

Rye City Planning Commission Minutes
September 6, 2016

MEETING ATTENDANCE:

Planning Commission Members:

- Nick Everett, Chair
- Martha Monserrate, Vice-Chair
- Andrew Ball
- Laura Brett
- Hugh Greechan
- Richard Mecca
- Alfred Vitiello

Other:

- Christian K. Miller, AICP, City Planner
 - Carolyn Cunningham, CC/AC Chair
 - Melissa Johannessen, AICP, LEED AP
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I. HEARINGS

1. Rye Country Day School-Modification

- Mr. Jonathan Kraut, attorney, Mr. Ronan Wilke, architect, and Mr. Chuck Utchsig, engineer, were present for the application. Mr. Kraut briefly described the application. He stated that the project consists of improvements to the Performing Arts Center, including the addition of a glass lobby in place of an existing terrace, as well as interior changes to the building. Mr. Kraut also stated that the project includes a new Center for Creativity in the location of the existing Lower School Multi-Purpose Building, which will be removed. He stated that the footprint of the new building will be 13,000 sf. Mr. Kraut stated that the final component of the project is site improvements, including parking reconfiguration and lighting and sidewalk improvements.
- The Commission asked if the number of parking spaces on the campus will remain the same. Mr. Kraut responded yes.
- The Commission asked about the proposed landscaping improvements. Mr. Wilke noted that the project includes site improvements, such as new pavement and sidewalks. He also noted that 10 trees will be removed and 98 will be planted. Mr. Wilke stated that some of the new trees will be planted along Cedar Street to beautify the streetscape.
- Mr. Utchsig described the proposed stormwater plan. He noted that the existing stormwater is uncontrolled and drains to Cedar and Grandview. He stated that the proposed system will be underground with a controlled outlet and will reduce the discharge rate in the 1-, 10-, and 100-year storms. Mr. Utchsig stated that there will be a 50% reduction in the 1- and 10-year storms and a 10% reduction in the 100-year storm.

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- There were no additional questions from the Commission and no comments from the public.

ACTION: Martha Monserrate made a motion, seconded by Richard Mecca, to close the public hearing for Site Plan Application Number SP#364, which was carried by the following vote:

Nick Everett, Chair:	Aye
Martha Monserrate, Vice-Chair:	Aye
Andrew Ball:	Aye
Laura Brett:	Aye
Hugh Greechan:	Aye
Richard Mecca:	Aye
Alfred Vitiello:	Absent

II. ITEMS PENDING ACTION

1. Rye Country Day School-Modification

- The Planning Commission reviewed the draft resolution. The City Planner suggested that the street trees be moved to the other side of the sidewalk on Cedar Street because the proposed location is in the City right-of-way. He noted that the proposed trees have a wide canopy and may create conflicts with vehicles, or with the existing fence. Mr. Wilke stated that the selected trees are recommended in locations with overhead wires. He stated that the intent was to create a classic streetscape but the applicant will move the trees if the City prefers. Mr. Kraut noted that the applicant will revise the site plan to move the trees and will adjust the tree count if necessary so that there is sufficient space for the trees.

ACTION: Martha Monserrate made a motion, seconded by Laura Brett, to approve as amended Site Plan Application Number SP#364, which was carried by the following vote:

Nick Everett, Chair:	Aye
Martha Monserrate, Vice-Chair:	Aye
Andrew Ball:	Aye
Laura Brett:	Aye
Hugh Greechan:	Aye
Richard Mecca:	Aye
Alfred Vitiello:	Absent

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2. 120 Old Post Road

- 1 • Mr. Jonathan Kraut, attorney, Mr. Jeff Wyzinski, architect, and Mr. Jerry
2 Schwalbe, engineer, were present for the application. Mr. Kraut stated that the
3 Commission received a supplemental submission addressing items that were
4 raised at the last meeting. Mr. Kraut noted that the traffic report was submitted to
5 the TPS Committee and it was his understanding that it would be reviewed at the
6 September 8th meeting. Mr. Kraut also stated that the applicant provided a refuse
7 removal plan as requested, as well as cut sheets and details on lighting.
8
9
10
11 • The Commission asked about the lighting specifications. Mr. Wyzinski noted that
12 a Kelvin color had not yet been chosen, but they intend to match the color of the
13 lights the City is putting in along the street. Mr. Kraut stated that they are
14 amenable to whichever color the City would like.
15
16 • The Commission asked for more details about trash collection. Mr. Wyzinski
17 stated that an analysis was done of compacted waste and it is estimated that the
18 facility will generate 4.88 two-cubic-yard (cy) containers (compacted) per week.
19 He stated that 5 2-cy containers will be picked up once per week.
20
21 • The Commission asked about what would happen if the containers are filled
22 sooner than expected. Mr. Wyzinski stated that there is space available for extra
23 storage of excess waste and onsite maintenance personnel can move any
24 excess waste to these storage areas until the next scheduled pick-up. Mr.
25 Wyzinski stated that the trash rooms can house 10 2-cy containers if necessary.
26
27 • The Commission asked about how trash and recycling will be separated with
28 only one trash chute. Mr. Wyzinski stated that there will be a diverter at each
29 trash chute. Mr. Kraut stated that although the City of Rye is not currently a
30 single-stream community, it is possible that the private hauler chosen by the
31 facility could accommodate single-stream waste collection.
32
33 • Mr. Kraut stated that the finished floor elevation (FFE) of the buildings was raised
34 by 6' to reduce the amount of site disturbance and rock removal needed. Mr.
35 Schwalbe stated that there will be approximately 1,500 to 1,600 cy of rock
36 removal. He also noted that the cut and fill is generally balanced on the site. Mr.
37 Schwalbe described the varying elevations throughout the site. He noted that
38 there is a 20-foot difference in elevation at the front of the site from the street to
39 the buildings, and there is a 24-foot grade change in the southeast near the Old
40 Post Road intersection. He noted that there is a distance of approximately 100'
41 from the curb to the nearest building.
42
43 • The Commission asked if the garage floor was also raised. Mr. Schwalbe stated
44 that the clearances remained the same and the entire floor came up. It was

