

Rye City Planning Commission Minutes
March 26, 2019

MEETING ATTENDANCE:

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
 - Tracy Stora, CC/AC
 - Melissa Johannessen, AICP, LEED AP
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I. HEARINGS

1. Apawamis Club

- Mr. Jonathan Kraut, attorney; Mr. Rex Gedney, architect; and Ms. Jamie Loguidice, engineer, were present for the application. Mr. Kraut stated that the project involves the placement of a seasonal tennis enclosure over three existing tennis courts, the purpose of which is to allow Club users to play tennis in the winter months (generally mid-October to mid-April). He stated that there will be an increase in impervious area of 320 sf for the concrete pad to support equipment for the tennis enclosure.
- Mr. Kraut stated that the project team prepared photos of the existing view of the enclosure location from certain vantage points as well as photo-simulations of the post-development view from the same vantage points. The photos were placed in front of the dais for the Commission to view.
- Mr. Kraut stated that the applicant voluntarily upgraded the proposed stormwater management system to accommodate the 100-year storm rather than the 25-year storm required by the City code. He also noted that the project includes 957 sf of wetland plantings, or a 3:1 ratio of mitigation to impervious area. He stated that the wetland mitigation will be planted along the existing channelized drainage feature.
- Mr. Kraut stated that the noise analysis prepared by the applicant showed that the proposed enclosure will comply with the City's noise ordinance. He also noted that at the Commission's request, additional analysis was conducted to determine the anticipated noise level at 200' from the enclosure. He stated that the calculated level was 44dB, also compliant with the City's regulations.
- Mr. Kraut described the photos and photo-simulations prepared for the Commission. He stated that the photos, numbered 1 through 7, were taken from points on Highland Road and Dogwood Road and are keyed to a location map. Mr. Kraut noted that during some of the tennis enclosure's operating season there would be leaves on the trees, but the photo-simulations were done in leaf-off

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1 conditions. The Commission reviewed the photos and photo-simulations and then
2 asked the applicant to orient the photos so that the public could view them. The
3 Commission then invited public comment.
4

- 5 • Ms. Carolina Johnson, 5 Mendota Avenue – Ms. Johnson stated that she is known
6 as the “flood lady” because she has been an advocate for flooding solutions in
7 Indian Village for many years. She stated that she supports the tennis enclosure
8 and is satisfied with the stormwater mitigation measures proposed by the
9 applicant. She stated that she understands the visual concerns about the tennis
10 enclosure, but noted that in the winter the existing view of the site is not very
11 appealing. She also noted that the visual impact of the enclosure will be somewhat
12 mitigated by the fact that daylight hours are reduced during the winter months and
13 fewer people are enjoying outdoor activities, thereby limiting the opportunities for
14 viewing the facility.
15
- 16 • Ms. Susanne Clary, 14 Dogwood Lane – Ms. Clary stated that she is heavily
17 involved in the environmental community and is part of several organizations,
18 including the Preservation League and the Rye Sustainability Committee, and is
19 also a member of the Apawamis Club. She stated that she believes the applicant’s
20 request for a tennis enclosure is not appropriate. She stated that it will benefit only
21 a small number of people, not all Rye residents. Ms. Clary stated that the CC/AC
22 is opposed to it and the plan was not voted on by all Apawamis Club members.
23 She said that the enclosure will be next to wetlands, an environmentally sensitive
24 area, and is not appropriate adjacent to a historic residential neighborhood. She
25 commended the City Council and Sustainability Committee for working to foster a
26 “greener” lifestyle for residents and stated that this proposal is in opposition to that.
27 Ms. Clary stated that the tennis enclosure will be all people notice when they enter
28 Rye.
29
- 30 • Mr. Lucien Burnett, 11 Dogwood Lane – Mr. Burnett stated that he recently sold
31 his home on Dogwood Lane but wants his concerns to be noted. He stated that he
32 appreciates the Commission’s judgment in review of this application. He noted that
33 the Club was not allowed to change the halfway house (Harrison), which is not
34 near any homes and is not visible from the residences, but they may be allowed to
35 erect the tennis enclosure which is very close to the neighbors and is highly visible.
36 He noted that he can understand the Club’s desire for the enclosure but stated that
37 it is not appropriate for this location. Mr. Burnett also stated that he researched
38 other similar enclosures and found that none is located so close to residential uses.
39 He stated that it should not be allowed next to a neighborhood.
40
- 41 • The Commission asked about the parking issue Mr. Burnett mentioned in the letter
42 he submitted to the Commission prior to the public hearing. Mr. Burnett stated that
43 when the squash courts went in, the Club restriped the parking lot and made the
44 spaces narrower to allow for a few more parking spaces. He stated that there is no
45 more room in the existing parking lot to accommodate additional spaces, and he

