### **ZONING BOARD OF APPEALS APPLICATION**

| Project Na  | ame, If Ap  | plicable:   | Bietsch F     | Residence     |             |  |       |
|-------------|-------------|-------------|---------------|---------------|-------------|--|-------|
| Project St  | reet Addr   | ess:3       | Lucille Plac  | e, Bronxville | , NY 10     | 708  |       |
| Section: _  | 80.G        | _ Block:    | 1             | Lot(s):_      | 19.A        | <b>Zone:</b> R-7.5                               |       |
| Applicant:  | Maria T.    | Bietsch     |               |               |             |  |       |
| Address:    |             |             | nyville NY 1  | 0708          |             |  |       |
| Phone #:_   |             |             |               | 0700          |             | Email: e.bietsch4@gmail.com                      |       |
| 1 110110 II | (0 + 1) + 1 |             |               |               | <del></del> | Enidii.  |       |
| Owner:      | Maria T.    | Bietsch     |               |               |             |  |       |
| Address:_   | 3 Lucille F | Place, Bron | nxville, NY 1 | 0708          |             |  |       |
| Phone #:_   | (914) 772   | 2-0828      |               |               |             | Email: e.bietsch4@gmail.com                      |       |
| Architect/E | Enginoor:   | Louis Cam   | ınana ΔΙΔ     |               |             |  |       |
| Address:_   | -           |             |               | IY 10708      |             |  |       |
| _           |             |             |               |               |             | Email: louis@louiscampanaarchitect.com           |       |
| 1 11011C #  | (- ,        |             |               |               |             | Enidii.  |       |
| Attorney:   |             |             |               |               |             |  |       |
|             |             |             |               |               |             |  |       |
|             |             |             |               |               |             | Email:   |       |
|             |             |             |               |               |             |  |       |
| Applicati   |             |             |               | <b>-</b>      |             |  |       |
|             |             | -           |               | e Zoning L    | aw or a     | a determination of the Building Inspector        |       |
| X           | Area        | a varianc   | e(s)          |               |             |  |       |
|             | Use         | Variance    | е             |               |             |  |       |
|             | Spe         | cial Perm   | nit Use       |               |             |  |       |
|             |             |             |               |               |             |  |       |
|             |             | e propos    | sed proje     | ct and na     | ture o      | f the interpretation, variance(s) and/or special | oerm) |
| being so    | ugnt:       |             |               |               |             |  |       |
|             |             | Drivew      |               |               |             | t to bring it into conformance (22')             |       |
|             |             |             | pave          | ment width    | exceeds     | s 20' maximum                                    |       |
|             |             |             |               |               |             |  |       |
|             |             |             |               |               |             |  |       |
|             |             |             |               |               | -           |  |       |
|             |             |             |               |               |             | · · · · · · · · · · · · · · · · · · ·            |       |
|             |             |             |               |               |             |  |       |
|             |             |             |               |               |             |  |       |

