75 [1.87%] sq. ft. increase over the allowable sq. footage) (Article VIII, §197-86, Table A, Col. 5) for an addition.

#06-78 21 HILL STREET, Anthony & Christine Lombardo, owners, (tax map 146.19-6-75) requesting a 16.25 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for an addition.

#06-79 21 FORDHAM AVENUE, Alan & Alicia Chabot, owners, (tax map 146.18-3-68) requesting a 4.66 ft. rear yard variance (Article VIII, 197-66) to build a roof over the garage doors and basement.

#06-80 4 PACKARD COURT, Ronald & Susan Wexler, owners, (tax map 146.14-1-43.4) requesting a 2 ft. variance from 100 ft. setback from centerline of Boston Post Road (Article VIII, §197-86, Table A, Note 2b) for a deck.

#02-56 Amended Modification 670 MILTON ROAD, Beechwind Properties LLC, owner, (tax map 153.10-1-4) requesting a 10 ft. variance to allow the driveway and vehicle turn around area to increase from 25 ft. to 35 ft.

#06-81 22 PARK LANE, Marc Avery, owner, (tax map 153.6-1-65) requesting a 2.5 ft. front side yard variance (Article VIII, §197-86, Table A, Col. 9); a 9.5 ft. total of two side yard variance (Article VIII, §197-89, Table A, Col. 10); and a 24.36 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for an addition.

#06-82 50 SOUNDVIEW AVENUE, Gary & Laura Basso, owners, (tax map 153..5-3-65) requesting a 5.69 ft. front yard variance (Article VIII, 197-86, Table A, Col. 8), a 0.7 ft. total of two side yard variance (Article VIII, §197-86, Table A, Col. 11); and a variance to allow the Floor Area Ratio to increase to .4332 (a .0832 [23.76%] increase over the allowable F.A.R., or a 565.5 [21.91%] sq. ft. increase over the allowable sq. footage (Article VIII, §197-86, Table A, Col. 5) for additions.

#06-83 Holly O'Neill, President, The Rye September 11, 2001 Memorial, Inc., requesting a variance for a pedestrian bridge over Blind Brook (Chapter 100) to allow the lowest member of the structure to be at an elevation of 20.22 ft.

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 will be made by Board members at various times between Saturday, October 14 and Thursday, October 19 prior to the meeting.

Susan A. Morison
Secretary, Board of Appeals

Dated: October 9, 2006