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- 1 disagrees with the Club's determination that there will be no increase in parking
2 demand as a result of the tennis enclosure.
3
- 4 • Mr. Chuck Hindman, 95 Dogwood Lane – Mr. Hindman stated that he has been a
5 Rye resident for over 50 years and is very concerned about this proposal. He
6 stated that this area is very charming and one of the most historic in Rye. He stated
7 that in his opinion, the tennis enclosure will destroy the character of the
8 neighborhood and reduce land values. He stated that it is ugly and out of place,
9 will be noisy, and will disturb the tranquility of the neighborhood. Mr. Hindman also
10 stated that he is concerned the enclosure could collapse in a snowstorm and felt
11 that the runoff should be studied more. He expressed concern that the enclosure
12 will harm birds and other wildlife. He said that residents have fought to keep Rye
13 the way it is and felt that the enclosure will change Rye's character.
14
 - 15 • Mr. Richard Clary, 14 Dogwood Lane – Mr. Clary stated that he will not repeat the
16 concerns mentioned by his wife, but did want to raise a few other things. He
17 submitted photos to the Commission of water pooling in the area from a storm in
18 December. He stated that in a normal storm, the water overflows onto Dogwood
19 Lane and in large storms, it floods to Highland Road. Mr. Clary stated that he has
20 read the minutes and although he does not fully understand the stormwater
21 proposal, he finds it hard to believe that the tennis enclosure will not exacerbate
22 flooding. He stated that he is also concerned about significant damage to the
23 viewshed. He stated that SEQR defines significant adverse impacts with respect
24 to noise, flooding, neighborhood character, historic resources, etc., and believes
25 the project would have significant adverse effects in those areas. He also stated
26 that he would like the Commission to consider the impact this application may have
27 on precedence. He stated that if approved, all the other clubs may decide they
28 want a tennis enclosure as well and could potentially put it directly adjacent to a
29 residential neighborhood.
30
 - 31 • Mr. Sean Wallace, 5 Oneida Street – Mr. Wallace stated that he agrees with Ms.
32 Johnson and supports the tennis enclosure. He stated that if the enclosure were
33 white, it would be more intrusive and he would have opposed it, but since it will be
34 dark green, he feels that it will blend in and will not have a significant visual impact.
35
 - 36 • Ms. Pam Kindler, 44 Dogwood Lane – Ms. Kindler stated that her property is
37 contiguous to the Apawamis Club and she is in strong opposition to the tennis
38 enclosure. She stated that the applicant says the enclosure is seasonal but it would
39 really be up for six months out of the year. She stated that she has lived next to
40 the Club for 30 years and enjoys the energy and liveliness of it, but also enjoys the
41 respite from all the activity during the winter months. She stated that she does not
42 think the enclosure should be approved.
43
 - 44 • Mr. Steve Furnary, 3 Warriston Lane – Mr. Furnary stated that he is the President
45 of the Apawamis Club. He stated that he was opposed to the idea of a tennis

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1 enclosure when it was originally conceived and he felt that it would not have the
2 support that it does from Club members. He stated that the Club sent out two
3 surveys to its members with detailed questions pertaining to the enclosure. Mr.
4 Furnary said that in one survey, 85% of respondents were in favor of the enclosure,
5 and in the second survey, 76% were in favor. He stated that he believes it will add
6 to the vitality of the Club by providing additional amenities to the members. He also
7 stated that he does not think it will be highly visible or adversely affect
8 neighborhood character. He stated that the tennis enclosure proposed at the
9 Willow Ridge Club was more like a commercial facility and the uproar to that facility
10 was justified. Mr. Furnary also stated that the Club does not want a noisy facility
11 on its site and he does not think that noise will be an issue. He stated that the three
12 tennis courts could support 12 people at a time and he does not think that 12
13 people will create a traffic problem. He stated that the tennis enclosure has huge
14 member support and he hopes the Commission will approve the project.

15
16 • Mr. Rob Dorfman, 29 Cayuga Avenue – Mr. Dorfman stated that he agrees with
17 Mr. Furnary and supports the application. He stated that he has spoken to many
18 people in Indian Village that support it as well.

