

A G E N D A

RYE CITY PLANNING COMMISSION

November 12, 2013

7:00 PM

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

I. HEARINGS

1. 10 Captains Lane

<i>Required Approval(s):</i>	Subdivision (SUB#328)
<i>Location:</i>	10 Captains Lane, Sheet 152.16, Block 1, Lot(s) 36
<i>Applicant:</i>	Riva Mandel & Evan W. Mandel Disclaimer Trust
<i>Project Description:</i>	Subdivision of property to create one additional building lot.

II. ITEMS PENDING ACTION

1. 10 Captains Lane

See Description Above

2. Rye Golf Club

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

3. 75 Wappanocca Avenue

<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.

4. 83 Brevoort Lane

<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.

AGENDA

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5. **431 Grace Church Street**

<i>Required Approval(s):</i>	Modified Wetland Permit (WP#366)
<i>Location:</i>	431 Grace Church Street, Sheet 139.20, Block 1, Lot 20
<i>Applicant:</i>	Manning Residence
<i>Project Description:</i>	Proposed addition work includes a 5 ft wide expansion of the mudroom at the front right corner of the house.

6. **1 Boston Post Road**

<i>Required Approval(s):</i>	Site Plan (SP#345)
<i>Location:</i>	1 Boston Post Road, Sheet 152.12, Block 1, Lot(s) 12
<i>Applicant:</i>	BP North America, Service Station #578
<i>Project Description:</i>	Replace existing underground storage tanks, installation of canopy over new dispenser islands and other site improvements.

7. **Rockridge Christmas Tree Sales**

<i>Required Approval(s):</i>	Use Permitted Subject to Add. Stnds. Reqs.
<i>Location:</i>	280 Purchase St., Sheet 139.19, Block 3, Lot(s) 5.2
<i>Applicant:</i>	Rocco Lagana
<i>Project Description:</i>	Temporary Sale of Christmas Trees

8. **Christ Episcopal Church**

<i>Required Approval(s):</i>	Use Permitted Subject to Add. Stnds. Reqs.
<i>Location:</i>	2 Rectory Street., Sheet 146.11, Block 1, Lot(s) 10.1
<i>Applicant:</i>	Rev. Colin Chapman
<i>Project Description:</i>	Temporary Sale of Christmas Trees

9. **Minutes**