Town of Eastchester March 9, 2023

# ZONING BOARD OF APPEALS APPLICATION CHECKLIST

| APPLICATION CHECKLIST  |   |
|--|---|
| Submission Items   |   |
| All applications submitted to the ZBA must include:  |   |
| Cover Letter to the ZBA including, but not necessarily limited to:   | х |
| The zoning district within which the subject site is located   | Х |
| A brief description of the application and the interpretation, variances and or special permit being sought  | Х |
| 3. A statement of how the application meets the tests for area or use variances or meets the special permit  |   |
| requirements (A list of the tests for area and use variances is attached)  | Х |
| 4. Resubmissions to the ZBA, after an initial hearing, must include a statement of any additional information that was requested by the ZBA at the hearing and must indicate the response to such requests.  |   |
| Completed ZBA Application and Application Checklist  | X |
| Application Fee (see Fee Schedule, available in the Planning and Building Department or on the Town's website\   | Х |
| Completed Zoning Compliance Table (see attached zoning compliance tables)  | Х |
| Notice of Denial Letter  | Х |
| Short Environmental Assessment Form Part 1 ( <i>not</i> required for single-family residences)   |   |
| Site Location Map - showing the project site and all properties within 200 feet of the site boundaries.  | Х |
| List of properties within 200 feet of the site boundaries - including: section, lot and block, property owner name and street address necessary to meet notice requirements.   | Х |
| Zoning Map - indicating the zoning district within which the site is located and all zoning district boundaries within 200 feet of the site boundaries. (Mav be shown on the Site Location Map)  | х |
| Color photographs of the project site - labeled "Project Site" and where appropriate indicating views (e.g., front elevation, rear elevation, etc.\; 2 photographs per page.   | х |
| <u>Color</u> photographs of properties within the immediate vicinity of the project site to provide context for the application.  Photographs <u>must</u> be keyed to a Map (labeled by street address and indicating the photo view (arrow showing the direction in which the photo is taken); 2 photographs per page.      | x |
| Current Property Survey and Existing Conditions Survey, prepared and certified by a Land Surveyor licensed in the State of New York including (but not necessarily limited to): (1) boundary lines including metes and bounds; (2) existing easements; (3) existing structures; and (4) setbacks of all existing structures. | Х |
| Copy of the completed legal notice (sent to the newspaper and property owners within 200 feet of the site boundaries) with:  | Х |
| Copy of the list of all properties within 200 feet of the site, printed from the Westchester County GIS, - including: section, block, and lot  | x |
| Signed and notarized Affidavit of Mailing and Publication (prior to being heard by the ZBA)  | Х |
| Originals or Copies of postmarked PS Form(s) 3877 for Certified Mailing (prior to being heard by the ZBA)  | х |
| PDF of Complete Submission (color pages where applicable; see last page of application for instructions)   | Х |
| Affidavit of Publication from the Newspaper; when received   | Х |
| All applications for variances or special permits related to additions, alterations or new construction, must also include:  |   |
| Plans, signed and sealed by an Architect or Professional Engineer licensed in the State of New York, including:  |   |
| Proposed site plan drawing(s), based on and citing the certified property survey, showing:   |   |
| required, existing and proposed zoning setbacks  | Х |
| existing and proposed structures   | Х |
| dimensions   | Х |
| elevation of the existing grade at the four or more principal building corners   |   |
| elevation of the proposed grade at the four or more principal building corners   |   |
| 2. Proposed floor plans  | Х |
| Proposed building elevations, including:   |   |
| • dimensions   |   |
| spot elevations at building corners and other relevant locations   |   |
| elevation of the principal eave, based on a surveyed bench mark  |   |
| elevation of the highest roof ridge line, based on a surveyed bench mark   |   |
| All applications for variances related to proposed subdivisions must also include:   |   |
| Proposed subdivision map, signed and sealed by an Architect, Professional Engineer or Surveyor licensed in the Sate of New York, citing the certified survey upon which the map is based, including:   | х |
| <ul> <li>proposed lot dimensions</li> </ul>  | Х |
| proposed lot areas   | Х |
| <ul> <li>required and proposed zoning setbacks</li> </ul>  | Χ |
| effective square   |   |
| <ul> <li>all existing structures to be removed and/or to remain</li> </ul>   | Х |

<sup>\*</sup>Short Environmental Assessment Form is available on the Town's website at <a href="https://www.eastchester.org">www.eastchester.org</a>.

Town of Eastchester March 9, 2023

### **ZONING COMPLIANCE TABLE ONE- AND TWO-FAMILY RESIDENCES**

(New Construction and Additions)

| ZONE: _  | R-7.5              |                 |                    |                      |                       |                   |
|----------|--------------------|-----------------|--------------------|----------------------|-----------------------|-------------------|
| Notos: I | oformation must be | hasad on defini | itions in the curr | ant Zanina Law of th | a Town of Eastchastor | If not applicable |

Notes: Information must be based on definitions in the current Zoning Law of the Town of Eastchester. If not applicable, leave box blank. Check box in far right column if variance is required (even if already approved by the ZBA).