19
20 • Ms. Lisa Wallace, 5 Oneida Street – Ms. Wallace stated that she has been a Rye
21 resident for 50 years and is a member of the Apawamis Club. She stated that this
22 area of the Club is not pretty during the winter months. She stated that her father
23 lives near the Westchester Country Club property and he was concerned about his
24 view from the tennis enclosure going up there, but now it does not affect him at all.
25 She stated that this will be added vitality to the Club.

26
27 • Ms. Jamie Davitt, 10 Dogwood Lane – Ms. Davitt stated that she lives across from
28 the Club and the tennis enclosure will dramatically affect her. She stated that she
29 is adamantly opposed to the proposal. She noted that people park cars on
30 Dogwood Lane in the summer and cut through to the tennis courts and she feels
31 that this will only make it worse.

32
33 • Mr. Peter Sinnott, 40 Highland Road – Mr. Sinnott stated that there are pros and
34 cons to the proposal. He stated that he is concerned about the impact of the tennis
35 enclosure on the character of Rye and on flooding, but thinks the Club provides an
36 important sense of community and feels the enclosure should go forward.

37
38 • Mr. Kraut took the opportunity to respond to some of the public comments. He
39 stated that the Rye Master Plan calls out the Apawamis Club and recognizes its
40 importance to the fabric of the Rye community. He stated that the City's
41 engineering consultant will review the stormwater plan, but noted that the plan
42 exceeds the City's requirement by capturing the 100-year storm instead of the 25-
43 year storm. He stated that Rye's code requires a maximum noise level at 50' from
44 a noise-generating use and the tennis enclosure complies with the standard. Mr.
45 Kraut stated that the tennis enclosure will be used during the winter months when

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- 1 there are few other activities occurring at the Club, so there will be no traffic impact.
2 He also stated that the tennis enclosure will not create any light spillage off-site
3 and it will actually block some of the ambient light from the Club itself.
4
- 5 • Mr. Kraut noted that the visual impacts warrant more discussion. He stated that
6 the tennis enclosure is barely visible from the main road. He stated that Dogwood
7 Lane is one way downhill and the driver would have to be looking right at the site
8 to see the enclosure. He also noted that at night the enclosure would barely be
9 visible, and during the winter months it gets dark fairly early so the enclosure would
10 be visible for less of the day. He noted that it would be visible to people walking on
11 the street. Mr. Kraut also noted that some people who live on Dogwood Lane are
12 away for the winter.
 - 13
 - 14 • Mr. Kraut stated that the Club membership is in favor of the tennis enclosure, many
15 of whom are Rye residents. He read the names of many residents who had
16 submitted letters of support for the project and submitted the letters to the
17 Commission.
 - 18
 - 19 • The Commission asked Mr. Kraut if the vitality of the Club would be in jeopardy if
20 the tennis enclosure is not approved. Mr. Kraut said no, but the Master Plan
21 recognizes the importance of the Club to the Rye community.
 - 22
 - 23 • The Commission stated that with three tennis courts, there could be 24 people
24 coming and going at the same time (when games are ending and other games are
25 about to start). Mr. Kraut stated that he will submit information regarding the
26 number of people.
 - 27
 - 28 • The Commission asked about hours of operation for the enclosure. Mr. Kraut
29 stated that the hours would be 8:00 AM to 8:00 PM at the most.
 - 30
 - 31 • The Commission discussed the proposed stormwater management system and
32 asked about maintenance and whether there will be any evaporation into the tennis
33 enclosure. Ms. Loguidice stated that the stormwater system consists is a closed
34 system with no possibility for evaporation into the enclosure. She stated that it is
35 designed to capture and slowly release runoff.
 - 36
 - 37 • The Commission asked whether rock chipping will be necessary to install the
38 stormwater system. Ms. Loguidice stated that soil borings had not been done yet,
39 but she believes the site is on fill and chipping will not be necessary.
 - 40
 - 41 • The Commission asked for more information about the detention system. It was
42 noted that sometimes in storm events, it is better to release water quickly to move
43 it away from the site than to detain it and release it later. Ms. Loguidice stated that
44 the calculations were done according to the NYS Stormwater Design Manual and
45 several different scenarios were evaluated. She stated that flooding will not be any

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1 worse than under existing conditions. She stated that she will look into whether
2 there is any benefit to releasing the runoff earlier rather than detaining it.

