

# Rye City Planning Commission Minutes

April 28, 2020

\*Meeting held virtually via Zoom Video Conferencing due to COVID-19\*

## MEETING ATTENDANCE:

### Planning Commission Members:

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

### Other:

- Christian K. Miller, AICP, City Planner
- Tracy Stora, CC/AC Chairperson
- Melissa Johannessen, AICP, LEED AP
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## I. HEARINGS

### 1. 220-224 Purchase Street

- Mr. Jonathan Kraut, attorney, and Mr. Rex Gedney, architect, were present for the application. Mr. Kraut stated that the site received site plan approval and area variances in 2007 for a two-story addition with expansion of the retail space on the ground floor and three residential apartments on the second floor.
- Mr. Gedney walked through the currently proposed site plan, noting that the square footage, floor plan, and access are the same as what was approved in 2007. He presented schematic elevations as well as the floor plans to the Commission. He noted that modular or panelized construction is planned to minimize disruption to the existing tenants and the adjacent building.
- The Commission noted that a comment was received from a member of the public, Margaret King. Mr. Kraut responded to the question about construction duration, noting that it will be weather dependent but is estimated to last about eight (8) months. Mr. Gedney stated that there will be minimal disruption to existing tenants with the exception of construction noise during normal construction hours. He also noted that 220 Purchase Street and 224 Purchase Street are physically separate buildings so the impact to existing residential tenants should be minimal.
- The Commission asked Mr. Gedney to address Ms. King's comment regarding parking availability. Mr. Gedney stated that there are 16 residential units plus one superintendent and there are 24 parking spaces on the lot. He stated that parking is not assigned but is first-come, first-served. There will be a total of 19 units with the addition of the three proposed. He noted that UPS is the busiest tenant but patrons typically come and go quickly. He also noted that on-street parking is used frequently for UPS.
- The Commission asked Mr. Gedney if there is handicap parking on the site. Mr. Gedney stated that there is not and it is not required. He stated that the retail storefronts are ADA-accessible but the existing residential building is not. He noted

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1 that it is very difficult to accommodate an elevator in the existing residential part  
2 due to the way the building was constructed.  
3

- 4 • The Commission confirmed with Mr. Gedney that the retail tenants will be able to  
5 remain open during construction and the roof will remain intact. Mr. Gedney stated  
6 that a structure will be built above the existing roof and the residential units will be  
7 constructed above that.  
8
- 9 • The Commission noted that there was a discrepancy in the location of the stairs  
10 on the schematic plan compared to the site plan. Mr. Gedney acknowledged the  
11 error and said it would be corrected on an updated site plan.  
12
- 13 • The Commission had no further questions.  
14

15 **ACTION:** Richard Mecca made a motion, seconded by Laura Brett, to close the public  
16 hearing for Site Plan Application Number SP#383, which was carried by the  
17 following vote:  
18

19 Nick Everett, Chair:	Aye
20 Martha Monserrate, Vice-Chair:	Aye
21 Andrew Ball:	Aye
22 Laura Brett:	Aye
23 Richard Mecca:	Aye
24 Rick Schaupp	Aye
25 Steven Secon	Aye

### 27 **2. Wainwright House – Modification** 28

- 29 • Mr. Manheimer, President of Wainwright House, was present for the application.  
30 Mr. Manheimer stated that the Wainwright House is requesting permission to  
31 extend its event season through mid-November due to cancellations resulting from  
32 the coronavirus pandemic. The Commission stated that a specific date is needed  
33 and noted that November 15<sup>th</sup> was discussed at the last meeting. Mr. Manheimer  
34 confirmed that they are seeking an extension through November 15, 2020.  
35
- 36 • Mr. Manheimer stated that since the April 28<sup>th</sup> meeting, several of the cancelled  
37 parties have been contacted and rescheduled and so far, no events have been  
38 rescheduled for Columbus Day weekend. He noted that it is a moving target though  
39 and as the pandemic continues, even clients with later events into September are  
40 asking about rescheduling. Mr. Manheimer stated that they will continue to try to  
41 avoid Columbus Day weekend but it will get more difficult the longer this goes on.  
42 He noted that it will also depend on whether the New York State guidelines will be  
43 revised to allow events with more than 10 people.  
44

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- 1 • Mr. Manheimer noted that a school graduation that was originally scheduled for  
2 early in the summer has been rescheduled to August 6<sup>th</sup>, which is the latest it can  
3 be held before the student has to be in college. He noted that this event will be  
4 held without music. He stated that if this event is able to be held, they will need to  
5 begin installing the tent in the last week of July.  
6
- 7 • The Commission discussed the intent of the Wainwright House to avoid scheduling  
8 events on Columbus Day weekend if possible. The Commission felt that it would  
9 be reasonable given the circumstances to allow no more than one event with  
10 amplified music to take place on Columbus Day weekend, in the event that it is not  
11 possible to avoid that weekend altogether.  
12
- 13 • The Commission also suggested that the Wainwright House try to condense as  
14 much as possible the time frame necessary for setting up the tent to reduce the  
15 amount of disturbance to the neighbors. Mr. Manheimer agreed to try.  
16
- 17 • The City Planner confirmed that no new comments were received on this  
18 application.  
19