|  | Existing                  | Required/<br>Permitted | Proposed  | Variance<br>Required |
|--|---------------------------|------------------------|-----------|----------------------|
| LOT INFORMATION  |                           |                        |           |                      |
| Lot Area (sf)  | 9,851.30                  | 7,500                  | NO CHANGE | NO                   |
| Lot Frontage (ft)  | -                         | 75                     | NO CHANGE | NO                   |
| Yard Setbacks (ft):  |                           |                        |           |                      |
| Front Yard   | 30'-4"                    | 30'-0"                 | NO CHANGE | NO                   |
| Rear Yard  | 42'-5 3/8"                | 25'-0"                 | NO CHANGE | NO                   |
| First Side Yard  | 11'10-13/16"              | 12'-0"                 | NO CHANGE | NO                   |
| Second Side Yard   | 10'-8 3/8"                | 12'-0"                 | NO CHANGE | NO                   |
| Side Yard Adjoining Street                                       | -                         | 14'-0"                 | NO CHANGE | NO                   |
| PRINCIPAL BUILDING INFORMATION                                   |                           |                        |           |                      |
| Gross Floor Area (sf)  | -                         | 3,235.13               | NO CHANGE | NO                   |
| Building Height:   |                           |                        |           |                      |
| Stories  | -                         | 2 1/2                  | NO CHANGE | NO                   |
| Height to Principal Eave (ft)                                    | -                         | 23                     | NO CHANGE | NO                   |
| Height to Highest Roof Ridge (ft)                                | -                         | 33                     | NO CHANGE | NO                   |
| ACCESSORY STRUCTURES   |                           |                        |           |                      |
| Detached Garage  |                           |                        |           |                      |
| Setbacks:  |                           |                        |           |                      |
| To Principal Building  |                           |                        |           |                      |
| To Side Lot Line   |                           |                        |           |                      |
| To Rear Lot Line   | X                         |                        |           |                      |
| Building Height:   |                           |                        |           |                      |
| Height to Principal Eave (ft)                                    |                           |                        |           |                      |
| Height to Highest Ridge (ft)                                     |                           |                        |           |                      |
| Other Accessory Structure (indicate type of                      | of structure – shed, pool | , etc.)                |           |                      |
| Type of Structure  |                           |                        | T-        |                      |
| Setbacks:  |                           |                        |           |                      |
| To Principal Building  |                           |                        |           |                      |
| To Side Lot Line   |                           |                        |           |                      |
| To Rear Lot Line   |                           |                        |           |                      |
| Building Height:   |                           |                        |           |                      |
| Height to Principal Eave (ft)                                    |                           |                        |           |                      |
| Height to Highest Ridge (ft)                                     |                           |                        |           |                      |
| BUILDING COVERAGE  | _                         |                        |           |                      |
| Principal Ballding Coverage (sf)                                 |                           |                        |           |                      |
| Principal Building Coverage (%)                                  |                           |                        |           |                      |
|  |                           |                        |           |                      |
| Accessory Building Coverage (xi)                                 |                           | ·                      |           |                      |
| Accessory Building Coverage (sf) Accessory Building Coverage (%) |                           |                        |           |                      |
| Accessory Building Coverage (sf) Accessory Building Coverage (%) |                           |                        |           |                      |
| Accessory Building Coverage (sf)                                 | 4,215.50                  | 3,962.82               | 4,721.05  | YES                  |

| Are any variances required (or were any v<br>X_YesNo | variances approved by the ZBA) that are not listed on the table above? |  |  |  |
|--|--|--|--|--|
| f yes, describe all additional variances:: _         | Sec. 9-P.Variance for Impervious Surface Coverage                      |  |  |  |
|  | Sec. 13-J.4 - width of pavement  |  |  |  |
|  |  |  |  |  |

## Town of Eastchester

40 Mill Road, Eastchester, NY 10709 (914)771-3317

### **NOTICE OF DENIAL**

To: MARIA T BIETSCH, 3 LUCILLE PLACE

BRONXVILLE, NY, 10708

SBL: 80.G/1/19.A

Application Date: 03/27/2024

NOD Date: 1 April 2024 Revision Dates: 8 May.2024

Zone: R-7.5

For Property Located At: 3 LUCILLE PLACE

Please be advised your application for a building permit has been denied. For additional notes, see below.

