

**MINUTES of the regular meeting of  
the Board of Appeals of the City of Rye held  
in City Hall on June 19, 2014 at 7:30 P.M.**

**PRESENT: ALAN WEIL, CHAIR  
SUSAN BROWN  
DAVID CUTNER  
SERGE NIVELLE  
MAUREEN POWERS  
ALAN WIENER**

**PRESENT: ANTHONY PISCIONERE  
ALSO PRESENT: MAUREEN ECKMANN**

**Joseph Sack, City Council Liaison, (Absent)**

**The following applications were postponed to the July 17, 2014 meeting:**

<b>#14-22 Sanjay Sharma 9 Mead Pond Ln 146-10-2-65</b>	<b>Isaac &amp; Donna Zion 50 Cowles Ave. 146-15-2-22</b>
--	--

**The following applications were adjourned to the July 17, 2014 meeting:**

<b>#14-24 Ganz Easy Street Inc. JCS 2 Second St. 146-7-1-19</b>	<b>#14-25 Oskar Lewnowski 75 Stuyvesant Ave. 153-14-14</b>
---	--

**The following applications were heard at this hearing and a decision was rendered:**

**#14-25  
Oskar Lewnowski  
75 Stuyvesant Ave.  
153-14-14**

**In accordance with the Findings and Decision proposed by Mr. Wiener, seconded by Mr. Weil, the Board voted to grant the 11.83 ft. front yard variance and the 1.83 ft. rear yard variance, conditioned upon the applicant's agreement to permanently remove the curb cut along Halls Lane leading to the carriage house/barn. Regarding the Accessory Uses**

Variance the Board voted to keep the application open and to hear further testimony at the July 17, 2014

**ROLL CALL:**

**AYES:** Ms. Brown, Mr. Cutner, Nr. Nivelle, Mrs, Powers, Mr. Wiener, Mr. Weil  
**NAYS:** None  
**ABSENT:** Mr. Piscionere

---

**#14-33**  
**Donald & Marie Svoboda**  
**10 Halsted Pl.**  
**153-7-1-65**

In accordance with the Findings and Decision proposed by Mr. Wiener, seconded by Mr. Weil , the Board voted to the Findings and Decision by the following vote:

**ROLL CALL:**

**AYES:** Ms. Brown, Mr. Cutner, Nr. Nivelle, Mrs, Powers, Mr. Wiener, Mr. Weil  
**NAYS:** None  
**ABSENT:** Mr. Piscionere

---

**#14-34**  
**Keith & Sarah Coyne**  
**19 Onondaga St.**  
**139-1-45**

In accordance with the Findings and Decision proposed by Mr. Nivelle , seconded by Mr. Wiener, the Board voted to adopt the Findings and Decision by the following vote:

**ROLL CALL:**

**AYES:** Ms. Brown, Mr. Cutner, Nr. Nivelle, Mrs, Powers, Mr. Wiener, Mr. Weil  
**NAYS:** None  
**ABSENT:** Mr. Piscionere

---

**#14-35**  
**David & Jennifer Dobell**  
**10 Central Ave.**  
**146-11-1-25**

In accordance with the Findings and Decision proposed by Mr. Wiener, seconded by Mrs. Powers, the Board voted to adopt the Findings and Decision by the following vote:

**ROLL CALL:**

**AYES:** Ms. Brown, Mr. Cutner, Nr. Nivelle, Mrs, Powers, Mr. Wiener, Mr. Weil

**NAYS:** None  
**ABSENT:** Mr. Piscionere

**#14-37**  
**Shane Wolford**  
**37 Valleyview Ave**  
**153-11-2-43**

In accordance with the Findings and Decision proposed by Mr. Weil, seconded by Mrs. Powers, the Board voted to adopt the Findings and Decision by the following vote:

**ROLL CALL:**

**AYES:** Ms. Brown, Mr. Cutner, Nr. Nivelles, Mrs. Powers, Mr. Wiener, Mr. Weil  
**NAYS:** None  
**ABSENT:** Mr. Piscionere

---

**#14-38**  
**Coveleigh Club**  
**459 Stuyvesant Ave.**  
**153-16-1-10**

In accordance with the Findings and Decision proposed by Mr. Wiener, seconded by Mrs. Powers, the Board voted to adopt the Findings and Decision by the following vote:

**ROLL CALL:**

**AYES:** Ms. Brown, Mr. Cutner, Nr. Nivelles, Mrs. Powers, Mr. Wiener, Mr. Weil  
**NAYS:** None  
**ABSENT:** Mr. Piscioner

---

**#14-39**  
**WR Investment Group LLC**  
**c/o Victoria Belluscio**  
**42 Colby Ave.**  
**146-18-1-47**

In accordance with the Findings and Decision proposed by Mr. Weil seconded by Mr. Wiener, the Board voted to adopt the Findings and Decision by the following vote:

**ROLL CALL:**

**AYES:** Ms. Brown, Mr. Cutner, Nr. Nivelles, Mrs. Powers, Mr. Wiener, Mr. Weil  
**NAYS:** None  
**ABSENT:** Mr. Piscioner

**Legal notice pertaining to the above stated public hearings was published in the City's official newspapers and notice of said public hearings was mailed to the owners of property in the immediate vicinity of the property of the petitioners.**

**Said Findings and Decisions, which will be filed with the respective applications, are made a part of these minutes, representing the majority vote of the members of the Board present.**

**Dawn F. Nodarse  
Secretary,  
Board of Appeals**

**TO: Christian K. Miller, City Planner, e-mail  
Noreen P. Whitty, City Assessor e-mail**