

**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, **April 16, 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.

#09-05 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.

#09-14 ADJOURNED 2 GOLDWIN ST., 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).

#09-16 33 STUYVESANT AVE., Robert & Barbara Cavicchio. Owners, (tax map 153.11-2-72) requesting 14 ft. front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 9 and §197.52 to construct an exercise room addition above existing garage

#09-17 308 RYE BEACH AVE., Tyler & Carrie Locktoh, Owners, (tax map 146.19-6-56) requesting a .7 ft front yard variance and 1 ft. rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 8,11) respectively to add full second floor over part of house and build new front portico.

#09-18 27 ½ BECK AVE., Through the Looking Glass, Inc., Owner (tax map 146.19-4-10) requesting a variance for a lot size reduction of Lot A to 5,600 sq. ft. and a lot size reduction of Lot B to 5802 (Chapter 197, Article VIII, §197-86, Table A, Col. 5) and a variance for a lot width reduction for Lot A to 50.16 ft, and a lot width reduction for Lot B to 50.16 ft. (Chapter 197, Article VIII, §197-86, Article VIII, Table A, Col. 7) to subdivide existing property into three single- family building lots.

#09-19 **131 PURCHASE ST., FIRST 131 PURCHASE ST. ASSOCIATES, LLC, Owner,** (tax map 139.19-2-73) requesting a variance to allow permanent awnings with signage (Chapter 165, §165-7.c)

#09-20 **18 ADELAIDE ST., Ron Castiglia, Owner.** (tax map 146.19-3-09) requesting a 4.3 ft rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 4) to build a deck.

#09-21 **5 PARKWAY DR., Michelle Herrera,** (tax map 146.14-1-44) requesting a 2.4 ft side yard variance, an 8.5 ft setback variance (Chapter 197, Article VIII, §197-86, Table A, Col. 8, 3, respectively) and a variance to allow a proposed deck to be 63 ft. from the center line of the Boston Post Rd. (Chapter 197, Article VIII, §197-86, Table A, Note BZ).

#09-22 **FOREST AVE. & LONG ISLAND SOUND, Water's Edge Condominiums, Owners,** (tax map 153.07-3-92.1) requesting a height variance to replace an existing 6 ft. fence (Chapter 90, §90-10).

#09-23 **1 ROCKRIDGE RD., Adam & Stephanie Rowbotham, Owners** (tax map 146.12-2-40) requesting a 1 ft. front yard variance, a 3.7 ft side yard variance and a 19 ft. rear yard variance (Chapter 197, Article VIII, Section 197-86, Table A, Col. 8,9,11, respectively) to add second floor, a rear deck and rebuild side room.

#09-24 **51 GREEN AVE., Richard & Michele Cappellano, Owners,** (tax map 153.11-2-61) requesting a .1 ft. front yard variance, an 8.3 ft. rear yard variance a .2 ft. side yard variance (Chapter 197, Article VIII, §197-86. Table A, Col. 8,9,11, respectively) and a variance to allow the F.A.R. to increase to .33(a .03 (10%) increase over the allowable F.A.R. or 342(11.4%) sq. foot increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A, Col. 5) to add new second floor and renovate.

#09-25 **30 ELM PL., BJ Adams Real Estate Management, Ltd, Owner,** (tax map 146.07-1-55) requesting a 7.67 ft. height variance, a variance to allow a four story building (Chapter 197, Article VIII, §197-86, Table B, Col. 3, 11, respectively) and parking variance (Chapter 197, Article III, Section 197-26.1 & 197.28.8) to construct a four story mixed use structure with retail and residential apartments and no on-site parking.

#09-26 **22 LOCUST AVE., 22 Locust Ave. LLC, Owner,** (tax map 146.07-2-10) requesting a variance to allow the structure to be 3 ½ stories (Chapter 197, Article VIII, §197-86, Table B, Col. 11), a variance from Chapter 197, Article V, §197-69 and a variance to allow the F.A.R. to increase to .6313 (a .1316 (26.32%) increase over the allowable F.A.R. or 871 (26.32%) sq. ft. increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table B, Col. 4) to build a mixed used building with office, retail & residential.

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, April 10, 2009 and Thursday, April 16, 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: April 3, 2009