- 1. As per Section 13-J-4, the maximum allowable width of a driveway is 20'. Your submission lists the width (at its widest point) at 37.31', an excess of 17.31', or 86.55%.
- 2. As per Section 9-P, the maximum impervious surface is 3,962.82 sq. ft. Your submission lists the area at 4,721.05 sq. ft., an excess of 758.23 sq. ft. or 19.13%.

Carlo Valente - Building Inspector

Project: 3 Lucille Place, Bronxville NY 10708

Date: 04.02.22

Attn: Mrs. Wolfson

Town of Eastchester Building and Planning Department

40 Mill Road Eastchester, NY 10709



Dear Mrs. Wolfson,

Herewith is an application to the Town of Eastchester Zoning Board of Appeals proposing a driveway expansion at 3 Lucille Place. As viewed on the site plan and attached areal photograph, the lot is awkward in shaped and is at the terminus of a cul-de-sac. The dwelling is serviced by an existing detached 2 car garage that is primarily used for equipment and storage of recreational vehicles among other items regularly stored in a garage. The Property Owner's have two daughters, one of which has already begun driving and another who will be driving within the next few years. And the current driveway is insufficient for the families needs. The arch and diameter of the cul-de-sac including the properties location along its arch creates an uncomfortable and unsafe back-up while exiting the property and the size of the cul-de-sac prevents on street parking which is very cumbersome when guests are visiting.

The driveway expansion requires two variances. The first variance the applicant seeks is for impervious coverage. The existing impervious coverage currently exceeds the max allowable by 252 square feet and we are proposing to increase that by an additional 506 square feet. This results in a a total impervious coverage of 4,721.05 sf or a 16% variance.

The second variance the applicant seeks is for driveway width. The regulations allow for 20'-0" max driveway width and we seek a variance to increase a portion of the width to 37'-3 3/4" or a 46.4% variance at its widest point. The reason for widening a portion of the driveway to 37'-3 3/4" is to allow a parking space along side of the garage and to keep the off street parking as far from the front property line as possible.

The Applicant is proposing to reduce the width of the existing non-conforming curb cut to bring it into conformity with the zoning regulations (22'-0"). This omits the need for a third variance.



#### **Test for Area Variances**

- 1. There will not be an undesirable change to the character of the neighborhood and no burden placed on neighboring properties as a result of granting relief. The proposed driveway expansion will prevent the need to park cars within the cul-de-sac (when allowable by town code) resulting in a safer condition for the applicant and neighbors on the opposite side of the street. The driveway configuration creates an additional parking space along side of the garage keeping it as far away from the front property line as possible.
- 2. The benefit to the owner cannot be achieved by some other method feasible to pursue other than an area variance because any expansion will result in a variance for additional impervious coverage. We believe that the proposed action results in the least amount of new impervious coverage based on many configurations considered.
- 3. The requested area variance is not substantial. We explored other driveway configurations and the proposed plan results in the least amount of additional coverage and width. If a turn-around was introduced (parking spot situated perpendicular to the existing driveway) it will increase the driveway width by an additional 8'-0".
- 4. The proposed variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood because the proposed improvements are consistent with other properties in the neighborhood and we are including a drainage system to accommodate the entire driveway. Currently there is no drainage for the existing driveway so we believe that this action is a betterment to the immediate neighborhood and environment by mitigating water runoff into the street and onto neighboring properties.
- 5. The alleged difficulty may be considered self-created due to the increase in impervious coverage however, the awkward shape of the lot and the properties location along the arch of the cul-de-sac creates awkward conditions for the applicant and family.

We look forward to presenting the project to the board at the next meeting. If you need any further information please feel free to contact me at any time.

