

VILLAGE OF RYE BROOK
938 King Street
Rye Brook, New York 10573
Phone (914) 939-1121 Fax (914) 939-5801

NOTICE OF HEARING ON APPLICATION

NOTICE IS HEREBY GIVEN that the undersigned has applied to the Zoning Board of Appeals of the Village of Rye Brook.

Application # 06-449

Applicant: Frank Drazka, Melissa Drazka,
Henry Klein, Kip Konigsberg
11 Sylvanleigh Road
Purchase, New York 10577

Applicant

Proposes to: Subdivide a 10' x 278.33' driveway, into three separate tax lots, as identified on the application as Lots "A", "B" & "C".

At the premises No. **44 Lincoln Avenue**, located in the R-12 Zone in the Village of Rye Brook, New York, situated on the west side of Lincoln Avenue, approximately 575 feet from the intersection of Lincoln Avenue and Pine Ridge Road, designated as **Section: 135.49 Block: 1 Lots: 3.1 and 3.2**, on the assessment Map of said Village being a variance from the Zoning Ordinance in the following respect:

Section: 250-21.E.(1) The Minimum required Lot Size is 12,500 square feet. The applicant proposes Lot "A" to be 1,407 square feet; Lot "B" to be 700 square feet & Lot "C" to be 701 square feet. Therefore Lot "A" requires a Lot Size Variance of 11,093 sq. ft.; Lot "B" requires a Lot Size Variance of 11,800 square feet and Lot "C" requires a Lot Size Variance of 11,799 square feet.

Section 250-21.E.(2) The minimum required Horizontal Circle Diameter is 100 feet. The applicant proposes a Horizontal Circle for Lot "A" to be 5.03 feet; Lot "B" to be 2.51 feet and Lot "C" to be 2.51 feet. Therefore Lot "A" requires a Horizontal Circle Variance of 94.97 feet, Lot "B" requires a Horizontal Circle Variance of 97.49 feet and Lot "C" requires a Horizontal Circle Variance of 97.49 feet.

Section 250-21.E.(3) The minimum required Frontage is 65 feet. The applicant proposes Frontage on Lot "A" to be 5.03 feet, Lot "B" to be 2.51 feet and Lot "C" to be 2.51 feet. Therefore Lot "A" requires a Frontage Variance of 69.97 feet, Lot "B" requires a Frontage Variance of 72.49 feet & Lot "C" requires a Frontage Variance of 72.49 feet.

Section 250-21.I. The Minimum required Open Space is 1200 square feet. The applicant proposes Lot "B" to have 700 square feet and Lot "C" to have 701 square feet. Therefore Lot "B" requires an Open Space Variance of 500 square feet and Lot "C" requires an Open Space Variance of 499 square feet.

A Public Hearing on said application will be held before on **November 7, 2006, at 8 o'clock in the p.m.** at the Village of Rye Brook Offices, 938 King Street, Rye Brook, New York 10573. Plans are on file at the Building Department and may be reviewed prior to the Public Hearing. If you have any questions, please contact the Building Department at 939-0668.

Dated: June 16, 2006

Christopher J. Bradbury, Village Clerk