

Rye City Planning Commission Minutes (Cont.)

April 21, 2015

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- 1 • The City Planner noted that there were no complaints about the outdoor seating
2 last year.
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4 **ACTION:** Barbara Cummings made a motion, seconded by Andrew Ball, to approve
5 Outdoor Dining Permit Application Number OD#07-2015, which was
6 carried by the following vote:
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8 Nick Everett, Chair:	Aye
9 Martha Monserrate, Vice-Chair:	Absent
10 Andrew Ball:	Aye
11 Laura Brett:	Absent
12 Barbara Cummings:	Aye
13 Hugh Greechan	Aye
14 Alfred Vitiello	Aye

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17 **3. 85 Brevoort Lane**
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- 19 • Blythe Yost (applicant's landscape architect) stated that the plan was revised to
20 reduce the amount of impervious area in the wetland buffer. She noted that the
21 steps consist of stone risers with grass treads and that the size of the terrace
22 was reduced. Ms. Yost stated that the revised plans reduce impervious area by
23 approximately 25% or 207 square feet. She stated that the current proposed
24 total impervious increase in the buffer was 766 square feet and noted that only
25 200 square feet is related to the terrace and steps. Ms. Yost noted that there
26 was no change in the patio adjacent to the house. She stated that the revised
27 plan relocates the previously proposed wetland plantings closer to the wetland
28 to provide a greater mitigation benefit.
29

30 **ACTION:** Barbara Cummings made a motion, seconded by Andrew Ball, to set the
31 public hearing for Wetland Permit application number WP#390, which
32 was carried by the following vote:
33

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

41
42 *Martha Monserrate arrived to the meeting.*
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4. 70 Mendota Avenue

- Frank Marsala (applicant’s architect) provided an overview of the proposed plan showing the location of the existing residence within the wetland buffer of Blind Brook. He stated that the project involved the elevating of an existing residence above the FEMA 100-year flood and related additions, but that the plan results in a net reduction of impervious area in the buffer. Mr. Marsala stated that all variances for the project were approved by the Board of Appeals.
- The Commission discussed the design and dimensions of the proposed garage. Mr. Marsala stated that the design was modified from the existing garage so that it was setback further from the side lot line to improved vehicular ingress and egress.
- The Commission questioned the number of riser for the rear steps based on the elevation of the rear access and adjacent grade. They questioned whether additional steps would be necessary, which could impact the extent of encroachment in the wetland buffer. Mr. Marsala stated that he believed that the number of steps was accurate, but that he would confirm the design.
- The Commission questioned how the plan was modified to reduce the previously proposed floor area. Mr. Marsala reviewed the plans and design changes for the Planning Commission.

ACTION: Barbara Cummings made a motion, seconded by Alfred Vitiello, to set the public hearing for Wetland Permit application number WP#392, which was carried by the following vote:

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

5. Theodore Fremd Senior Housing

- There was no discussion of this matter.

6. Planning Commission’s Review of the Petition of Old Post Road Associates, LLC to amend the City Zoning Code and Zoning Map to

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1 **Change the Zoning Designation of a property at 120 Old Post Road from**
2 **the B-4, *Office Building*, District to a New RA-6, *Active Senior Residence*,**
3 **District.**

4
5 • The Commission questioned whether the applicant was able to obtain detailed
6 information regarding the floor area, number of units and property size of the
7 Edge Hill development in Stamford, CT. The Commission noted that this
8 development appeared to be of similar scale and design as the applicant's
9 proposal. Mr. Kraut stated that he requested for a FOIL for that information but
10 that it had not yet been received.

11
12 • The Commission discussed the SEQRA process for the proposed action and
13 that the City Council would be Lead Agency. The Commission requested that
14 the City Planner provide for its consideration at its next meeting a memorandum
15 of recommendation to the City Council regarding the proposed zoning petition.

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