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CITY OF RYE Planning Commission

Resolution

No. 16-2017

Application Name: **11 Elm Place**
Approval Type: Fifth Extension of Time of Planning Commission Approval
Application Number: SP# 322
Project Description: Addition of third story to existing two-story building
Street Address: 11 Elm Place
Tax Map Designation: Sheet: 146.07 Block: 2 Lot(s): 15
Approval Date: July 18, 2017
Expiration Date: July 24, 2018

WHEREAS, on July 10, 2017, Dr. Gunther Grewe (hereinafter “Applicant”) submitted a request for a one-year extension of original Site Plan Approval for a property, located at 11 Elm Place; and

WHEREAS, the approved application involves constructing a third story addition to an existing office building to add approximately 2,210 square feet of office space; and

WHEREAS, the property is known on the Rye City Tax Map as Sheet 146.07, Block 2, Lot(s) 15, and is located in a B-2 Central Business District District, a "A" City of Rye Parking District, and appears to be located in “AE” (elevation 21 NAVD) Federally designated Flood Insurance Rate Zone(s); and

WHEREAS, the application was originally approved by Planning Commission Resolution No. 25-2012 on July 24, 2012; and

WHEREAS, one extension of time was granted by the Planning Commission on September 10, 2013 in Resolution No. 25-2013; and

WHEREAS, another one-year time extension was granted by the Planning Commission on August 12, 2014 in Resolution No. 33-2014; and

WHEREAS, a third one-year time extension was granted by the Planning Commission on July 21, 2015 in Resolution No. 19-2015; and

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WHEREAS, a fourth one-year time extension was granted by the Planning Commission on July 19, 2016 in Resolution No. 20-2016; and

WHEREAS, the period within which the applicant was required to complete all improvements or conditions of original approval expires on July 24, 2017; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds that the request for an extension of time remains consistent with the spirit and intent of the original approval and that there have been no significant changes in circumstances, regulations, surrounding conditions or new information that warrant the denial of such request or the requirement for a public hearing;

AND, BE IT FURTHER RESOLVED, that the Planning Commission hereby approves the request for an extension of time subject to the same conditions set forth in Planning Commission Resolution 25-2012, dated July 24, 2012, except that the date of the approval expiration shall be July 24, 2018.

I certify that the foregoing resolution is a correct copy of Planning Commission Resolution #16-2017, which was duly adopted on July 18, 2017.



Christian K. Miller, AICP
City Planner

7/19/2017

Date