

Rye City Planning Commission Minutes (Cont.)

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1 between the eaves to prevent boxy like building appearances. The Commission
2 discussed strategies for side yard setbacks, but agreed that a 50-foot minimum
3 setback is preferred. The Commission discussed potentially applying these
4 standards to change the zoning for other properties in the City.
5

6 • The Commission agreed a 50-foot setback in the side and rear appeared
7 acceptable and 100 feet in the front. The Commission noted that it liked the
8 concept of a landscaped buffer for perimeter screening. The Commission stated
9 that the building height and FAR appeared acceptable. The Commission stated
10 that the parking ratios appeared acceptable and that it did not object to allowing
11 tandem parking for units that require more than one vehicle.
12

13 • The Commission reviewed the traffic information noting that the proposed use
14 would generate less traffic than a fully occupied office building as permitted by
15 existing zoning. The Commission noted the existing deficiencies in the left-turn
16 movements at the Old Post Road/Playland Parkway Access Drive intersection.
17

18 • The Commission agreed that it would consider a memorandum to the City
19 Council at its next meeting.
20

21 **2. Coveleigh Club – Extension of Time**
22

23 • Coveleigh’s represented stated that it needed additional time to secure relevant
24 permits and that it anticipated starting construction after Labor Day.
25

26 **ACTION:** Martha Monserrate made a motion, seconded by Barbara Cummings, to
27 approve the extension of time for Site Plan application number
28 SP#353/Wetland Permit application number WP#372, which was carried
29 by the following vote:
30

31	Nick Everett, Chair:	Aye
32	Martha Monserrate, Vice-Chair:	Aye
33	Andrew Ball	Aye
34	Laura Brett:	Absent
35	Barbara Cummings:	Aye
36	Hugh Greechan:	Absent
37	Alfred Vitiello:	Absent

38
39

40 **3. 85 Brevoort Lane**
41

42 • Blythe Yost (applicant’s landscape architect) provided an overview of the plan
43 noting the location of the edge of the wetland and a calculation of existing and
44 proposed impervious area in the buffer.
45

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- 1 • The Commission stated that it liked the effort in the plan to maintain existing
2 trees, but suggested that the plan be revised to reduce size of the terrace and
3 steps. Ms. Yost responded that the proposed size of the steps was intended to
4 advance a desired landscape design. She stated that since the house is located
5 in the buffer it is difficult to make adjustments. She stated that additional
6 plantings could be provided in the mitigation plan.
7
- 8 • The Commission stated that it accepted the proposed patio as part of the plan,
9 but that the terrace could be reduced to approximately half its current size.
10 Additional plantings was also preferred by the Commission.
11

12
13 **4. Theodore Fremd Senior Housing**

- 14
- 15 • The Commission reviewed the site plan noting the location of existing and
16 proposed stormwater and sewer easements. The Commission requested that
17 the proposed wall at the site access be setback to improve sight distance.
18
- 19 • Clark Neuringer (applicant's architect) provided an overview of the number of
20 proposed parking spaces and the estimated parking demand for the proposed
21 use. He stated that it was not possible to provide angled-parking under the
22 building due to location of the steel columns that support the building.
23
- 24 • The Commission discussed the landscape plan along North Street and
25 requested that this area be maintained as a no-mow area to preserve existing
26 vegetation. The Commission reviewed the tree removal and replacement plan.
27

28 **5. 13 Sunset Lane**

- 29
- 30 • Richard Horsman (applicant's landscape architect) provided a review of the plan
31 noting that it had been revised in response to the Planning Commission's
32 request. Mr. Horsman provided an overview of the alternative gas pipe crossing
33 of the brook and the reviewed the detail of the piping of the brook.
34
- 35 • The Commission agreed that the application was acceptable for the setting of a
36 public hearing.
37

38 **ACTION:** Martha Monserrate made a motion, seconded by Laura Brett, to set the
39 public hearing for Wetland Permit application number WP#391, which was
40 carried by the following vote:

41

42	Nick Everett, Chair:	Aye
43	Martha Monserrate, Vice-Chair:	Aye
44	Andrew Ball	Aye

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1	Laura Brett:	Aye
2	Barbara Cummings:	Aye
3	Hugh Greechan:	Absent
4	Alfred Vitiello:	Absent

5

6. **330 Stuyvesant Avenue**

7

- 8 • Tim Barta (applicant’s engineer) provided an overview of the application noting
9 that it involved repairing a seawall and installing a recreational dock. Mr. Barta
10 noted that historically there was a dock on the property. He noted that the
11 location of existing and proposed tidal plants in a location that would remove a
12 portion of the wall and hardened shoreline. Mr. Barta reviewed the details of the
13 wall design.
14
- 15 • The Commission requested that the plan be revised to show the location of the
16 structures and mitigation plantings associated with the prior wetland permit
17 approval of the residence on the lot and approved subdivision. The Commission
18 noted concern with the extent of development within the sensitive coastal area
19 and the extension of a new dock. Mr. Barta responded that the proposed dock
20 complies with the design requirements of the NYSDEC and that it includes
21 provisions to prevent the floating dock from resting on the ground during low
22 tides. He stated that the dock does not extend further than the dock that used to
23 exist at the property.

24

- 25 **7. Aurora – Outdoor Dining Permit**
- 26 **8. Encore Bistro Francais – Outdoor Dining Permit**
- 27 **9. Fogama – Outdoor Dining Permit**
- 28 **10. Ruby’s Oyster Bar – Outdoor Dining Permit**
- 29 **11. Rye Grill & Bar – Outdoor Dining Permit**

30

- 31 • The Planning Commission reviewed all outdoor dining permits and noted that all
32 had been in compliance over the previous season.

33

34 **ACTION:** Martha Monserrate made a motion, seconded by Andy Ball, to approve
35 outdoor dining permit applications OD#01-2015, OD#02-2015, OD#05-
36 2015, OD#09-2015 and OD#10-2015 which was carried by the following
37 vote:

38

39	Nick Everett, Chair:	Aye
40	Martha Monserrate, Vice-Chair:	Aye
41	Andrew Ball	Aye
42	Laura Brett:	Aye
43	Barbara Cummings:	Aye
44	Hugh Greechan:	Absent
45	Alfred Vitiello:	Absent