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CITY OF RYE Planning Commission

Resolution

No. 05-2015

Application Name: 12 Philips Lane
Approval Type: Extension of Time of Planning Commission Approval
Application Number: WP# 368
Project Description: New single-family residence within the 100-foot wetland buffer
Street Address: 12 Philip Lane
Tax Map Designation: Sheet: 153.11 Block: 2 Lot(s): 28
Approval Date: February 24, 2015
Expiration Date: February 24, 2016

WHEREAS, on February 3, 2015, Leo Napior on behalf of Robert Jackson and Lavanya Shah (hereinafter "Applicant") submitted an application for one year extension of original Wetland and Watercourses Permit approval pursuant to Chapter 195, Wetlands and Watercourses. Of Rye City Code, located at 12 Philip Lane; and

WHEREAS, the approved application involves constructing a new single-family house; and

WHEREAS, the property is known on the Rye City Tax Map as Sheet 153.11, Block 1, Lot(s) 27, and is located in a R-3 One-Family District District, a "C" City of Rye Parking District, and appears to be located in "AE" (elevation 13 NAVD) Federally designated Flood Insurance Rate Zone(s); and

WHEREAS, the application was originally approved by Planning Commission Resolution No. 05-2014 on February 4, 2014; and

WHEREAS, the period within which the applicant was required to complete all improvements or conditions of original approval expires on February 4, 2015; and

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

Applicant Signature

Date

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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; and

WHEREAS, the property is located in a coastal zone area as delineated in the City of Rye Local Waterfront Revitalization Program (LWRP); and

WHEREAS, as part of original approval the Planning Commission found that the application was consistent with the City's LWRP policies, standards and conditions identified in §73-5.D, *Coastal Zone Management*, of the City Code; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds that the request for a 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 05-2014, dated February 4, 2014, except that the date of the approval shall be the approval date of this resolution;

AND, BE IT FURTHER RESOLVED, that this approval shall expire on February 24, 2016, unless a building permit has been issued and substantial construction of the required improvements has been completed;

AND, BE IT FURTHER RESOLVED, that the Applicant shall sign and return one copy of this approved resolution to the Planning Commission indicating acceptance of all conditions of approval. Failure to sign this resolution of conditional approval within sixty (60) days will deem this approval null and void.

I certify that the foregoing resolution is a correct copy of Planning Commission Resolution #05-2015, which was duly adopted on February 24, 2015.

Applicant Signature

Date

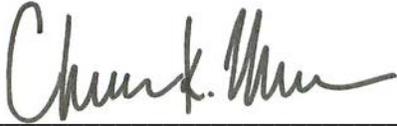
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Christian K. Miller, AICP
City Planner

7/6/15

Date

Applicant Signature

Date