

# AGENDA

## RYE CITY PLANNING COMMISSION

March 21, 2017

7:00 PM

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

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### I. HEARINGS

#### 1. **2 Second Street-MODIFICATION**

<i>Required Approval(s):</i>	Site Plan(SP#351)
<i>Location:</i>	2 Second Street, Sheet 146.7, Block 1, Lot(s) 19
<i>Applicant:</i>	JCS Capital LLC
<i>Project Description:</i>	Amendment of prior site plan approval to provide for division of existing commercial restaurant space on first floor of building into two separate restaurant spaces.

### II. ITEMS PENDING ACTION

#### 1. **2 Second Street-MODIFICATION**

*See Description Above*

#### 2. **140-142 Maple Avenue**

<i>Required Approval(s):</i>	Site Plan(SP#360)
<i>Location:</i>	140-142 Maple Avenue, Sheet 146.10, Block 1, Lot(s) 30
<i>Applicant:</i>	142 Maple Realty LLC
<i>Project Description:</i>	Merging 2 adjacent non-conforming properties, remove existing three-family building, and constructing a new three-unit building.

#### 3. **Community Synagogue of Rye**

<i>Required Approval(s):</i>	Site Plan(SP#366) & Wetland (WP#421)
<i>Location:</i>	200 Forest Avenue, Sheet 146.11, Block 3, Lot(s) 89
<i>Application:</i>	Community Synagogue c/o Harfenist Kraut & Perlstein LLP
<i>Project Description:</i>	Renovation of the worship, social, and administrative spaces of the existing Community Synagogue of Rye.

#### 4. **Rosemary and Vine- Outdoor Dining Permit**

<i>Required Approval(s):</i>	Outdoor Dining (OD#12-2016)
<i>Location:</i>	29 Purchase Street, Sheet 139.19, Block 3, Lot(s) 1
<i>Applicant:</i>	Berj Yeretzian
<i>Project Description:</i>	Request for four outdoor dining tables.

#### 5. **Minutes**