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CITY OF RYE Planning Commission

Resolution

No. 04-2015

Application Name: **77 Wappanocca Avenue**
Approval Type: Wetland and Watercourses Permit
Application Number: WP# 389
Project Description: Elevating an existing residence above the 100-year flood elevation
Street Address: 77 Wappanocca Avenue
Tax Map Designation: Sheet: 139.19 Block: 2 Lot: 12
Approval Date: February 24, 2015
Expiration Date: February 24, 2016(one year)

WHEREAS, on January 29, 2015, Michael and Andrea Pinelli (hereinafter "Applicant") submitted an application for Wetland and Watercourses Permit approval pursuant to Chapter 195, *Wetlands and Watercourses*, of the Rye City Code for a property, located at 77 Wappanocca Avenue; and

WHEREAS, the drawings submitted in connection with the application are titled, *Pinelli Residence*, prepared by David W. Mooney Jr., originally dated January 7, 2015 and having the following drawing numbers, drawing titles and revision dates:

Drawing		Revision
Number:	Drawing Title:	Date:
S1.0	<i>Site Plan</i>	1/27/15
A-1.0	<i>Floor Plans</i>	1/27/15
A-2.0	<i>Elevations</i>	1/27/15

WHEREAS, the application involves elevating an existing residence above the 100-year flood elevation within 100-foot buffer of Blind Brook and other related site, drainage and other improvements shown on the applicant's submitted drawings; and

WHEREAS, the property is known on the Rye City Tax Map as Sheet 139.19, Block 2, Lot 19, and is located in a R-5 One-Family District, a "C" City of Rye Parking District, a regulated 100-foot wetland buffer of Blind Brook and appears to be located in an AE (Elevation 31.1, NAVD 1988) Federally designated Flood Insurance Rate Zone Maps (FIRM) dated September 2007; and

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

WHEREAS, in its February 3, 2015 letter to the Planning Commission the CC/AC found that the applications was "Unacceptable;" and

WHEREAS, pursuant to §195-5 the Planning Commission provides the following in response to the CC/AC advisory finding that the application is "unacceptable":

- The application has a relatively modest 355 square-foot increase in impervious area in the wetland buffer. A majority of that increase is associated with providing access to the elevated structure.
- The application would be compliant with the City's Floodplain Management Law. The Commission supports applications in flood prone wetland buffers that are hazard resistant.
- The application provides for mitigation with the planting of a pin oak.

WHEREAS, a public hearing was held and closed on February 24, 2105, and all members of the public wishing to be heard were given the opportunity to be heard; and

WHEREAS, there was no public comment at the public hearing; and

WHEREAS, the property and residence were damaged by significant flood events in March 2007, April 2007 and September 2011; and

WHEREAS, the application proposes to mitigate future flood damages by elevating the structure above the FIRM-designated 100-year flood elevation consistent with the requirements of Chapter 100, *Floodplain Management*, of the Rye City Code; and

WHEREAS, the City Planner has determined that the proposed activity may be subject to regulation under Chapter 195, Wetlands and Watercourses, and

WHEREAS, the Planning Commission finds the proposed work will be in a wetland, watercourse or 100-foot wetlands and watercourses regulatory buffer area, and

WHEREAS, the Planning Commission has inspected and reviewed the site, the vicinity, the application form and the complete record; 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

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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;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission, as required by §195-5.D of the Rye City Code, *Standards for Permit Decisions*, makes the following findings:

Having evaluated the proposed activity with respect to wetland functions and the role of the wetlands in the hydrologic and ecological system; and having determined the impact of the proposed activity upon public health and safety, rare and endangered species, water quality and additional wetland functions listed in §195-1, the Planning Commission finds that the impacts and losses have been avoided to the maximum extent practicable. In making this determination, the Planning Commission has considered the following factors:

- (1) The impact of the proposed activity; and existing and reasonably anticipated similar activities, upon neighboring land uses and wetland functions as set forth in §195-1, including filling of a wetland or other modification of natural topographic contours, disturbance or destruction of natural flora and fauna, influx of sediments or other materials causing increased water turbidity and/or sediment build up, removal or disturbance of wetland soils, reductions in wetland water supply, interference with wetland water circulation, damaging reductions or increases in wetland nutrients, influx of toxic chemicals and/or heavy metals, damaging thermal changes in the wetland water supply; and destruction of natural aesthetic values.
- (2) Existing wetland impacts and the cumulative effect of reasonably anticipated future wetland activities in the wetland subject to the application.
- (3) The impact of the proposed activity and reasonably anticipated similar activities upon flood flows, flood storage, storm barriers; and water quality.
- (4) The safety of the proposed activity from flooding, erosion, hurricane winds, soil limitations; and other hazards and possible losses to the applicant and subsequent purchasers of the land.
- (5) The adequacy of water supply and waste disposal for the proposed use.
- (6) Consistency with Federal, State; and County comprehensive land use plans and regulations, consistency with the Code of the City of Rye and consistency with the Rye City Development Plan.
- (7) The availability of preferable alternative locations on the subject parcel or, in the case of activity that cannot be undertaken on the property without disturbance to wetlands, the availability of other reasonable locations for the activity.

