

A G E N D A

RYE CITY PLANNING COMMISSION

May 19, 2015

7:00 PM

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

I. HEARINGS

1. Theodore Fremd Affordable Housing

<i>Required Approval(s):</i>	Site Plan and Wetland Permit (SP#350)
<i>Location:</i>	150 North Street, Sheet 146.10, Block 1, Lot(s) 66
<i>Applicant:</i>	Lazz Development/Pawling Holding
<i>Project Description:</i>	Construction of 41 units for affordable senior housing.

2. Wainwright House

<i>Required Approval(s):</i>	Site Plan (SP#317)
<i>Location:</i>	270 Stuyvesant Avenue, Sheet 153.18, Block 1, Lot(s) 2
<i>Applicant:</i>	Wainwright House
<i>Project Description:</i>	Modification to an approved use permitted subject to additional standards and requirements to modify the permitted days of seasonal tent use and to extend the current expiration period of such restrictions from 2016 to 2021.

II. ITEMS PENDING ACTION

1. Theodore Fremd Affordable Housing

See Description Above

2. Wainwright House

See Description Above

3. 13 Sunset Lane

<i>Required Approval(s):</i>	Wetland Permit(WP#391)
<i>Location:</i>	13 Sunset Lane, Sheet 139.18, Block 1, Lot(s) 30
<i>Applicant:</i>	Jared M. Samos
<i>Project Description:</i>	Construction of bluestone steps from the patio to the rear of the house and piping of a utility line connection in the 100-foot wetland buffer.

4. 28 Walnut Street

<i>Required Approval(s):</i>	Subdivision(SUB#338)
<i>Location:</i>	28 Walnut Street, Sheet 146.11, Block 1, Lot(s) 32
<i>Applicant:</i>	Patrik and Tracy Jakobson
<i>Project Description:</i>	2-lot subdivision. New single-family residence on lot #2. Existing single-family to remain on lot #1.

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5. 330 Stuyvesant Avenue

Required Approval(s): Wetland Permit(WP#393)
Location: 330 Stuyvesant Avenue, Sheet 153.8, Block 1, Lot(s) 5
Applicant: Eugenio Minvielle and Krytzia Dabdoub
Project Description: This project includes improvements to an existing seawall, reconstruction of an existing boat ramp, and construction of a private dock.

6. 980 Forest Avenue

Required Approval(s): Wetland Permit (WP#375) MODIFICATION
Location: 980 Forest Avenue, Sheet 153.14, Block 1, Lot(s) 46
Applicant: Anthony Cassano
Project Description: Modification of previously approved wetland permit to add a retaining wall in the 100-foot wetland buffer.

7. 69 Theodore Fremd Avenue

Required Approval(s): Site Plan(SP#356) & Wetland Permit (WP#394)
Location: 69 Theodore Fremd Avenue, Sheet 146.7, Block 2, Lot(s) 1
Applicant: CPD Energy c/o Harfenist Kraut & Perlstein LLP
Project Description: Remove the existing repair bay and convert the entirety of the existing structure into a convenience store.

8. 600 Midland Avenue

Required Approval(s): Site Plan (SP#357) & Wetland Permit (WP#395)
Location: 600 Midland Avenue, Sheet 146.08, Block 1, Lot(s) 3
Applicant: 600 Midland Avenue, LLC
Project Description: Project includes a ground-floor addition to an existing two-story-office building and installation of sidewalks and fencing within a 100-foot wetland buffer.

9. Minutes