



## 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, February 19, 2026 at 6:00pm.**

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

**25-54**      **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

**26-02**      **3 Ormond Place; Joseph and Kristin Kennedy**, owner/applicant (tax map 153.7-1-37) to widen the driveway to accommodate a second car and avoid blocking the garage. The following variances are required: 1) 30.0 ft PARKING SETBACK: Article IV, §197-30.C (parking in front yard setback)

**26-03**      **42 La Salle Avenue; Nicole Hazard**, owner/applicant (tax map 146.17-2-66) to build a second-floor master bath and closet over the existing first-floor office footprint. The following variances are required: 1) 5.0 ft FRONT: Article VIII, §197-86, Table A, Col. 8 (second story addition over existing); 2) 0.107 (28.3% or 743 sq. ft.) FAR: Article VIII, §197-86, Table A, Col. 5

**26-04**      **1 S Manursing Island Road; Manursing Island Club**, owner/applicant (tax map 147.13-1-2) to replace the existing tennis court with two new padel courts. The following variances are required: 1) 85.8 SETBACK: Article VIII, §197-86, Table C, Col. 12

**26-05**      **260 Purchase Street; 260 Purchase Street, LLC**, owner/applicant (tax map 139.19-3-12) to replace the existing 2-family home with a new flood-compliant 2-family home. The following variances are required: 1) 10.0 ft WIDTH: Article VIII, §197-86, Table A, Col. 7; 2) 0.50 BLDG. STORY: Article VIII, §197-86, Table A, Col. 13; 3) 2 ft. PARKING SETBACK: Article IV, §197-30.C; 4) 0.163 (36.2 % or 1,602 sq. ft.) FAR: Article VIII, §197-86, Table A, Col. 5

**26-06**      **250 Purchase Street; Tabatha Marraccini**, owner/applicant (tax map 139.19-3-16) to remove existing dwelling & related structures; construct new 2-family dwelling. The following variances are required: 1) 5.0 ft PARKING SETBACK: Article IV, §197-30.C (Parking in front & side yard setbacks); 2) 10.0 ft WIDTH: Article VIII, §197-86, Table A, Col. 7

**26-07**      **246 Purchase Street; Tabatha Marraccini**, owner/applicant (tax map 139.19-3-17) to remove existing dwelling & related structures; construct new 2-family dwelling. The following variances are required: 1) 5.0 ft PARKING SETBACK: Article IV, §197-30.C (Parking in front side & yard setbacks); 2) 10.0 ft WIDTH: Article VIII, §197-86, Table A, Col. 7

**Plans and other data pertaining to these applications are available by [digital format](#) for public inspection by visiting [www.ryeny.gov](http://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](mailto:cityclerk@ryeny.gov)**

**Exterior inspection of these properties will be made by Board members at various times between Thursday, February 12, 2026 and Thursday, February 19, 2026.**



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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: February 3, 2026