

**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, **May 21, 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.

**#09-18 ADJOURNED 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 Lots A and B to 5,700 sq. ft. (Chapter 197, Article VIII, §197-86, Table A, Col. 5), a variance for a lot width reduction for Lots A and B to 50 ft, (Chapter 197, Article VIII, §197-86, Article VIII, Table A, Col. 7) and a variance to reduce the front yard setback in Lot C to 16.5 (a variance of 2.0 feet) (Chapter 197, Article V, §197-48) to subdivide existing property into three single- family building lots.

**#09-21 ADJOURNED 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).

**#09-25 ADJOURNED 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 ADJOURNED APPLICATION 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.

**#09-27 36 DAVIS AVE, Richard & Maiju Savage. Owners**, (tax map 146.12-1-6) requesting a 2.91 ft. total of 2 side yard variance (Chapter 197, Article V, §197-56) for addition over existing one-story structure.

**#09-28**      **4 DEARBORN AVE., Maria Corsaro, Owner,** (tax map 153.07-2-20) requesting 4 ft. front yard variance (Chapter 197, Article VIII, §197-86, Table A, Column 8), a 10-ft. rear yard variance (Chapter 197, Article V, §197-66), a 3.5-ft. side yard variance (Chapter 197, Article V, §197-56), and a variance to allow the F.A.R. to increase to .583 (a .133 (29.56%) increase over the allowable F.A.R. or 1593.34 (41.73%) sq. ft. increase over the allowable square footage (Chapter 197, Article V, §197-43) to build a 2<sup>nd</sup> fl. addition.

**#09-29**      **25 ONONDAGA ST., Robert and Kathryn Peterson, Owners,** (tax map 139.19-1-46) requesting a 5.40 ft. total of 2 side yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 10) and an 18 ft. rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 11) to build a one-story addition and deck.

**#09-30**      **60 MIDLAND AVE., James Jackson, Owner,** (tax map 146.19-2-31) requesting a 2.50 ft. side yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 9) and a 6.5-ft. rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 11) to renovate the first floor and add a second floor.

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, May 16, 2009 and Thursday, May 21, 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: May 8, 2009