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## CITY OF RYE Planning Commission

**Resolution**

**No. 08-2014**

Application Name: **172 Highland Road Subdivision**  
Approval Type: Modification to Approved Tree Preservation Plan  
Application Number: SUB#323  
Project Description: Two-lot Subdivision-Modification Lot#1  
Street Address: 172 Highland Road  
Tax Map Designation: Sheet: 139.19 Block: 1 Lot: 1  
Approval Date: March 18, 2014  
Expiration Date: March 18, 2015 (one year)

WHEREAS, on February 3, 2014, James K O'Neill revocable trust & Paula L. Summa revocable trust(hereinafter "Applicant") submitted an application for Modified Tree Preservation approval pursuant to Chapter 170, *Subdivision of Land*, of the Rye City Code for a property, located at 172 Highland Road; and

WHEREAS, the application involves the modification to the layout of the house, driveway and patio on Lot#1; and

WHEREAS, the drawings submitted in connection with the application are generally titled, *11 Meadow Place*, prepared by Michael F. Stein, P.E., dated January 31, 2014 and last revised March 13, 2014; and

WHEREAS, the application involves modifying the previously approved tree preservation plan to allow the removal of four additional trees on Lot 1 in connection with the subdivision plan known as "172 Highland Road" approved by the Planning Commission on September 4, 2012; and

WHEREAS, the property is known on the Rye City Tax Map as Sheet 139.19, Block 1, Lot(s) 1, and is located in a R-4 One-Family District, a "C" City of Rye Parking District, and appears to be located in "C" Federally designated Flood Insurance Rate Zone(s); and

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Applicant Signature

\_\_\_\_\_  
Date

**172 Highland Road Subdivision Modification (SUB# 323)**

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WHEREAS, the application and plan were referred to the Conservation Commission/Advisory Council (hereinafter "CC/AC") and for their review and recommendations; and

WHEREAS, the Planning Commission determined that the action is a(n) Type II Action pursuant to the New York State Environmental Quality Review Act (SEQRA); and

WHEREAS, since the proposed action is a Type II Action it is considered exempt and not subject to the requirements of the SEQRA or Chapter 73, *Coastal Zone Management*, of the Rye City Code; and

WHEREAS the Planning Commission has considered the site, the vicinity and all available information, and

WHEREAS the Planning Commission finds that the modification is in keeping with the spirit and intent of the originally approved tree preservation plan and the Code of the City of Rye; and

NOW, THEREFORE, BE IT RESOLVED, that the Rye City Planning Commission hereby approves the modification to the approved tree preservation plan #SUB323 for the improvements shown on the aforementioned plans, subject to the following conditions:

1. Prior to endorsement of the plans by the Secretary of the Planning Commission, the applicant shall sign and return one copy of the approved resolution to the Planning Commission indicating acceptance of all conditions of approval.
2. Prior to endorsement of the plans by the Secretary of the Planning Commission, the applicant shall submit to the City Planner one (1) digital version of the plans in Adobe Acrobat .pdf format **and** two (2) assembled paper copy sets of the plans to the City Planner.
3. All other conditions of resolutions approved by the Planning Commission in connection with the 172 Highland Road Subdivision shall remain valid and in full force and effect unless specifically modified herein.

I certify that the foregoing resolution is a correct copy of Planning Commission Resolution #08-2014, which was duly adopted on March 18, 2014.



Christian K. Miller, AICP  
City Planner

4/14/14

Date

Applicant Signature

Date