



PUBLIC NOTICE CITY OF RYE

PLEASE TAKE NOTICE that the Board of Appeals of the City of Rye, New York, will conduct an in-person meeting at Rye City Hall, 1051 Boston Post Road on **Thursday, January 8, 2026 at 6:00 pm.**

The following applications requesting relief of Chapter 197 of the Zoning Code of the City of Rye will be heard:

25-50 **2 Colby Avenue; Thomas Stein (Cont.)** owner/applicant (tax map 146.19-2-18) to construct a rear screen porch/deck addition. The following variances are required: 1) 20 ft. REAR: Article VIII, §197-86, Table A, Col. 11; 2) 0.022 (7.8% or 365 sq. ft.) FAR: Article VIII, §197-86, Table A, Col. 5

25-53 **8 Ridgewood Drive; Peter S. and Christine M. Duncan (Cont.)**, owner/applicant (tax map 146.6-1-17) to create one non-conforming dormer out of two existing non-conforming dormers. The following variances are required: 1) 30.0 ft REAR: Article VIII, §197-86, Table A, Col. 11 (proposed 2nd floor dormer)

25-54 **43 Locust Avenue; Kenneth Haas and Ursula Serluca (Cont.)**, owner/applicant (tax map 146.07-2-37) to create a new mixed-use 3-story building with first-floor parking, 2nd-floor office, and 3rd-floor residential. The following variances are required: 1) 1 BLDG. STORY: Article VIII, §197-86, Table A, Col. 13 (raising for potential flooding); 2) 4 parking spaces 197-28 Schedule of off-street parking requirements (1 parking space per 200 sq. ft. and 1 parking space for the 3rd floor residential space - C parking district); 3) 0.093 (18.6% or 582 sq. ft.) FAR: Article VIII, §197-86, Table A, Col. 5

26-01 **71 Brevoort Lane; Andrew and Malwina Johnston**, owner/applicant (tax map 152.20-1-18) to demolish the existing residence and build a new 2-story residence. The following variances are required: 1) 13.0 ft FRONT YARD FOR REAR LOT: Article V, §197-51 (proposed 2 1/2 story portion); 2) 2.5 ft FRONT YARD FOR REAR LOT: Article V, §197-51 (to proposed 1 story portico entry)

Plans and other data pertaining to these applications are available by [digital format](#) for public inspection by visiting www.ryeny.gov. The link will be posted on the calendar event of the Board of Appeals Meeting. If you have questions or comments, please contact the City Clerk at cityclerk@ryeny.gov

Exterior inspection of these properties will be made by Board members at various times between Thursday, January 1, 2026 and Thursday, January 8, 2026.

Due to the possibility of a meeting cancellation or postponement of an application, applicants and interested parties should check the City website calendar for the most up-to-date information.

Noga Ruttenberg
Secretary, Board of Appeals
Dated: December 23, 2025