

Rye City Planning Commission Minutes
January 14, 2020

MEETING ATTENDANCE:

Planning Commission Members:

- Nick Everett, Chair
- Martha Monserrate, Vice-Chair
- Andrew Ball
- Laura Brett
- Richard Mecca
- Steven Secon
- Birgit Townley

Other:

- Christian K. Miller, AICP, City Planner
- Tracy Stora, CC/AC Chairperson
- Melissa Johannessen, AICP, LEED AP
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1 The Chairman began the meeting by requesting a moment of silence to honor
2 former long-time Rye Planning Commission member Peter Larr.

3

4 **I. HEARINGS**

5

6 **1. Shenorock Shore Club – Proposed Dock Expansion**

7

- 8 • At the applicant’s request, this item was postponed until the next meeting. There
9 was no discussion.

10

11 **ACTION:** Steven Secon made a motion, seconded by Laura Brett, to continue the
12 public hearing for Wetland Permit Application Number WP#465, which was
13 carried by the following vote:

14

15 Nick Everett, Chair:	Aye
16 Martha Monserrate, Vice-Chair:	Aye
17 Andrew Ball:	Aye
18 Laura Brett:	Aye
19 Richard Mecca:	Absent
20 Steven Secon	Aye
21 Birgit Townley	Aye

22

23

24 **II. ITEMS PENDING ACTION**

25

26 **1. Shenorock Shore Club – Proposed Dock Expansion**

27

- 28 • There was no discussion of this item.

29

30

31 **2. 97 Oakland Beach Avenue**

32

- 33 • Mr. Leo Napior, applicant’s attorney, stated that the subdivision plat had been
34 revised to show an increased rear yard setback of 80 feet. He stated that
35 increasing the setback provides several benefits, including: positioning the house

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1 more centrally on the site, which also allows for a side-loading garage; reducing
2 the amount of overall site disturbance and rock removal at the rear of the site; and
3 better aligning the house with the adjacent house to the north.
4

- 5 • Mr. Napior stated that the stormwater plan was revised to include a direct overflow
6 connection to the proposed catch basin in Oakland Beach Avenue, rather than a
7 pop-up emitter. He also stated that the revised grading plan pushes the retaining
8 wall back and allows trees #3, #4, and #5 to be preserved.
9
- 10 • The Commission asked for clarification regarding the elevations and slope shown
11 on the proposed Watershed Map in the stormwater management report. The
12 Commission wanted to be sure that sheet flow would not increase. Mr. Ubadah
13 Abdullah, applicant's engineer, stated that there would be no increase in sheet flow
14 because of a swale alongside the driveway. The Commission asked the applicant
15 to provide a detail of the swale.
16
- 17 • The City Planner stated that if the Commission holds a public hearing for this
18 application on January 28th, it could then consider submitting a referral memo to
19 the Zoning Board in time for the applicant to attend the ZBA's meeting on February
20 13, 2020.
21

22 **ACTION:** Laura Brett made a motion, seconded by Birgit Townley, to set the public
23 hearing for Subdivision Application Number SUB#354, which was carried
24 by the following vote:
25

26 Nick Everett, Chair:	Aye
27 Martha Monserrate, Vice-Chair:	Aye
28 Andrew Ball:	Aye
29 Laura Brett:	Aye
30 Richard Mecca:	Absent
31 Steven Secon	Aye
32 Birgit Townley	Aye

33
34
35 **3. 184 Soundview Avenue**
36

- 37 • The applicant's consultant, Aleksandra Moch, and the project architect, Paul
38 Zaicek, were present for the application. The Commission asked the applicant if
39 they had addressed all of the CC/AC's concerns. Mr. Zaicek stated that he revised
40 the plan to eliminate the rear steps and concrete pad from the basement and
41 replaced the asphalt driveway with Flexi-Pave. Mr. Zaicek stated that the location
42 of the driveway remains the same as previously proposed and noted that three
43 trees will be planted to replace the Japanese maple that will be removed.
44

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- 1 • Ms. Moch stated that 250 sf of shrubs are proposed as 2:1 mitigation for the 120-
2 sf increase in impervious area within the wetland buffer. She also noted that the
3 three proposed trees add 225 sf of additional planted area, bringing the total
4 mitigation ratio to almost 4:1.
- 5
- 6 • Ms. Moch stated that due to the CC/AC's concerns about potential leaching from
7 the Flexi-Pave material, the applicant will consider using a permeable asphalt
8 instead.
- 9
- 10 • The Commission noted that Flexi-Pave and permeable pavement are used
11 interchangeably in the applicant's submission letter to the Commission, so the
12 applicant should clarify the type of material that will be used.

13
14 **ACTION:** Martha Monserrate made a motion, seconded by Steven Secon, to set the
15 public hearing for Wetland Permit Application Number WP#468, which was
16 carried by the following vote:

17		
18	Nick Everett, Chair:	Aye
19	Martha Monserrate, Vice-Chair:	Aye
20	Andrew Ball:	Aye
21	Laura Brett:	Aye
22	Richard Mecca:	Absent
23	Steven Secon	Aye
24	Birgit Townley	Aye
25		
26		

27 **4. Minutes**

- 28
- 29 • The Commission reviewed the draft minutes from the December 10, 2019 meeting
30 and made minor revisions.

31
32 **ACTION:** Martha Monserrate made a motion, seconded by Laura Brett, to approve as
33 amended, subject to additional review, the minutes from the December 10th
34 meeting, which was carried by the following vote:

35		
36	Nick Everett, Chair:	Aye
37	Martha Monserrate, Vice-Chair:	Aye
38	Andrew Ball:	Aye
39	Laura Brett:	Aye
40	Richard Mecca:	Absent
41	Steven Secon	Aye
42	Birgit Townley	Aye
43		
44		
45		

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1 **5. Planning Department Update**

2
3 **1037 Boston Post Road** – The City Planner noted that the City retained the firm
4 of BFJ Planning to review the applicant’s traffic and parking study. He noted that
5 BFJ submitted comments to the applicant and the applicant is in the process of
6 addressing them. The Commission will see the comments and responses when
7 the application is next on the agenda.

8
9 **Shenorock Shore Club** – The City Planner updated the Commission on the status
10 of this application.

11
12 **Nursery Field** – The City Planner informed the Commission that the City Council
13 would be scheduling a working meeting on the alternatives for the Nursery Field
14 improvement project. He stated that members of the Planning Commission and
15 other Commissions would be invited to attend.

16