

A G E N D A

RYE CITY PLANNING COMMISSION

September 4, 2012

7:00 PM

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

NOTICE:

- There will be no discussion of the request of **Old Post Road Associates, LLC** to amend the City Zoning Code to allow hotels in the B-4 Office Building District. This matter will not appear on the Planning Commission's agenda until its **September 18, 2012 meeting.**
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I. HEARINGS

1. 26 Purchase Street

<i>Required Approval(s):</i>	Site Plan (SP#335)
<i>Location:</i>	26 Purchase Street, Sheet 146.07, Block 3, Lot(s) 21
<i>Applicant:</i>	Open 4 Business Inc
<i>Project Description:</i>	Conversion of former bank space to restaurant including of 3,111 sq. ft, on first floor and 1,160 sq. ft. of basement storage.

2. 23 Locust Lane

<i>Required Approval(s):</i>	Wetland Permit (WP#335)
<i>Location:</i>	23 Locust Lane, Sheet 153.6, Block 1, Lot(s) 84
<i>Applicant:</i>	Mr. Thomas Iannucci
<i>Project Description:</i>	Removal of existing residence and construction of new residence within 100-foot wetland buffer.

3. 6 Laurel Street

<i>Required Approval(s):</i>	Wetland Permit (WP#337)
<i>Location:</i>	6 Laurel Street, Sheet 146.11, Block 1, Lot(s) 22
<i>Applicant:</i>	Kenji Nakano
<i>Project Description:</i>	Elevate existing residence above FEMA flood elevations

II. ITEMS PENDING ACTION

1. 26 Purchase Street

See Description Above

2. 23 Locust Lane

See Description Above

AGENDA

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3. **6 Laurel Street**

See Description Above

4. **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
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.

5. **25 Orchard Lane Subdivision**

Required Approval(s): Final Subdivision (SUB#322)
Location: 25 Orchard Lane, Sheet 146.19, Block 2, Lot 25
Applicant: 25 Orchard Lane Assoc., LLC
Project Description: Two-lot, single-family subdivision with related off-site drainage improvements.

6. **172 Highland Road Subdivision**

Required Approval(s): Subdivision (SUB# 323)
Location: 172 Highland Road, Sheet 139.19, Block 1, Lot(s) 1
Applicant: Jennifer Howard and Mark Williams
Project Description: Two-lot, single-family residential subdivision.

7. **Resurrection Middle School Gymnasium**

Required Approval(s): Site Plan (SP#336)
Location: 936-46 Boston Post Rd, Sheet 146.11, Block 1, Lot(s) 76
Applicant: Church of Resurrection
Project Description: A rear addition to the existing Resurrection Middle School gymnasium and new rear entrance.

8. **Forest Harbor Homeowner's Association**

Required Approval(s): Wetland Permit(WP#340)
Location: Forest Ave & Bird Lane, Sheet 153.11, Block 2, Lot(s) 18.1-18.17
Applicant: Forest Harbor Homeowner's Association
Project Description: Proposed shoreline stabilization of man-made pond.