Regards,

Louis Campana AIA

Principal/



## TOWN OF EASTCHESTER BUILDING & PLANNING DEPARTMENT

40 Mill Road Eastchester, NY 10709 Phone: (914) 771-3317 Fax: (914) 771-3322

www.eastchester.org

# NOTICE OF PUBLIC HEARING TOWN OF EASTCHESTER ZONING BOARD OF APPEALS

| Tuesday  | . Ma                           | ay 14th              | . 2                | 20   | 24                     | . at      | 7:00           | , p                       |
|--|--------------------------------|----------------------|--------------------|------|------------------------|-----------|----------------|---------------------------|
| (day of week)  | (mc                            | onth and date)       | <u> </u>           | _    | (year)                 | ,         | 7:00<br>(time) | <b>_</b> / I <sup>-</sup> |
| the Town of Eastchester<br>ourt Room/Auditorium on     |                                |                      | stchester, N       | lev  | v York                 | , in th   | e              |                           |
|  | Maria                          | T. Bietsch           |                    |      |                        |           |                |                           |
|  | (name of                       | application/applica  | nt)                |      |                        |           |                |                           |
|  |                                | for:                 |                    |      |                        |           |                |                           |
|  | Area                           | Variance             |                    |      |                        |           |                |                           |
| (area variance(s), use varia                           | ance, interpretation, site pla | n, subdivision, arch | itectural review a | nd/o | r special <sub>l</sub> | permit ap | proval)        |                           |
| lated to:  | eway expansion, reduc          | e curb cut to br     | ng it into confo   | rma  | ance (22               | 2')       |                |                           |
| rialed to.   | (describe                      | the proposed proje   | ct)                |      |                        |           |                |                           |
|  | ntified as the follo           | wing Section         | on(s), Block       | (s)  | ) and l                | _ot(s)    | on the         |                           |
| ffecting the premises ider                             |                                |                      |                    |      |                        |           |                |                           |
| ffecting the premises ider<br>ax Map of the Town of Ea |                                |                      |                    |      |                        |           |                |                           |
| •  |                                | Block: 1             | Lot: 19.A          |      |                        |           |                |                           |
| •  | Section: 80.G                  | Block: 1             | Lot: 19.A          |      |                        |           |                |                           |
| ax Map of the Town of Ea                               | Section: 80.G g address:       | Block: 1             |                    |      |                        |           |                |                           |

- 1. Visit the town's website (<a href="www.eastchester.org">www.eastchester.org</a>) to access the most current agenda prior to each meeting. If you have any questions regarding the Public Hearing or any of the agenda items, you can contact the Building & Planning Department at (914) 771-3319 or <a href="mailto:lherbert@eastchester.org">lherbert@eastchester.org</a>. Applications are available for review electronically by clicking the link at the top of the agenda and physically in the Building & Planning Department.
- 2. The purpose of this Notice is to notify you of the Public Hearing for the referenced project in case you would like to attend and/or participate in the meeting and/or comment on the application. However, you are not required to attend the meeting or to respond to this notice.

Town of Eastchester March 9, 2023





## **Affidavit of Publication**

| STATE OF NEW YORK   | }  |  |
|---|--|--|
| COUNTY OF WESTCHESTER   | }  |  |
|   |  |  |
| I, Nancy Kaplan, duly swear that I as<br>Review, a weekly community based<br>swear that the attached legal notice r | newspaper in White Plains                                    | s, New York, and further                               |
| May 3, 2024   |  |  |
| The text of the notice as published in This newspaper has been designated   | n said newspaper is as set for<br>by the clerk of Westcheste | orth in annexed exhibit.<br>er County for this purpose |
|   |  |  |
| Nancy Kaplan  Nancy Kaplan  Assistant to the Publisher of the Eas   | tchester Review  |  |
| Sworn to before me on this 3 da   | ny of May , 2024.  |  |
| Silver  |  |  |
| Notary's signature:   | CTEVEN MADIAN  |  |

STEVEN KAPLAN
Notary Public, State of New York
No. 02KA4824403
Qualified in Westchester County
Commission Expires Sept. 30, 20

#### LEGAL NOTICES

AB OFFICE SOLUTIONS LLC. Arts.of Org, filed with the SSNY on 04/08/2024, Office Westchester County, AB office Solutions designated as agent of the LLC. Office westchester County, AB office Solutions designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to AB Office Solutions at 3163 Lincoln Dr, Mohegan Lake, NY 10547. Purpose: Any Lawful Purpose.

