

**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, **March 19, 2009 at 7:30 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 held after 7:00 PM in Mayor's Conference Room.

#09-01 ADJOURNED APPLICATION, 873 BOSTON POST RD. Rye Nature Center, City of Rye, Owner (tax map 146.10-2-23) requesting a height variance (Chapter 90, §90-4,5,6,11,17) to install 8' deer fencing.

#09-05 ADJOURNED APPLICATION 15 Edgar Pl, Rye-Cottage Holdings, LLC, Owner, (tax map 139.20-1-14) requesting a variance to reduce the lot to a minimum size of 1939 sq. ft, per family, a variance to increase the number of allowable units to 22 (Chapter 197, Article VIII, Section 197-86, Table A, Col. 2), a variance to allow the percentage of affordable units to be dropped to 50% (Chapter 197, Article VIII, Section 197-86, Table A, Col. 2) and a variance to reduce the number of parking space to 28., (Chapter 197, Article IV, Section 197-28) to construct 11 moderate income senior citizen and 11 market rate senior citizen housing units.

#09-06 ADJOURNED APPLICATION 76 Hewlett Ave., Graziano C. Carlon, Owner, (tax map 153.11-1-29) requesting a variance for a 1.5 ft. first floor elevation (Chapter 197, Article V, Section 197-46.1) to set the house above the water table.

#09-07 7 RIDGEWOOD DRIVE, Robert Zahm, Owner, (tax map 146.06-1-22) requesting a 1.45 ft. total of 2 side yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 10) and a variance to allow the F.A.R. to increase to .2795(a .0295 [11.80%] increase over the allowable F.A.R. or (a 542.38 [11.79%] sq. ft increase over the allowable square footage). (Chapter 197, Article VIII, §197-86, Table A, Col. 5) for to add second floor attic/roof over existing 1-story portion of house.

#09-08 15 CAYUGA STREET, Christopher & Patricia Mosher, Owners, (tax map 139.19-1-54) requesting a 7 ft rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col.11) and a variance to allow the F.A.R. to increase to .38(a .03 [8.57%] increase over the allowable F.A.R. or 223.75[8.12%] square foot increase over the allowable square footage) (Chapter 197, Article VIII, §197-86, Table A, Col. 5) to build additions.

#09-09 40 HALLS LANE, James & Jacqueline Jenkins, Owners (tax map 153.14-1-16) requesting a 18.75 ft side yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 9) a 15 ft. total of two side yard variance (Chapter 197 Article VIII, §197-86, Table A, Col. 10) and variance to allow the lot width to

be reduced (Chapter 197, Article VIII, §197-86, Table A, Col. 6) for an existing garage/bedroom expansion and a family room/ master bedroom expansion.

#09-10 **15 VALLEVIEW AVENUE, Mark & Cara Erickson, Owners,** (tax map 153.11-2-40) requesting a 9.38 ft rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 11) to construct a half flight of stairs.

#09-11 **78 PURCHASE ST., Realty 3 Associates LLC, Owners,** (tax map 146.7-3-7) requesting a parking variance (1 space) (Chapter 197, Article IV, §197-26.1 & 197.28).

#09-12 **22 MANURSING AVENUE, Alan Mun, Owner,** (tax map 146.12-1-01) requesting a variance to allow a (3) three-story structure for occupancy (Chapter 197, Article VIII, §197-86, Table A, Col 13).

#09-13 **18 DAVIS AVENUE, David & Michele Vanslette, Owners,** (tax map 146.12-1-09) requesting a 1.10 ft. front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 8) and a .70 ft side yard variance (Chapter 197, Article, VIII, §197-86, Table A, Col. 9) to add a front porch and extend back of house.

#09-14 **2 GOLDWIN STREET, Mark Dellicolli, Owner,** (tax map 146.11-3-68) requesting a variance to allow a (3) three-story structure for occupancy (Chapter 197, Article VIII, §197-86, Table A, Col 13).

#09-15 **96 HIX AVENUE, Anthony Cassano,** (tax map 153.6-2-62) requesting a 1.7 ft side yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 9) for new house on existing foundation.

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, March 14, 2009 and Thursday, March 19, 2009 prior to the meeting.

Due to the possibility of a meeting cancellation, applicants and interested parties should call the City Clerk's office (914 967-7371) the day of the meeting (after 2:00 P.M.) to confirm meeting date and time.

Dawn F. Nodarse
Secretary, Board of Appeals
Dated: March 6, 2009