

**Rye City Planning Commission Minutes**  
May 22, 2018

**MEETING ATTENDANCE:**

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**Planning Commission Members:**

- Nick Everett, Chair
- Martha Monserrate, Vice-Chair
- Andrew Ball
- Laura Brett
- Richard Mecca
- Steven Secon
- Birgit Townley

**Other:**

- Christian K. Miller, AICP, City Planner
  - Carolyn Cunningham, CC/AC Chair
  - Melissa Johannessen, AICP, LEED AP
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1    **I.    HEARINGS**

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3        **None.**

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6    **II.    ITEMS PENDING ACTION**

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8    **1.    Church of the Resurrection**

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- 10    • Mr. Justin Seeney, applicant's engineer, was present for the application. Mr.  
11    Seeney stated that he wanted to give the Commission an update from the Zoning  
12    Board of Appeals (ZBA) meeting and summarize some changes to the site plan  
13    that were made based on comments from the Commission and input from  
14    neighbors.
  - 15
  - 16    • Mr. Seeney stated that the application did not receive the variance it was seeking  
17    from the ZBA and the application would be held over to the June 14<sup>th</sup> ZBA meeting.  
18    Mr. Seeney stated that the variance was for the parking lot in the front yard  
19    setback.
  - 20
  - 21    • Mr. Seeney also stated that the plans were revised due to the concern about a lack  
22    of access to Boston Post Road for middle school parents. He stated that the plan  
23    now creates a more balanced flow through the site.
  - 24
  - 25    • The Commission stated that one disadvantage is that now kids have to cross in  
26    front of the car to get to the middle school. Mr. Seeney stated that this is the current  
27    situation as well. The Commission asked if the drop-off times for the middle school  
28    and elementary school happened at the same time. Mr. Seeney stated that they  
29    are staggered so they do not occur simultaneously. The Commission thought that  
30    the circulation pattern might be confusing for those people who do not come to the  
31    site on a regular basis. After discussion it was agreed that with proper signage, the  
32    circulation will still be an improvement over the existing condition.
  - 33
  - 34    • The Commission discussed the potential for an exit to Boston Post Road through  
35    the driveway that is currently blocked by dumpsters. Mr. Seeney reiterated that it

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1 is the Church’s preference to limit use of this driveway solely for the purpose of  
2 trash collection. The Commission stated that it should be made clearer what the  
3 use of the driveway is and whether emergency vehicles can use it to access the  
4 site. Mr. Seeney stated that the applicant will formalize something to place at the  
5 bottom of the driveway on Boston Post Road.  
6

- 7 • Mr. Seeney noted that the front parking lot had been reduced by six spaces to save  
8 three large trees in that area. The Commission stated that only the beech tree is  
9 worth saving, as one is just a stump now and the sugar maple is in poor condition  
10 and will likely need to be removed in a few years.  
11
- 12 • The Commission discussed the proposed permeable pavers and asked that they  
13 be extended further into the drip line of the beech tree. Mr. Seeney agreed and  
14 noted that a considerable amount of pavement is being removed, which would be  
15 beneficial to the tree.  
16
- 17 • The Commission noted that the applicant should provide a landscaping plan and  
18 should be sensitive to the overhead wires in choosing trees. Mr. Seeney confirmed  
19 that the intention is to provide evergreen trees that would provide visual screening  
20 year-round.  
21
- 22 • The City Planner noted that Sheet C4 shows the area of on-street parking to be  
23 removed. Mr. Seeney stated that 19 spaces are being added to the on-site parking  
24 and 10 on-street parking spaces are being removed.  
25

26 **ACTION:** Martha Monserrate made a motion, seconded by Richard Mecca, to set the  
27 public hearing for Site Plan Application Number SP#373, which was carried  
28 by the following vote:  
29

30	Nick Everett, Chair:	Aye
31	Martha Monserrate, Vice-Chair:	Aye
32	Andrew Ball:	Aye
33	Laura Brett:	Aye
34	Richard Mecca:	Aye
35	Steven Secon	Aye
36	Birgit Townley	Aye

37  
38  
39 **2. Frankie & Johnny’s Steakhouse – Outdoor Dining**  
40

- 41 • Mr. Jonathan Kraut, applicant’s attorney, was present for the application. Mr. Kraut  
42 stated that the applicant is requesting two outdoor dining tables. The City Planner  
43 stated that the plan is the same as last year and no complaints had been received.  
44

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1 **ACTION:** Martha Monserrate made a motion, seconded by Richard Mecca, to  
2 approve Outdoor Dining Permit Application Number OD#03-2018, which  
3 was carried by the following vote:  
4

5	Nick Everett, Chair:	Aye
6	Martha Monserrate, Vice-Chair:	Aye
7	Andrew Ball:	Aye
8	Laura Brett:	Aye
9	Richard Mecca:	Aye
10	Steven Secon	Aye
11	Birgit Townley	Aye

12

13

14 **3. Village Social – Outdoor Dining**

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- 16 • The City Planner stated that no complaints had been received last year and noted  
17 that the proposed outdoor seating plan was the same.

18

19 **ACTION:** Richard Mecca made a motion, seconded by Laura Brett, to approve  
20 Outdoor Dining Permit Application Number OD#14-2018, which was carried  
21 by the following vote:  
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22

23	Nick Everett, Chair:	Aye
24	Martha Monserrate, Vice-Chair:	Aye
25	Andrew Ball:	Aye
26	Laura Brett:	Aye
27	Richard Mecca:	Aye
28	Steven Secon	Aye
29	Birgit Townley	Aye

30

31