

**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, **June 17, 2010 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.

#10-14 ADJOURNED APPLICATION 1 ORCHARD LANE, Andrew Torregrossa, Owner, (tax map 146.19-2-22) requesting legalization of an existing fence (Chapter 197-1, Chapter 90-2, 90-3, 90-4).

#10-17 ADJOURNED APPLICATION 27 CHESTER DRIVE, David A. Ben-Meir, Owner (tax map 152.16-2-22) requesting a variance to allow the F.A.R. to increase to .252 (a .052(25.99%) increase over the allowable F.A.R or 951 (21.83%) sq. ft. increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A, Col. 5) to build a one-story rear addition.

#10-21 ADJOURNED APPLICATION 28 FAIRLAWN STREET, Joseph R. Viger, Owner (tax map 153.11-1-8) requesting a .3 ft front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col 8) and a variance to allow the F.A.R. to increase to .385 (a .034(9.7%) increase over the allowable F.A.R. or 284.50 (9.85%) sq. ft increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A, Col. 5) to construct two-story addition and garage.

#10-24 POSTPONED APPLICATION 7 FIELDSTONE ROAD, David & Susan Mullane, Owners, (tax map 146.16-1-16) requesting a variance to allow the F.A.R. to increase to .303 (a .053) increase over the allowable F.A.R. or 231 (6.364%) square foot increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A, Col. 5) to construct new house.

#10-25 ADJOURNED APPLICATION 9 HILLCREST LANE, Michael & Tiffany Caiati, Owners (tax map 146.15-2-35) requesting a 17 ft. front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 8) to modify existing front steps and landing.

#10-26 9 BULKLEY MANOR, Michele & Marie Boccino, Owners, (tax map 146.19-2-70) requesting a 14.40 ft. rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 11) for a deck.

#10-27 31 OAKLAND BEACH AVE., Theresa McKeown, Owner, (tax map 146.17-3-12) requesting a variance to allow the F.A.R. to increase to .32 (a .02(6.67%) increase over the allowable F.A.R. or 229.816 (7.359%) sq. ft. over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A, Col. 5) to enlarge existing room on 2nd fl. for a master bedroom.

#10-28 65 BEVERLY DR. Ichiko & Romi Munakata, Owners, (tax map 146.14-1-55) requesting a 17.7 ft. rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 11) to construct new rear deck.

#10-29 89 FLORENCE AVE., Mr. & Mrs. Serena, Owners, (tax map 153.05-2-04) requesting a 3.5 ft. front yard variance (Chapter 197, Article VIII, §197-86. Table A, Col. 8) for a new 2nd fl. and new front and side porch.

#10-30 **10 INDIAN HILL RD., Stephen & Kathleen McCarthy**, (tax map 146.15-2-16) requesting a 3.71 ft front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 8) and a variance to allow the F.A.R. to increase to .36 (a .01 (2.9%) increase over the allowable F.A.R. or 96.77 (3.5%) sq. ft. increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A, Col. 5) to construct one-story roofed porch, rebuild garage, add study above it and raise rooflines at right side of house.

#10-31 **8 ELMWOOD AVE., Timothy & Lindsey Martin, Owners** (tax map 146.19-5-30) requesting a 2.17 ft. front yard variance (Chapter 197, Article V, §197-48) to construct one-story wrap-around porch.

#10-32 **6 GREENACRES DR., Ira Nordlicht, Owner**, (tax map 146.15-1-06) requesting a 14.6 ft. rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col.11) to legalize a rear deck.

#10-33 **7 BARBARA CT., Paul Zaicek, Owner**, (tax map 146.11-1-61) requesting a 7.0 ft. front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 8) and a variance to allow the lot width to be reduced to 65 feet (Chapter 197,Article V, §197-36) to construct a front porch.

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, June 12, 2010 and Thursday, June 17, 2010 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: June 7, 2010