

**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, January 12, 2017. The deliberative session will begin at 7:00 PM, with the public meeting immediately following** on the applications requesting relief from Chapter 197 of the Zoning Code of the City of Rye.

**#16-58            20 BULKLEY MANOR, Daniel Allen (Continuation), Owner**, (tax map 146-19-2-50), requesting a variance to increase the F.A.R. to 0.461, a 0.061 (15.1%) increase over the maximum permitted F.A.R. or a 0.041 (9.6%) increase over the maximum permitted F.A.R. authorized by the 2003 approved variance allowing an F.A.R. of 0.42, (Chapter 197, Article VIII, §197-86, Table A, Col. 5), a 15.1 ft. rear yard variance (Chapter 197, Article V, §197-66 and Article VIII §197-86, Table A, Col. 11), a 5.5 ft. side yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 9) and a 4.5 ft. front yard setback variance (Chapter 197, Article V, §197-58) to construct a one-and-a-half-story detached garage.

**#16-64            98 WAPPANOCCA AVE., Mario Rodriguez (Continuation), Owner**, (tax map 139-19-2-41) requesting a 2.27 ft. total side yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 9) and a variance to increase the maximum permitted F.A.R. from 0.42 to 0.512, or an approximately 575 sq. ft. (22%) increase over the maximum permitted square footage. (Chapter 197, Article V, §197-43) to construct a new garage second floor addition.

**#16-66            96 PURCHASE ST., MSB Holdings, LLC (Continuation), Owners**, (tax map 146-7-1-40) requesting a six (6) space parking variance (Chapter 197, Article IV, §197-28).

**#16-67            2 GLEN OAKS DR., James & Lois Lavelle (Continuation), Owners**, (tax map 153-5-3-31) A 100 ft. minimum front yard dimension measured from the centerline of Boston Post Rd is required. A 79 ft. front yard is proposed. Applicant requesting a 21 ft. front yard variance. (Chapter 197, Article VIII, §197-86, Table A, Col. 8, footnote (b)[2] to construct new home.

**#17-01            39 MENDOTA AVE., Evan & Beth Bernardi, Owners**, (tax map 139-19-1-65), requesting a layout and location of off-street parking facilities. (Chapter 197

**#17-02            68 HILL ST., Jeffrey & Jacqueline Gowen, Owners**, (tax map 153-7-1-27), requesting 7.09 ft. front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 8) to construct new single family home.

**#17-03            34 & 36 NEW ST., Raul Bello, Owner**, (tax map 139-19-3-70 &139-19-3-71) requesting Board approval pursuant to Chapter 197, Article V, §197-37 to replot two adjacent and commonly owned non-confirming building lots to create more conforming building lots. Additional variances include a 23 ft. front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col: 8) for **34 New St.** and a 24.42 ft. front yard variance, a 6.87 ft. side yard variance (Chapter 197, Article VIII, §197-86, Table A, Cols: 8 & 9) a 1,660 sq. ft. minimum lot size variance Chapter 197, Article V, §197-37 and a 1-space parking variance (Chapter 197, Article IV, §197-28) for **36 New St.** to construct a new single family home.

**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, January 7, 2017 and Thursday January 12, 2017.**

**Due to the possibility of a meeting cancellation or postponement of an application, 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, time and agenda.**

**Carolyn D'Andrea  
Secretary, Board of Appeals  
Dated: January 2, 2017**