NY Secy of State (SSNY) on 12/01/2023, Office location: Bronx CountySSNY is designated as agent of Brooks International Enterprises LLC upon whom process against it may be served, SSNY shall mail process to: B Banse CT, Bronx NY 10473, Notice of formation of Brooks International Enterprises LLC file with purpose: Distribution of Products

Notice of Formation of COUNSELING CONNECT MENTAL HEALTH COUN-SELING PLLC. Arts. of Org. fried with SSNY on 02/14/2024. Office location: Westcheaster County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to COUNSELING CONNECT MENTAL HEALTH COUNSELING PLLC, 32 FRANCES DRIVE, KATONAH, NY, 10536, Purpose: any

NY Secy of State (SSNY) on 03/27/24 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 29 Monroe St, Mourt Vernon 10550, Notice of Formation of Enrich ExperienceS, LLC. Arts of Org. filed with Purpose: any lawful activity.

NY Secy of State (SSNY) on 04/13/22 Office location: Westchester County, SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mall process to:United States Corporation Agents, Inc., 7014 13th Ave., Suite 202, Brookiny, NY 11228. Notice of Formation of Honeybee Grove, LLC. Arts of Org. filed with Purpose: Any lewful activity.

NY Secy of State (SSNY) on 03/24/2024 Office location: Westchester County. SSMY is designed calony if on var/ay/au/a Uffice location: Westchester County, SSMY is designed as agent of LLC upon whom process against it may be served SSMY shall mail process to/76 Wappanocca Avenue Rye, NY 10580. Notice of Formation of James D'Alton Muship Attorney and Counselor at Law, PLLC. Arts of Org. filed with Purpose; any lawful activity.

is designated as agent of LLC upon whom process against it may be served. SSN shall mall process to:2444 Beston Post Rood, #1061, Lacchmont, NY 10538. Notice of Formation of Jazz Salsa LatinJazz Bands 4 Hire, LLC. Arts of Org. filed with Purpose: any lawful activity. NY Secy of State (SSNY) on 03/12/24 Office location: Westchester County, SSNY

NY Secy of State (SSNY) on 09/07/2023 Office location: Westchester County, SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to:107 Greenacres Avenue, White Plans, New York 10906. Notice of Formation of Krisbergh Law, PLLC. Arts of Org. filed with Purpose; any lawful activity.

Notice of Formation of LOVESOL COSMETICS LLC. Arts. of Org. filled with SSNY on 03/21/2024, Office location: Westchester County, SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to LOVESOL COSMETICS LLC C/O REGISTERED AGENTS INC. 418 BROADWAY STE R, ALBANY, NY, 12207. Purpose: any lawful act or activity.

Notice of Formation of a Limited Liability Company (LLC). The name of the LLC is: Sagehouse Redesign LLC. Articles of Organization were filled with the Secretary of State of New York (SSNY) office or: March 25, 2024. The County in which the Office is to be located: Westchester. The SSNY is designated as agent of the LLC upon whom process against it may be served. The address to which the SSNY shall mail a copy of any process against the LLC is: 900 Boston Post Rd, Rye, NY 10580. Purpose: any lawful activity.

NY Secy of State (SSNY) on 3/5/24 Office location: Westchester County, SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 66 W 1st St, Mt Vernon, NY 1050. Notice of Formation of SZABBYS BEAUTY SALON LLC. Arts of Org. filed with Purpose: any lawful activity.

NY Secy of State (SSNY) on 03/20/24 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mall process to/41 Washington Avenue, Ossning, NY 10562. Notice of Formation of TLE Consulting, LLC. Arts of Org. filed with Purpose: any lawful activity.

