

AGENDA

RYE CITY PLANNING COMMISSION

October 17, 2017

7:00 PM

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

I. HEARINGS

1. **Con Edison (Continued from October 3, 2017)**

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| <i>Required Approval(s):</i> | Site Plan (SP#369) |
| <i>Location:</i> | 178 Theodore Fremd Avenue, Sheet 146.10 , Block 1 Lot(s) 70 |
| <i>Applicant:</i> | Con Edison |
| <i>Project Description:</i> | Installation of Seasonal CNG Trailers |

II. ITEMS PENDING ACTION

1. **Con Edison**

See Description Above

2. **Christ Episcopal Church**

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| <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> | Crispian Thorne |
| <i>Project Description:</i> | Temporary Sale of Christmas Trees |

3. **214 Central Avenue**

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| <i>Required Approval(s):</i> | Subdivision (SUB#346) |
| <i>Location:</i> | 214 Central Avenue, Sheet 146.6, Block 2, Lot(s) 54 |
| <i>Applicant:</i> | 214 Central Avenue Associates, LLC |
| <i>Project Description:</i> | Removal of existing three-family residence, subdivision of lot into two compliant lots, and construction of two two-family residences. |

4. **723 Boston Post Road**

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| <i>Required Approval(s):</i> | Wetland Permit (WP#428) |
| <i>Location:</i> | 723 Boston Post Road, Sheet 146.14, Block 1, Lot(s) 36 |
| <i>Applicant:</i> | James M. Crisp, c/o Crisp Architects |
| <i>Project Description:</i> | Addition of an attached garage, front porch, and driveway modification partially within the 100-foot wetland buffer. |

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5. 3 Club Road

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| <i>Required Approval(s):</i> | Subdivision (SUB#347) |
| <i>Location:</i> | 3 Club Road, Sheet 146.6, Block 1, Lot(s) 12.1 |
| <i>Applicant:</i> | Steven Hash |
| <i>Project Description:</i> | Subdivision of existing lot into three zoning-compliant lots for single-family residential development. |

6. 280 Purchase Street

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| <i>Required Approval(s):</i> | Site Plan (SP#367) |
| <i>Location:</i> | 280 Purchase Street, Sheet 139.19, Block 3, Lot(s) 5.2 |
| <i>Applicant:</i> | Rocco Lagana |
| <i>Project Description:</i> | Consideration of recommendation to City Council to re-zone a portion of Lot 5.2 from RA-2 to B-1 to conform with the zoning of the rest of the lot. |

7. Minutes