

# AGENDA

## RYE CITY PLANNING COMMISSION

June 23, 2015

7:00 PM

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

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### I. HEARINGS

#### 1. 980 Forest Avenue

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

#### 2. 69 Theodore Fremd Avenue (Will be adjourned to the 7/21/15 meeting)

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

#### 3. 600 Midland Avenue

<i>Required Approval(s):</i>	Site Plan (SP#357) & Wetland Permit (WP#395)
<i>Location:</i>	600 Midland Avenue, Sheet 146.08, Block 1, Lot(s) 3
<i>Applicant:</i>	600 Midland Avenue, LLC
<i>Project Description:</i>	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.

#### 4. 16 Pine Island Road

<i>Required Approval(s):</i>	Wetland Permit(WP#397)
<i>Location:</i>	16 Pine Island Road, Sheet 153.15, Block 1, Lot(s) 24
<i>Application:</i>	Kevin & Margaret O'Callaghan
<i>Project Description:</i>	The installation of a recreational dock system. The proposed aluminium ramp is 3 feet wide, by 50 feet long and contains handrails. The proposed timber landing float is 4 ft wide by 22 feet long, and the proposed main timber float is 8 feet wide by 20 feet long. The total square footage of the proposed docks is 398 square feet.

### II. ITEMS PENDING ACTION

#### 1. 980 Forest Avenue

*See Description Above*

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**2. 69 Theodore Fremd Avenue**

*See Description Above*

**3. 600 Midland Avenue**

*See Description Above*

**4. 16 Pine Island Road**

*See Description Above*

**5. Shenorock Shore Club**

*Required Approval(s):* Site Plan(SP#358) & Wetland Permit (WP#396)

*Location:* 475 Stuyvesant Avenue, Sheet 153.18, Block 1, Lot(s) 9

*Applicant:* Shenorock Shore Club

*Project Description:* Replacing a portion of the main Clubhouse damaged by fire in the 1970's. Also an expansion to the existing cabanas facilities.

**6. Minutes**