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1 noted that the existing building floor is at elevation 70'; the Commission noted
2 that the ground level of the proposed building is at about the second floor of the
3 existing building. The City Planner noted that a lot of disturbance is proposed
4 and the slopes present challenges for landscaping. Mr. Schwalbe stated that
5 raising the FFE is based on geotechnical information from additional soil borings
6 that were conducted. The Commission asked that the applicant provide the
7 geotechnical report to the City Planner for his review, as well as the rationale for
8 reducing the amount of grading.
9

- 10 • The City Planner also requested additional sections through the buildings,
11 particularly at the corners of the site. The Commission discussed the proposed
12 walls. It was generally felt that more walls and lower walls are better than fewer,
13 taller walls.
14
- 15 • Mr. Schwalbe addressed the proposed landscaping on top of the parking garage.
16 He stated that it would consist of small trees and ground cover due to the limited
17 soil depth. He noted that less formal landscaping is proposed on the perimeter of
18 the site, whereas the interior of the site will be heavily planted and landscaped.
19 The Commission noted that screening of the walls should be a focus of the
20 landscaping design. It was also suggested that more landscaping be proposed in
21 the City ROW on Playland Parkway Access Drive to screen the site from view.
22
- 23 • Mr. Schwalbe stated that 102 trees will be removed and 219 will be planted. The
24 Commission asked how many of those will be planted on the parking deck
25 compared to the perimeter of the site. Mr. Kraut stated that the applicant will
26 provide that information prior to the public hearing. Mr. Schwalbe stated that the
27 vegetation on the perimeter of the site could be cleaned out to allow the healthier
28 trees to thrive.
29
- 30 • Mr. Kraut described the setback analysis and referred to Sheets A6.02 and
31 A6.03. Mr. Kraut stated that the front yard setback consists of both a 100'
32 setback and a 150' setback, and a maximum allowable projection of 15% of the
33 area of the total setback is allowed into the 150' setback. He noted that the site
34 plan includes a 2.86% projection into the front yard setback. He noted that there
35 is a similar allowance on the side yard, which has a 50' setback and 100' setback
36 and a maximum allowable projection of 15% into the 100' setback. Mr. Kraut
37 stated that there is a 3.13% projection into the 100' side yard setback. He noted
38 that these setbacks are the result of an agreement with the Osborn.
39
- 40 • The Commission asked whether the Osborn identified any other concerns with
41 the site plan. Mr. Kraut stated that the only request was for more space in the
42 setback.
43
- 44 • Mr. Schwalbe described the construction phasing plan. He stated that the first
45 phase of construction will consist of the temporary stormwater basin, the sales

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1 trailer, and the parking garage, which will be utilized for construction vehicle
2 parking. He stated that Buildings 1 and 5 would then be constructed, with rolling
3 construction of the remaining buildings in a clockwise fashion.
4

- 5 • The Commission discussed the proposed construction phasing. Concerns were
6 raised about how construction equipment and materials will gain access to the
7 buildings in the rear of the site once the buildings in the front are constructed.
8 The grade changes throughout the site were also noted as a concern. The
9 Commission discussed whether there was a need to have a temporary
10 construction road around the perimeter of the site. They stated that if this were to
11 be done, it would need to be shown on the plan. They also noted that tree
12 protection must be shown on the plan.
13

- 14 • It was noted that the retention provided by the green roof would not be available
15 while the project was under construction and this would need to be factored in to
16 the stormwater management plan.
17

- 18 • The Commission noted that staggered COs might be necessary and the
19 applicant should meet with the Building Department. The Commission noted that
20 the final drainage, etc. will need to be in place before any CO can be issued. It
21 was also noted that there may be very little staggering of construction activities
22 between buildings if the applicant intends to follow an aggressive construction
23 schedule as proposed, and thus the applicant may want to consider starting at
24 the rear of the site.
25

- 26 • The Commission asked whether any evidence of inflow and infiltration (I&I) had
27 been observed. Mr. Schwalbe noted that there has been no inspection of pipes
28 at this time. Mr. Kraut stated that there is no obvious infiltration. The Commission
29 stated that the City could potentially increase the size of the line in the flat
30 segment of the sewer, especially if there may be plans for additional building in
31 the area.
32

- 33 • The Commission noted that the size, scale, and massing of the buildings is a top
34 concern.
35

37 **3. Minutes**

- 38
39 • The Commission reviewed the minutes from the August 9, 2016 meeting and
40 made minor revisions.
41

42 **ACTION:** Richard Mecca made a motion, seconded by Martha Monserrate, to
43 approve the minutes from the August 9th meeting as amended, which was
44 carried by the following vote:

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1		
2	Nick Everett, Chair:	Aye
3	Martha Monserrate, Vice-Chair:	Aye
4	Andrew Ball:	Aye
5	Laura Brett:	Aye
6	Hugh Greechan:	Aye
7	Richard Mecca:	Aye
8	Alfred Vitiello:	Absent
9		