- 3
- 4 • An employee of the Apawamis Club stated that the typical hours of operation of
5 the Club are 8:00 AM to 8:00 PM but they would abide by whatever the City wanted
6 for the tennis enclosure. He also stated that no employees park on Dogwood Lane;
7 they all park within the gates.
8
 - 9 • The Commission further discussed the application and agreed that the public
10 hearing should be continued. The Commission felt that more information was
11 needed with respect to flooding and stormwater. Mr. Kraut stated that the concern
12 is whether the project is meeting the requirements of the City code and the
13 applicant feels that it is.
14
 - 15 • The Commission also noted that it is tasked with evaluating the potential impacts
16 to the neighbors and will consider their comments carefully, particularly with
17 respect to visual impacts. It was also noted that the CC/AC commented on the
18 proposed tree removal, stating that trees help mitigate flooding and their removal
19 could have adverse impacts.
20
 - 21 • Mr. Kraut stated that although it is a private membership club, the Club's existence
22 benefits the entire Rye community by providing another opportunity for recreation.
23
 - 24 • The Commission also questioned whether there could be flooding impacts when
25 the ground is frozen and ice covers the drain openings. Mr. Kraut stated that he
26 will consider all of the comments from the Commission and the public and return
27 before the Commission on April 9th.
28

29 **ACTION:** Andrew Ball made a motion, seconded by Steven Secon, to continue the
30 public hearing for Site Plan Modification SP#376/Wetland Permit
31 Application Number WP#452 to the April 9, 2019 meeting, which was
32 carried by the following vote:
33

34	Nick Everett, Chair:	Aye
35	Martha Monserrate, Vice-Chair:	Aye
36	Andrew Ball:	Aye
37	Laura Brett:	Aye
38	Richard Mecca:	Aye
39	Steven Secon	Aye
40	Birgit Townley	Aye

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1 **2. 408 Grace Church Street**

- 2
- 3 • Mr. John Hilts was present for the application. Mr. Hilts briefly described the
 - 4 project, stating that it involves installation of a concrete landing, floating dock, and
 - 5 gangway. He noted that the applicant has an easement over the property to access
 - 6 the water. He also noted that all permits from New York State and the Army Corps
 - 7 of Engineers have been obtained.
 - 8
 - 9 • The Commission asked how high the concrete landing is above the water. Mr. Hilts
 - 10 stated that it is approximately 13' above the mean low water mark, or at
 - 11 approximately the same elevation as the existing rocks at the shore.
 - 12
 - 13 • There were no additional questions from the Commission and no comments from
 - 14 the public.
 - 15

16 **ACTION:** Laura Brett made a motion, seconded by Richard Mecca, to close the public

17 hearing for Wetland Permit Application Number WP#453, which was carried

18 by the following vote:

19

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

29 **3. 2 School Street**

- 30
- 31 • Mr. Rex Gedney, architect, was present for the application. Mr. Gedney stated that
 - 32 the applicants seek site plan approval to convert the ground floor of a garage to
 - 33 office space. He stated that the area of the conversion is 338 sf with no change in
 - 34 footprint or impervious area. Mr. Gedney noted that the purpose of the conversion
 - 35 is to provide ADA accessibility and an improved aesthetic. He stated that two
 - 36 parking spaces will be provided, meeting the 1:200 sf requirement.
 - 37
 - 38 • The Commission asked how many employees were currently using the building.
 - 39 Mr. Gedney stated that there is currently one employee and a total of three are
 - 40 anticipated.
 - 41
 - 42 • There were no additional questions from the Commission and no comments from
 - 43 the public.
 - 44

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1 **ACTION:** Martha Monserrate made a motion, seconded by Richard Mecca, to close
2 the public hearing for Site Plan Application Number SP#377, which was
3 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 **4. 95 Greenhaven Road**

- 16 • Mr. Sean Jancski, landscape architect, was present for the application. Mr. Jancski
17 stated that the project involves raising an existing house above the flood elevation
18 with no change in the existing footprint. He stated that the only required earthwork
19 would be to meet the new garage level. He stated that there is a lined drainage
20 channel offsite and the 100' wetland buffer extends onto the subject property.
21
- 22 • Mr. Jancski stated that there will be a net decrease in impervious area within the
23 buffer because the driveway will be reduced in size. The Commission asked if the
24 reduction was in the wetland buffer or outside of it. Mr. Jancski stated that the area
25 of driveway to be removed is within the wetland buffer.
26
- 27 • The Commission noted that the CC/AC considered the application unacceptable
28 and requested more information on several issues, which would be discussed with
29 the applicant during the work session.
30
- 31 • The Commission asked for clarification about whether the house will have a
32 basement once it is elevated or if it would be on a slab. Mr. Jancski stated that the
33 garage will be on a slab and the rest of the house will have a small crawl space
34 beneath it. He noted that the FEMA flood elevation is 13', a minimum elevation of
35 15' is required for habitable spaces, and the home will be elevated to 16'.
36
- 37 • There were no additional questions from the Commission and no comments from
38 the public.
39

