

A G E N D A
RYE CITY PLANNING COMMISSION
February 2, 2010
7:00 PM

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

I. HEARINGS

1. NONE

II. ITEMS PENDING ACTION

1. Molloy Cottage

<i>Required Approval(s):</i>	Wetland Permit (WP#261)
<i>Location:</i>	Kuder Island, Sheet 159.05, Block 1, Lot(s) 01
<i>Project Description:</i>	Violation: Permit to maintain a re-constructed masonry seawall.

2. Rye-Cottage Holdings

<i>Required Approval(s):</i>	Site Plan (SP#313)
<i>Location:</i>	15 Edgar Place, Sheet 139.20, Block 1, Lot(s) 14
<i>Project Description:</i>	Construction of 22 age-restricted units, 11 of which would be restricted for moderate income.

3. 36 Howard Place

<i>Required Approval(s):</i>	Consideration of Required Roadway Improvements
<i>Location:</i>	Howard Place, Sheet 146.07, Block 3, Lot 42
<i>Project Description:</i>	Consideration of required road and right-of-way improvements pursuant to General City Law §36 and Planning Commission Standards for Private Street in connection with the construction of a new residence on Howard Place.

4. 183 Forest Avenue

<i>Required Approval(s):</i>	Modification of Approved Subdivision Plan (SUB272)
<i>Location:</i>	183 Forest Avenue, Sheet 146.12, Block 2, Lot(s) 39.3
<i>Project Description:</i>	Violation: Request to maintain encroachments and implement landscape remediation plan in restricted landscape areas.

5. 180 Theodore Fremd Ave

<i>Required Approval(s):</i>	Site Plan (SP#316) and Wetland Permit (WP#270)
<i>Location:</i>	180 Theodore Fremd Ave, Sheet 146.10, Block 1, Lot(s) 68
<i>Project Description:</i>	Convert former gas station to two-story daycare facility within the 100-foot wetland buffer. Zoning text amendment is also requested.

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6. 424 Park Ave

<i>Required Approval(s):</i>	Subdivision (SUB# 314)
<i>Location:</i>	424 Park Ave, Sheet 153.5, Block 2, Lot(s) 12
<i>Project Description:</i>	Subdivision of 1.32-acre property to create one additional lot.

7. 15 Bradford Avenue

<i>Required Approval(s):</i>	Subdivision(SUB#315)
<i>Location:</i>	15 Bradford Ave, Sheet 153.05, Block 1, Lot(s) 72
<i>Project Description:</i>	Subdivision of 1.2275-acre property to create one additional building lot. Existing residence would be removed.

8. 170 Bradford Avenue

<i>Required Approval(s):</i>	Wetland Permit (WP#279) - VIOLATION
<i>Location:</i>	170 Bradford Ave, Sheet 153.05, Block 2, Lot(s) 46
<i>Project Description:</i>	Request to maintain a paved walk around the perimeter of the house constructed without a required wetland permit.

9. Purchase Street Mixed-Use Building

<i>Required Approval(s):</i>	Site Plan(SP#309)
<i>Location:</i>	Adjacent to 100 Purchase St, Sheet 146.7, Block 1, Lot(s) 40
<i>Project Description:</i>	One-year extension to prior Planning Commission Approval

10. Discussion of Public Notification Law

11. Review of 2009 Planning Commission and Department Annual Report

12. Minutes