

A G E N D A

RYE CITY PLANNING COMMISSION

October 15, 2019

7:00 PM

Held in the City Council Hearing Room of the Rye City Hall

I. HEARINGS

1. Midland Avenue (Continued from September 24, 2019)

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| <i>Required Approval(s):</i> | Wetland Permit (WP#345) |
| <i>Location:</i> | Midland Avenue, Sheet 146.19, Block 1, Lot(s) 49 |
| <i>Applicant:</i> | Mary E. Cindrich |
| <i>Project Description:</i> | Construction of a new single-family residence. |

2. Shenorock Shore Club-Proposed Dock Expansion Project

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| <i>Required Approval(s):</i> | Wetland Permit (WP#465) |
| <i>Location:</i> | 390 Stuyvesant Avenue, Sheet 153.18, Block 1, Lot(s) 7 |
| <i>Applicant:</i> | Mr. Richard LaCoursiere, Shenorock Shore Club |
| <i>Project Description:</i> | Installation of new piles and 2,450 sf of new floating docks. |

II. ITEMS PENDING ACTION

1. Midland Avenue

See Description Above

2. Shenorock Shore Club-Proposed Dock Expansion

See Description Above

3. Apawamis Club – Tennis Enclosure

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| <i>Required Approval(s):</i> | Site Plan Modification (SP#376)/Wetland Permit (WP#452) |
| <i>Location:</i> | 2 Club Road, Sheet 139.18, Block 1, Lot(s) 27 |
| <i>Applicant:</i> | Apawamis Club |
| <i>Project Description:</i> | Construction of a seasonal tennis enclosure over three existing tennis courts |

4. 221 Kirby Lane

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| <i>Required Approval(s):</i> | Wetland Permit (WP#460) |
| <i>Location:</i> | 221 Kirby Lane, Sheet 147.9, Block 1, Lot(s) 2 |
| <i>Applicant:</i> | Stephen N. Waldman |
| <i>Project Description:</i> | Installation of in-ground pool and associated deck, pool fencing, and pool equipment. |

AGENDA

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5. 289 Grace Church Street

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| <i>Required Approval(s):</i> | Subdivision (SUB#352) |
| <i>Location:</i> | 289 Grace Church Street, Sheet 146.8, Block 1, Lot(s) 24 |
| <i>Applicant:</i> | Samuel & Leslie Coleman |
| <i>Project Description:</i> | Subdivision of 3.34-acre lot into two zoning-compliant parcels with construction of a new single-family home on Lot 2. |

6. 27 High Street

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| <i>Required Approval(s):</i> | Site Plan (SP#379) |
| <i>Location:</i> | 27 High Street, Sheet 146.10, Block 1, Lot(s) 9 |
| <i>Applicant:</i> | 27 High Street R.E. Corp. |
| <i>Project Description:</i> | Construction of new free-standing 3-car garage, realignment of driveway, and walkway modifications. |

7. 111 Wappanocca Avenue – Extension of Time

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| <i>Required Approval(s):</i> | Wetland Permit (WP#446) |
| <i>Location:</i> | 111 Wappanocca Avenue, Sheet 139.19, Block 2, Lot 7 |
| <i>Applicant:</i> | Mr. John Tsui |
| <i>Project Description:</i> | Demolition of existing house and construction of new house in the same location. |

8. 337 Park Avenue

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| <i>Required Approval(s):</i> | Wetland Permit (WP#445) |
| <i>Location:</i> | 337 Park Avenue, Sheet 153.5, Block 2, Lot(s) 4 |
| <i>Applicant:</i> | Mr. N. Mandhare & Ms. T. Garg |
| <i>Project Description:</i> | Construction of an addition to a single-family home within the 100-foot wetland buffer and 100-year flood plain. |

9. Apawamis Club – Irrigation Pump House Replacement

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| <i>Required Approval(s):</i> | Wetland Permit (WP#466) |
| <i>Location:</i> | 2 Club Road, Sheet 139.18, Block 1, Lot(s) 27 |
| <i>Applicant:</i> | Apawamis Club |
| <i>Project Description:</i> | Replacement of existing pump house with new, larger pump house in same location and upgrade of existing pumps. |

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10. Zoning Code Petition to Allow Senior Living Facilities in the R-2 District

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| <i>Required Approval(s):</i> | Advisory Recommendation to City Council |
| <i>Location:</i> | R-2 District (for properties over 50 acres) |
| <i>Applicant:</i> | The Osborn Home |
| <i>Project Description:</i> | The Osborn Home is requesting a zoning text amendment to change the existing development restrictions at the 55-acre Osborn property located at 101 Theall Road. |

11. Zoning Code Petition to Allow Storage and Medical Office in B-5 District

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| <i>Required Approval(s):</i> | Advisory Recommendation to City Council |
| <i>Location:</i> | B-5 District (Includes three properties located on the west side of Midland Avenue between Peck Avenue and the Port Chester/Rye municipal boundary) |
| <i>Applicant:</i> | Midland Rye LLC |
| <i>Project Description:</i> | The new owner of the former Avon property is seeking a zoning text amendment to allow medical office and personal storage uses on its two properties located at 601-621 Midland Avenue. |

12. Minutes