

AGENDA

RYE CITY PLANNING COMMISSION

November 19, 2019

7:00 PM

Held in the City Council Hearing Room of the Rye City Hall

I. HEARINGS

1. **Shenorock Shore Club-Proposed Dock Expansion Project (Continued)**

Required Approval(s): Wetland Permit (WP#465)
Location: 390 Stuyvesant Avenue, Sheet 153.18, Block 1, Lot(s) 7
Applicant: Mr. Richard LaCoursiere, Shenorock Shore Club
Project Description: Installation of new piles and 2,450 sf of new floating docks.

2. **27 High Street**

Required Approval(s): Site Plan (SP#379)
Location: 27 High Street, Sheet 146.10, Block 1, Lot(s) 9
Applicant: 27 High Street R.E. Corp.
Project Description: Construction of new free-standing 3-car garage, realignment of driveway, and walkway modifications.

3. **337 Park Avenue**

Required Approval(s): Wetland Permit (WP#445)
Location: 337 Park Avenue, Sheet 153.5, Block 2, Lot(s) 4
Applicant: Mr. N. Mandhare & Ms. T. Garg
Project Description: Construction of an addition to a single-family home within the 100-foot wetland buffer and 100-year flood plain.

4. **Apawamis Club – Irrigation Pump House Replacement**

Required Approval(s): Wetland Permit (WP#466)
Location: 2 Club Road, Sheet 139.18, Block 1, Lot(s) 27
Applicant: Apawamis Club
Project Description: Replacement of existing pump house with new, larger pump house in same location and upgrade of existing pumps.

II. ITEMS PENDING ACTION

1. **Shenorock Shore Club-Proposed Dock Expansion**

See Description Above

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2. 27 High Street

See Description Above

3. 337 Park Avenue

See Description Above

4. Apawamis Club – Irrigation Pump House Replacement

See Description Above

5. Rockridge Christmas Tree Sales

Required Approval(s): Use Permitted Subject to Add. Stnds. Reqs.

Location: 280 Purchase St., Sheet 139.19, Block 3, Lot(s) 5.2

Applicant: Mr. Rocco Lagana

Project Description: Temporary Sale of Christmas Trees

6. Christ's Church Christmas Tree Sales

Required Approval(s): Use Permitted Subject to Add. Stnds. Reqs.

Location: 2 Rectory St., Sheet 146.11, Block 1, Lot(s) 10.1

Applicant: Rev. Kate Malin

Project Description: Temporary Sale of Christmas Trees

7. Midland Avenue

Required Approval(s): Wetland Permit (WP#345)

Location: Midland Avenue, Sheet 146.19, Block 1, Lot(s) 49

Applicant: Mary E. Cindrich

Project Description: Construction of a new single-family residence.

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8. Zoning Code Petition to Allow Senior Living Facilities in the R-2 District

<i>Required Approval(s):</i>	Advisory Recommendation to City Council
<i>Location:</i>	R-2 District (for properties over 50 acres)
<i>Applicant:</i>	The Osborn Home
<i>Project Description:</i>	The Osborn Home is requesting a zoning text amendment to change the existing development restrictions at the 55-acre Osborn property located at 101 Theall Road.

9. Zoning Code Petition to Allow Additional Uses in the B-5 District

<i>Required Approval(s):</i>	Advisory Recommendation to City Council
<i>Location:</i>	B-5 District (Includes three properties located on the west side of Midland Avenue between Peck Avenue and the Port Chester/Rye municipal boundary)
<i>Applicant:</i>	Midland Rye LLC
<i>Project Description:</i>	The new owner of the former Avon property is seeking a zoning text amendment to allow medical office and personal storage uses on its two properties located at 601-621 Midland Avenue.

10. 306 Brevoort Lane

<i>Required Approval(s):</i>	Wetland Permit (WP#467)
<i>Location:</i>	306 Brevoort Lane, Sheet 152.20, Block 1, Lot(s) 14
<i>Applicant:</i>	Mrs. Fanrong Tang
<i>Project Description:</i>	Realignment of driveway and access improvements, installation of rain garden.

11. 97 Oakland Beach Avenue

<i>Required Approval(s):</i>	Subdivision (SUB#354)
<i>Location:</i>	97 Oakland Beach Avenue, Sheet 146.18, Block 3, Lot(s) 24
<i>Applicant:</i>	97 Oakland Beach Avenue, LLC
<i>Project Description:</i>	Two-Lot Subdivision

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12. 184 Soundview Avenue

Required Approval(s): Wetland Permit (WP#468)

Location: 184 Soundview Avenue, Sheet 153.6, Block 3, Lot(s) 95

Applicant: Susan & Jeffrey O'Brien

Project Description: Building addition, new deck, new front porch, and driveway expansion.

13. Minutes