40 **ACTION:** Laura Brett made a motion, seconded by Martha Monserrate, to close the
41 public hearing for Wetland Permit Application Number WP#454, which was
42 carried by the following vote:

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1	Nick Everett, Chair:	Aye
2	Martha Monserrate, Vice-Chair:	Aye
3	Andrew Ball:	Aye
4	Laura Brett:	Aye
5	Richard Mecca:	Aye
6	Steven Secon	Aye
7	Birgit Townley	Aye

8
9

10 **II. ITEMS PENDING ACTION**

11

12 **1. Apawamis Club**

13

- 14 • See discussion in Section I above.

15

16

17 **2. Crisfield's – Outdoor Dining Permit (Item taken out of order)**

18

- 19 • Mr. John Johnston, the applicant, was present for the application. The Commission
20 noted that this was the first time this applicant has sought approval for outdoor
21 dining facilities.

22

- 23 • The Commission reviewed the proposed seating plan for three tables. The
24 Commission requested that the dimensions of the tables and the number of seats
25 be added to the plan. The City Planner also informed the applicant that a minimum
26 clearance of 5' must be maintained for the sidewalk.

27

28 **ACTION:** Richard Mecca made a motion, seconded by Steven Secon, to approve
29 Outdoor Dining Permit Application Number OD#19-2019, which was carried
30 by the following vote:

31

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

39

40

41 **3. 408 Grace Church Street**

42

- 43 • The Commission discussed the dates during which the dock should be removed
44 from the water. It was noted that in other similar applications with seasonal docks,
45 the floating docks were required to be removed between November 15th and April

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1 15th. The City Planner stated that he would verify the dates to ensure consistency
2 with other recently approved dock applications and would add a condition that
3 specifies when the dock is required to be removed from the water.
4

- 5 • The Commission reviewed the draft resolution and made minor revisions.
6

7 **ACTION:** Martha Monserrate made a motion, seconded by Richard Mecca, to
8 approve Wetland Permit Application Number WP#453, which was carried
9 by the following vote:

10		
11	Nick Everett, Chair:	Aye
12	Martha Monserrate, Vice-Chair:	Aye
13	Andrew Ball:	Aye
14	Laura Brett:	Aye
15	Richard Mecca:	Aye
16	Steven Secon	Aye
17	Birgit Townley	Aye
18		
19		

20 **4. 2 School Street**

- 21
- 22 • The Commission reviewed the draft resolution and made minor revisions.
23

24 **ACTION:** Martha Monserrate made a motion, seconded by Richard Mecca, to
25 approve Site Plan Application Number SP#377, which was carried by the
26 following vote:

27		
28	Nick Everett, Chair:	Aye
29	Martha Monserrate, Vice-Chair:	Aye
30	Andrew Ball:	Aye
31	Laura Brett:	Aye
32	Richard Mecca:	Aye
33	Steven Secon	Aye
34	Birgit Townley	Aye
35		
36		

37 **5. 95 Greenhaven Road**

- 38
- 39 • The Commission noted that the CC/AC had several comments about the
40 application. In its memo to the Commission, the CC/AC asked for the following
41 information: the existing and proposed amount of impervious area in the wetland
42 buffer; whether there is a new drainage plan proposed for the elevated house;
43 whether the driveway will be semi-pervious; how much fill is proposed to raise the
44 grade in the buffer; what materials are proposed for the small retaining wall; and a
45 list of the proposed plantings.

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- The Commission asked Mr. Jancski to identify on the plans where the roof leaders go now and where they will go when the house is elevated. The Commission noted that the new driveway will be out of the wetland buffer so the use of semi-pervious materials is not necessary. The Commission also noted that mitigation planting is not proposed because there will be a reduction in impervious area in the wetland buffer.
- The Commission asked that Mr. Jancski explain the need for the 2' retaining wall and provide the amount of fill needed. Mr. Jancski stated that he will provide the requested information at the Commission's next meeting.

