

AGENDA

RYE CITY PLANNING COMMISSION

September 13, 2011

7:00 PM

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

I. HEARINGS

1. 35 Cedar Place (Continued)

Required Approval(s): Subdivision (SUB#318)
Location: 35 Cedar Place, Sheet 142.12, Block 1, Lot(s) 4
Applicant: Cedar Place Associates, LLC
Project Description: Four lot subdivision to be developed with two-family residences.

2. 60-62 Purchase Street

Required Approval(s): Site Plan (SP#326)
Location: 60-62 Purchase Street, Sheet 146.07, Block 3, Lot(s) 12
Applicant: Rye 62, LLC
Project Description: Converting existing single tenant commercial building into two commercial spaces.

3. 12 Philips Lane

Required Approval(s): Modified Final Subdivision & Wetland Permit (SUB# 321) & (WP#300)
Location: 12 Philip Lane, Sheet 153.11, Block 2, Lot(s) 28
Applicant: Daniel and Helen Mathisson
Project Description: Proposed demolition of an existing single family residence and construction of a new single family house and pool within 100-foot wetland buffer. Modification of the 1967 Final Subdivision approval to reduce the supplemental front yard setback established for lot 10.

II. ITEMS PENDING ACTION

1. 35 Cedar Place

See Description Above

2. 60-62 Purchase Street

See Description Above

3. 12 Philips Lane

See Description Above

AGENDA

RYE CITY PLANNING COMMISSION

September 13, 2011

7:00 PM

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

4. **2 Forest Avenue**

Required Approval(s): Subdivision & Wetland Permit(SUB#319 & WP#311)

Location: 2 Forest Ave, Sheet 146.08, Block 2, Lot(s) 9

Applicant: 2 Forest Avenue Associates, LLC

Project Description: Three-lot residential subdivision

5. **2 Central Avenue**

Required Approval(s): Site Plan and Wetland Permit (SP# 327)

Location: 2 Central Ave, Sheet 146.11, Block 1, Lot(s) 15

Applicant: 1589 Deerfield Road Corp.

Project Description: Removal of existing structure and construction of a new 2-story mixed use structure with retail on the ground floor and two apartments on the second floor within 100 feet of Blind Brook.

6. **10 Martin Road**

Required Approval(s): Wetland Permit (WP# 309)

Location: 10 Martin Road, Sheet 146.16, Block 1, Lot(s) 40

Applicant: David E. Gross

Project Description: Construction of a swimming pool, pipe, drywell and security fence within a wetland buffer.

7. **12 Morris Court**

Required Approval(s): Wetland Permit (WP#308)

Location: 12 Morris Court, Sheet 153.05, Block 1, Lot(s) 70.61

Applicant: Julie Cantu

Project Description: Replacing existing decks at the rear of the house and adding a fence along property line and edge of retention pond.

8. **20 Parsonage Point Place**

Required Approval(s): Wetland Permit (WP#314)

Location: 20 Parsonage Point Place, Sheet 153.19, Block 1, Lot(s) 3.2

Applicant: Parsonage Investment Co. c/o FHKP

Project Description: Proposed new single family residence and accessory structures on an undeveloped site.

A G E N D A

RYE CITY PLANNING COMMISSION

September 13, 2011

7:00 PM

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

9. 309 Grace Church Street

Required Approval(s): Wetland Permit (WP# 313)
Location: 309 Grace Church Street, Sheet 146.08, Block 1 Lot 23
Applicant: Chris & Elizabeth McGrath
Project Description: Proposed work includes the expansion of an existing driveway for resident and visitor parking, and a safe, flat, hard surface play area for the children.

10. 13 Park Street

Required Approval(s): Wetland Permit (WP#312)
Location: 13 Park Street, Sheet 146.19, Block 1, Lot(s) 37
Applicant: Michael & Kristen Rafa
Project Description: The proposed work includes a screen porch and a wood deck along the rear of the house.

11. 11 Elm Place

Required Approval(s): Site Plan(SP# 322)
Location: 11 Elm Place, Sheet 146.07, Block 2, Lot(s) 15
Project Description: Addition of third story to existing two-story building. Variances required.

12. Minutes