NY Secy of State (SSNY) on 03/09/24 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSI shall mall process to:35 Madison Street West Harrison NY 10604. Notice of For-tion of Vega Luxe Events, LLC. Arts of Org. filled with Purpose: any lawful activity.

NOTICE OF FORMATION of Westchester Commercial Property Management, LLC, Articles of Organization filled with the Secretary of State of New York (SSNY) on 2/6/2024, Location: Westchester, SSNY designated as agent for service of process on LLC, SSNY shall mail a copy of process to: Westchester Commercial Property Management, LLC, 12 Hannah Ln, Valley Cottage, NY 10989, Purpose: Any lawful purpose

NY Secy of State (SSNY) on 03/17/2024 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 187 Amonik Road, Mount Klaco, NY, 10549. Notice of Formation of Disciples of the Garden, LLC. Arts of Org. filed with Purpose: any lawful activity.

Notice is hereby given that a license, serial number pending, has been applied for by APQ Rye NY LLC to sell beer, wine, and liquor at retail in a restaurant under the Alcoholic Beverage Control Law at 30 Purchase St, Rye, NY 10580 for on- premi es consumption.

NY Secy of State (SSNY) on 01/29/24 Office location: Westchester County, SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mall process to:5 Dorchester Road, Rye, NY 10580, Notice of Formation of Benavori Media LLC. Arts of Org. filled with Purpose; any lewful activity.

NY Secy of State (SSNY) on 01/01/28 Office location; Westchester County, SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to:201 Eastchester Rd, New Rochele, NY 10801. Notice of Formation of AHB1 LLC, Arts of Org. filed with Purpose: any lawful activity.

NY Secy of State (SSNY) on 4/5/2024 Office location: Westchester County, SSNY

is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 1998 Commerce St #1030, Yorktown Heights, NY 10598. Notice of Formation of LinkState Consulting LLC. Arts of Org. filed with Purpose: any lawful activitie.

NY Secv of State (SSNY) on 04/12/2024 Office location: Westchester County. SNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 141 Lyons Rq, Scaradale, NY 10583. Notice of Formation of Arsenal Legal Services, LLC. Arts of Org. filed with Purpose; any

Notice of Formation of 39 Ramona Court LLC, a domestic limited liability company (LLC), Articles of Organization were filed with the Secretary of State of New York (SSNY) on 4/18/2024. The LLC is located in Westchester County. The SSNY is designated as agent upon whom process against the LLC may be served. SSNY shall mail a copy of any process to the office location: 78 Pyer Terrace, New Rochelle, NY 10804. Purpose: to engage in any lawful act or activity.

NOTICE OF FORMATION of Kliosi Keys Music LLC. Arts. Of Org. flied with Sec. of State of NY (SSNY) on 12/28/28, Office Location: Westchester County, United States Corporation Agents, Inc., 7014 1284 Ave., Suite 202, Brooklyn, NY 11/228 dissignated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to The LLC. 16 Adgewise Ave, Suite 1, White Plains, NY 10806 Purpose Music & Entertainment Services.

NY Secy of State (SSNY) on 4/9/24 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNN shall mail process to:4 Elmer Galloway Road, Katonah, NY 10586. Notice of Formation of 7 Picos LLC, LLC. Arts of Org. filed with Purpose: any lawful activity.

NY Secy of State (SSNY) on 3/8/2024 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be s SSNY shall mail process to:14 Langeland Drive, Mount Kisco, NY 1084 of of Formation of Waiklet Advisory LLC. Arts of Org. filed with Purpose: any law

NY Secy of State (SSNY) on 04/23/24 Office location: Westchester County SSNY is designated as agent of LLC upor whom process against it may be SSNY shall mail process to: 18 Eton Road, Scarsdale , NY 10583. Notice of metion of Easy Sports, LLC. Arts of Org. filled with Purpose; any lawful activ

NY Secy of State (SSNY) on 04/09/24 Office location: Westchester County. SSNY is designated as agent of LLC upon whom process against it may be serv SSNY shall mail process to: 228 Prospect Avenue, Mamaroneck, NY 10543. Notice of Formation of Flower Child Native Gardens, LLC. Arts of Org. filed with Purpose: any lawful activity.