6. 53 Glendale Avenue

- Mr. Jancski stated that in response to the Commission's comments, the solid roof over the pavilion will be replaced with a louvered pergola instead. The Commission felt that with the louvers in the closed position, it would be no different from the previously proposed solid roof in terms of impervious area.
- Mr. Jancski stated that it is important for his client to have a shaded area next to the pool. The Commission stated that the issue is the total amount of impervious area in the wetland buffer and if the client is willing to reduce the impervious area some other way, the louvered pergola could stay.
- Mr. Jancski stated that he will work with his client to further reduce the impervious area in the wetland buffer.

7. Review of Proposed Zoning Text Amendment To Allow Physical Fitness Facilities

- The Commission reviewed the revised memo to the City Council regarding the proposed zoning text amendment and made minor revisions. The Commission directed the City Planner to submit the revised memo to the City Council for its consideration.

8. Review of Proposed Zoning Text Amendment for The Osborn Home

- Mr. Frank McCullough, attorney; Mr. Steven Wrable, attorney; Mr. Matthew Anderson, CEO of The Osborn; and Ms. Stephanie Larson, counsel for The Osborn, were present for the application. Mr. McCullough stated that The Osborn is a senior facility located on a 55.8-acre parcel in the City of Rye. He briefly described the relevant history of the facility, noting that in the 1990s, the Osborn

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- 1 entered into a Declaration of Covenants and Restrictions with the City as part of
2 the redevelopment of its campus, allowing it to develop into what is there today.
3
- 4 • Mr. McCullough stated that The Osborn serves the City of Rye as well as
5 surrounding communities, and it has become very successful. However, he noted
6 that health care needs have changed rapidly in recent years and The Osborn
7 seeks to expand and update its services to remain competitive in the health care
8 market. He stated that to do so, the applicant is seeking a text amendment to the
9 R-2 zoning district to add a new “R-2 Senior Living” use.
10
 - 11 • Mr. McCullough stated that no site plan has been developed yet, but the applicant
12 hopes to develop a series of site plans based on the draft zoning text amendment,
13 which includes bulk and height requirements to ensure that the development is
14 compatible with surrounding uses.
15
 - 16 • The City Planner noted that the applicant submitted its request for a zoning text
17 amendment to the City Council, which then referred it to the Commission for its
18 review and recommendation. He stated that the proposed “R-2 Senior Living” use
19 would only apply to properties within the R-2 zone with a minimum of 50 acres, of
20 which the subject property is the only one.
21
22
 - 23 • The Commission noted that it would be helpful to see a table comparing the
24 existing zoning standards applicable to the site and the proposed standards in the
25 draft text amendment. Mr. Wrable stated that they have such a table and will submit
26 it to the City Planner.
27
 - 28 • Mr. Anderson briefly described the need for the proposed zoning text amendment.
29 He noted that there is considerable competition among senior living facilities in the
30 area and to remain competitive in the changing market, The Osborn needs to
31 update and expand its core services and upgrade its amenities. He stated that
32 there is less demand for skilled nursing than in the past and more demand for
33 larger independent living units with more community space. He stated that
34 additional memory care services are also needed.
35
 - 36 • The Commission noted that during the review of the applicant’s previous request
37 for expanded parking, one factor that was considered was the “park-like feel” of
38 the Osborn’s campus from Boston Post Road and the desire to maintain that
39 aspect of the site. The Commission stated that it will be important to consider the
40 site’s character from Boston Post Road in the current proposal as well.
41
 - 42 • Mr. Anderson noted that The Osborn is the largest taxpayer in Rye, with \$2.2
43 Million in tax revenues generated. The Commission noted that the largest share of
44 that revenue goes to the Rye City School District.
45

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- 1 • Mr. McCullough stated that the applicant would like the Commission to hold a site
2 walk and tour the buildings and site to see their condition. The Commission set a
3 site walk for Saturday, March 30, 2019 at 8:00 AM. Mr. Wrable stated that he would
4 send the zoning comparison chart to the City Planner prior to the site walk.
5

6
7 **9. Minutes**
8

- 9 • The Commission reviewed the draft minutes from the March 12, 2019 meeting and
10 made minor revisions.
11

12 **ACTION:** Richard Mecca made a motion, seconded by Martha Monserrate, to
13 approve as amended the minutes from the March 12th meeting, which was
14 carried by the following vote:
15

16	Nick Everett, Chair:	Aye
17	Martha Monserrate, Vice-Chair:	Aye
18	Andrew Ball:	Aye
19	Laura Brett:	Aye
20	Richard Mecca:	Aye
21	Steven Secon	Aye
22	Birgit Townley	Aye