20 **ACTION:** Richard Mecca made a motion, seconded by Martha Monserrate, to close  
21 the public hearing for Modification of Site Plan Application Number SP#317,  
22 which was carried by the following vote:

23		
24	Nick Everett, Chair:	Aye
25	Martha Monserrate, Vice-Chair:	Aye
26	Andrew Ball:	Aye
27	Laura Brett:	Aye
28	Richard Mecca:	Aye
29	Rick Schaupp	Aye
30	Steven Secon	Aye
31		

32 **II. ITEMS PENDING ACTION**

33  
34 **1. 220-224 Purchase Street**  
35

- 36 • The Commission reviewed the draft resolution and made minor revisions. The  
37 Commission noted that the resolution should be subject to the City Planner's  
38 review of the final plans to ensure that the stair location has been revised.  
39

40 **ACTION:** Richard Mecca made a motion, seconded by Laura Brett, to approve as  
41 amended Site Plan Application Number SP#383 subject to City Planner  
42 review, which was carried by the following vote:

43		
44	Nick Everett, Chair:	Aye
45	Martha Monserrate, Vice-Chair:	Aye

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1 Andrew Ball: Aye  
2 Laura Brett: Aye  
3 Richard Mecca: Aye  
4 Rick Schaupp Aye  
5 Steven Secon Aye  
6

## 7 2. Wainwright House

- 8
- 9 • The Commission noted that the 2015 resolution would be modified with a new  
10 condition to allow tented events to occur through November 15, 2020 with no more  
11 than one amplified music event on Columbus Day weekend. The condition will also  
12 note that the tent shall be installed no more than 10 business days prior to the first  
13 scheduled event.

14  
15 **ACTION:** Richard Mecca made a motion, seconded by Martha Monserrate, to  
16 approve the modification of Resolution 15-2015 for Site Plan Application  
17 Number SP#317, which was carried by the following vote:

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

## 27 3. 12 Guelisten Place

- 28
- 29 • Mr. John Scarlato, architect, was present for the application. Mr. Scarlato stated  
30 that the wetland is located just outside the property line and the 100-foot wetland  
31 buffer is just to the left of the house. He stated that the application involves  
32 enclosing the existing front porch and adding to the house in the rear, which are  
33 both outside of the wetland buffer. He also stated that a new deck will be  
34 constructed where there is an existing patio and the stairs and a small portion of  
35 the deck are within the wetland buffer. Mr. Scarlato stated that the driveway will  
36 also be widened to allow for better parking. He noted that wetland plantings are  
37 proposed near the wetland line since it is wetter there.
  - 38  
39 • The Commission noted that on Sheet A-5, it appears that the stairs from the dining  
40 room are interfering with the stairs from the deck to the ground floor. Mr. Scarlato  
41 stated that the deck is now proposed to be at the same level as the house so there  
42 will no longer be stairs from the dining room. He stated that he will correct the  
43 plans.  
44

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- 1 • The Commission scheduled a site walk for Saturday, May 2<sup>nd</sup>, noting that the  
2 Commission members will visit the site at their convenience between 9:00 AM and  
3 11:00 AM to avoid having a large group there at the same time.  
4
- 5 • The Commission noted that the applicant needs to revise the impervious  
6 calculations and the City's engineering consultant needs to review the stormwater  
7 plans. The Commission stated that it wants to make sure the potential impacts to  
8 flooding are fully considered.  
9

10 **ACTION:** Rick Schaupp made a motion, seconded by Richard Mecca, to set the public  
11 hearing for Wetland Permit Application Number WP#471, which was carried  
12 by the following vote:  
13

14	Nick Everett, Chair:	Aye
15	Martha Monserrate, Vice-Chair:	Aye
16	Andrew Ball:	Aye
17	Laura Brett:	Aye
18	Richard Mecca:	Aye
19	Rick Schaupp	Aye
20	Steven Secon	Aye

### 21 22 **4. Minutes** 23

- 24 • The Commission reviewed the draft minutes from the April 14, 2020 meeting and  
25 made minor revisions.  
26

27 **ACTION:** Martha Monserrate made a motion, seconded by Andrew Ball, to approve  
28 as amended the minutes from the April 28<sup>th</sup> meeting, which was carried by  
29 the following vote:  
30

31	Nick Everett, Chair:	Aye
32	Martha Monserrate, Vice-Chair:	Aye
33	Andrew Ball:	Aye
34	Laura Brett:	Aye
35	Richard Mecca:	Aye
36	Rick Schaupp	Aye
37	Steven Secon	Aye

### 38 39 **5. Planning Department Updates** 40

- 41 • The City Planner updated the Commission on the rules for public meetings that  
42 were just revised, which will be in effect going forward. The Commission also  
43 discussed whether to move forward on outdoor dining applications, but it was  
44 agreed to continue to wait on processing them for now.  
45