NY Secy of State (SSNY) on 03/22/2024 Office location: Westchester County, SSNY is designated as agent of LLC upon whom process against it may be serve SSNY shall mail process to: 80 Florence Ave, Rye, NY 10860. Notice of Formation of Ampersand Media, LLC. Arts of Org. fied with Purpose: any lawful activity.

LEGAL NOTICE: Glow NP Family Health PLLC Arts of Org. filed 04/15/2023 Office: Westchester Co. SSNY designated as agent for process & shall mail to 25 Jackson Ave, White Plains NY 10606. Purpose: NP in Family Health.

That the Zoning Board of Appeals of the Town of Eastchester will hold a public hearing on Tuesday, May 14th, 2024 at 7:00pm at the Town of Eastchester Town Hall, 40 Mil Toad, Eastchester New York, in the Court Room/Auditorium on the application of Maria T. Beitsch for area variances related to a driveway expansion affecting the premises known as Section 80.6 Block 1, but 19.4 on the Tax may of the lown of Eastchester, New York known as 3 Lucille Place, Bronxville NY

Articles of Organization were filed with Secretary of State of New York (SSNY) on 08/18/2024. Office location: Westchester County, SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail a copy of any process against the LLC to: 2 Monto Dr., Cortlandt Manor, NY 10567. Purpose: any lawful purpose.

#### NOTICE OF REQUEST FOR PROPOSALS

HARRISON CENTRAL SCHOOL DISTRICT Notice is hereby given that PROPOSALS for: RFP #2025-4: School Physician

will be received until 2:00 p.m. on Monday, May 20, 2024 at the Business Office of the Harrison Central School District, located at 50

Dusiness Office of the harrison Central control bisinot, located at Othion Avenue, Harrison, NY 10528; (914) 630-3011. All proposals will be opened at said time and place.

Specifications and forms may be obtained at www.bidnetdirect.com/new-york or from the district Business Office beginning May 1, 2024. All addends will be transmitted to registered specifications holders and posted to www.bidnetdirect.com/new-vork.

Proposals shall be submitted in sealed envelopes bearing the name and address of the proposer on the outside, addressed to: PUR-CHASING AGENT, HARRISON CENTRAL SCHOOL DISTRICT and clearly marked on the outside with the opening date and "RFP #2025-4: School Physician ". The Harrison Central School District is not responsible for proposals opened prior to the opening if proposal number and opening date do not appear on the envelope. The propose er assumes the risk of any delay in the mail, or in the handling of the mail by employees of the Harrison Central School District, as well as improper hand delivery.

The Harrison Central School District reserves the right to waive any informalities in the proposals, or to reject all proposals, or to accept any proposal which in the opinion of the Board will be to their best

By order of the Board of Education Michelle DeCarlo District Clerk Dated: May 1, 2024

NOTICE IS HERE GIVEN that the Zoning Board of Appeals of the Town of Eastchester will hold a public hearing on Tuesday, May 14 at 7:00 p.m. at the Town of Eastchester Town Hall, 40 Mill Road,

Eastchester, New York in the Court Room/Auditorium on the application of Joseph Fernandez Architect for area variance related to new family room and new rear deck affecting the premises identified as the following Section, Block and Lot on the Tax Map of the Town of Eastchester: 66F-6-121 and located at the following address: 64 Hickory Hill Road.

Notes:

Visit the town's website (www.eastchester.org) to access the most current agenda prior to each meeting, if you have any questions regarding the Public Hearing or any of the agenda items, you can contact the Building & Planning Department at (914) 771.3319 can contact the Building & Planning Department at (9.14) 771-3318 or Iherbert@eastchester.org. Applications are available for review electronically by clicking the link at the top of the agenda and physically in the Building & Planning Department.

2. The purpose of this Notice is to notify you of the Public

Hearing for the referenced project in case you would like to attend and/or participate in the meeting and/or comment on the application However, you are not required to attend the meeting or to respond to



FREE ESTIMATE €RI€ 1.855.492.6084





