

**AGENDA**

**RYE CITY PLANNING COMMISSION**

**October 8, 2013**

**7:00 PM**

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

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**I. HEARINGS**

**1. 41 Elm Place**

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<i>Required Approval(s):</i>	Wetland Permit (WP# 362)
<i>Location:</i>	41 Elm Place, Sheet 146.7, Block 2, Lot(s) 3
<i>Applicant:</i>	Rex Gedney, Crozier Gedney Architects, P.C.
<i>Project Description:</i>	Elevating existing building 5 feet to comply with FEMA flood elevations.

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**2. 979 Forest Avenue**

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<i>Required Approval(s):</i>	Wetland Permit (WP# 365)
<i>Location:</i>	979 Forest Avenue, Sheet 153.15, Block 1, Lot(s) 10
<i>Applicant:</i>	George Whaling
<i>Project Description:</i>	Proposing to lift the existing house to comply with the ABFE of EI 14. The existing terrace will be raised and new landings and step will be required to reach grade from the new finished floor height of EI 16

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**3. 170 Soundview Avenue**

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<i>Required Approval(s):</i>	Wetland Permit (WP# 364)
<i>Location:</i>	170 Soundview Avenue, Sheet 153.6, Block 3, Lot(s) 93
<i>Applicant:</i>	Kelly Murdock
<i>Project Description:</i>	Proposing to build a 375 sf addition to existing family home. 68 of the proposed 375 will be built on grade, with the remaining 307 to be built on an existing impervious surface.

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**II. ITEMS PENDING ACTION**

**1. 41 Elm Place**

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*See Description Above*

**2. 979 Forest Avenue**

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*See Description Above*

**3. 170 Soundview Avenue**

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*See Description Above*

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### 4. **Kuder Island Shoreline Wall**

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<i>Required Approval(s):</i>	Wetland Permit (WP350)
<i>Location:</i>	Hen Island, Sheet 159.5, Block 1, Lot 1
<i>Applicant</i>	Kuder Island Colony Inc. c/o Benjamin Minard
<i>Project Description:</i>	Proposed reconstruction of the existing shoreline interface with a concrete seawall.

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### 5. **American Yacht Club**

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<i>Required Approval(s):</i>	Wetland Permit (WP#361) VIOLATION
<i>Location:</i>	499 Stuyvesant Avenue, Sheet 153.18, Block 1, Lot(s) 8
<i>Applicant:</i>	American Yacht Club
<i>Project Description:</i>	Permit to maintain crushed stone installed within an existing boat storage area without a wetland permit.

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### 6. **100 Purchase Street**

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<i>Required Approval(s):</i>	Site Plan (SP#347) & Outdoor Dining (OD#08-2013)
<i>Location:</i>	100 Purchase Street, Sheet 146.07, Block 1, Lot(s) 16
<i>Applicant:</i>	100 Purchase Street
<i>Project Description:</i>	Conversion of former bank to frozen yogurt establishment, including 500 square feet of seasonal outdoor dining.

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### 7. **75 Wappanocca Avenue**

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<i>Required Approval(s):</i>	Modified Wetland Permit (WP#346)
<i>Location:</i>	75 Wappanocca Ave, Sheet 139.19, Block 2, Lot 13
<i>Applicant:</i>	James & Kristin Murphy
<i>Project Description:</i>	Modification of approved wetland permit associated with the elevation and expansion of an existing residence. The revised plan includes the installation of a semi-pervious paver turn-around area required by Westchester County.

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### 8. **83 Brevoort Lane**

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<i>Required Approval(s):</i>	Wetland Permit (WP# 363)
<i>Location:</i>	83 Brevoort Lane, Sheet 152.20, Block 1, Lot(s) 26
<i>Applicant:</i>	Peter and Maria Hancock
<i>Project Description:</i>	Relocate and raise the existing home above the GFE and add onto the structure.

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**9. Rye Golf Club**

<i>Required Approval(s):</i>	<u>Wetland Permit (WP# 367)</u>
<i>Location:</i>	<u>330 Boston Post Road, Sheet 153.05, Block 3, Lot 72</u>
<i>Applicant:</i>	<u>Rye Golf Club</u>
<i>Project Description:</i>	<u>Proposed golf course improvements, portions of which occur within NYSDEC tidal wetland regulated areas.</u>

**10. 431 Grace Church Street**

<i>Required Approval(s):</i>	<u>Wetland Permit(WP#336)</u>
<i>Location:</i>	<u>431 Grace Church Street, Sheet 139.20, Block 1, Lot(s) 20</u>
<i>Applicant:</i>	<u>Manning Residence</u>
<i>Project Description:</i>	<u>Proposed addition work includes a 5 ft wide expansion of the mudroom at the front right corner of the house.</u>

**11. Minutes**