AND, BE IT FURTHER RESOLVED, the Planning Commission finds that approval of a Wetlands and Watercourses Permit for the improvements shown on the aforementioned plan(s) is in keeping with the spirit and intent of the Code of the City of Rye;

AND, BE IT FURTHER RESOLVED, that the Rye City Planning Commission hereby approves Wetlands and Watercourses Permit #389 for the improvements shown on the aforementioned plans, subject to the following conditions:

A. Conditions to be Completed Prior to the Endorsement of the Plans:

1. 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 .pdf format **and** two (2) assembled paper copy sets of the plans to the City Planner.

B. Conditions to be Completed Prior to the Issuance of a Building Permit:

1. The City Planner shall notify in writing the Building Inspector and City Engineer of the applicant's satisfactory completion of those conditions noted in Section A immediately above.
2. The applicant shall obtain all necessary Federal, State and County permits and approvals.

C. Conditions to be Completed Prior to the Commencement of Any Construction:

1. Prior to the start of any work conducted under this permit, erosion and sedimentation control devices in accordance with *Westchester County, N.Y. Best Management Practices for Sediment and Erosion Control* (dated December 1991 or as amended, whichever is later) shall be installed to the satisfaction of the City Engineer and City Building Inspector and, thereafter, be maintained, repaired and replaced as necessary until they authorize their removal.
2. The Applicant shall notify in writing the Planning Commission, the City Naturalist and the City Engineer of the date on which the work is to begin, at least five (5) days in advance of such date.
3. Prior to the start of any construction an anti-tracking pad and erosion control measures shall be installed, as required and approved by City Staff. All anti-tracking pads and erosion control measures shall be properly maintained throughout the duration of construction to the satisfaction of the City Staff.

D. Conditions to be Completed Prior to the Issuance of a Certificate of Occupancy:

1. Prior to the issuance of the certificate of occupancy, all sidewalks, walkways, curbing, curb cuts, driveways and paved areas shall be installed, repaired or replaced to the satisfaction of the City Engineer.
2. No certificate of occupancy shall be issued until all improvements shown on the approved plans have been provided and applicable conditions of this approval have been complied with to the satisfaction of the City Planner, Building Inspector and Engineer.
3. The City Building department shall add the following note on the applicant's Certificate of Occupancy:

“This property is subject to the restrictions and conditions of Wetland Permit No. WP389, approved by the Rye City Planning Commission on February 24, 2015 in Resolution No. 04 -2015.”

E. General Permit Conditions:

1. Work conducted under this permit shall be open to inspection at any time, including weekends and holidays, by the Planning Commission, Building Inspector, City Engineer and the City Naturalist, or their designated representative(s).
2. The applicant shall notify the City Planner in writing of the completion of the wetland improvements and plantings shown on the approved drawing(s). After such written notification, a member of the Planning Commission, City Planner, the City Naturalist, and/or their designated representative(s) shall inspect all work authorized by this permit for its satisfactory implementation consistent with the approved drawing(s).
3. The applicant shall comply with the requirements of Chapter 173, *Surface Water, Erosion and Sediment Control*, of the Rye City Code. The applicant shall provide to the satisfaction of the City Engineer information demonstrating that the proposed drainage system is properly sized to accommodate anticipated stormwater runoff and that the soil conditions on the property can support the proposed drainage measures without adversely impacting neighboring properties. No sub-surface system shall be installed without an inspection and approval by the City Engineering Department. The applicant shall notify the City Engineering Department in writing at least five (5) days prior to the installation of any drainage system to afford the Department sufficient opportunity to inspect soil conditions and the system installation.
4. Prior to the transfer of any interest or title in or to the land subject to this permit, the permit holder shall notify the City in writing of the name and address of such transferee and such transferee shall endorse and submit to the City Planner a copy of this resolution

indicating acceptance of all conditions of approval. This paragraph shall not apply to the transfer if improvements have been completed in conformity with this approval.

5. Notwithstanding paragraph E.2 above, there shall be no deviation from the approved plans and City specifications and, further, no modification may be made unless plans for the modification, prepared by the applicant, and a new application has been approved by the Planning Commission.
6. All other applicable provisions of Chapter 195, Wetlands and Watercourses, of the Code of the City of Rye and all other applicable City, County and State regulations shall be complied with.
7. This Wetlands and Watercourses Permit and Planning Commission Resolution, shall be prominently displayed at the project site during the undertaking of the activities authorized by the permit.

AND, BE IT FURTHER RESOLVED, that this permit and the right to undertake work under this permit shall expire one (1) year after the date of the approval of this resolution. In the event that the work permitted by this permit can not be substantially completed within one year after the date of the approval of this resolution, a one (1) year extension of the original permit may be granted by the Planning Commission upon written request by the original permit holder or his/her legal agent at least 90 days prior to the expiration date of the original permit. The Planning Commission may require new hearings if, in its judgment, the original scope of the permit is altered or extended by the renewal, or if the Applicant has failed to abide by the terms of the original permit in any way. The request for renewal of a permit shall follow the same form and procedure as the original application except that the Planning Commission shall have the option of not holding a hearing if the original scope of the permit is not altered or extended in any significant way;

I certify that the foregoing resolution is a correct copy of Planning Commission Resolution #04-2015, which was duly adopted on February 24, 2015.



Christian K. Miller, AICP
City Planner

07/17/15

Date