

**Rye City Planning Commission Minutes
September 28, 2010**

MEETING ATTENDANCE:

Planning Commission Members:

- Barbara Cummings, Chair
- Martha Monserrate, Vice-Chair
- Carolyn Cunningham
- Nick Everett
- Hugh Greechan
- Peter Jovanovich
- Peter Larr

Other:

- Christian K. Miller, AICP, City Planner
 - JoAnn Rispoli, Secretary
 - Lori DeCaro, CC/AC Chair
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1 **I. HEARINGS**

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3 **1. 103 Greenhaven Road**

- 4
- 5 • The applicant's consultant noted that the project involved increasing the size of a
 - 6 float at the end of an existing dock. The application would increase the size of
 - 7 the float from 10' x 15' to 16' x 15'. The increased float size would provide safer
 - 8 and easier access to the water.
 - 9
 - 10 • There was no public comment.

11

12 **ACTION:** Carolyn Cunningham made a motion, seconded by Nick Everett that the

13 Planning Commission close the public hearing on and approve wetland

14 permit application number WP 296, which was carried by the following

15 vote:

- 16
- | | |
|--|--------|
| 17 Barbara Cummings, Chair: | Aye |
| 18 Martha Monserrate, Vice- Chair: | Aye |
| 19 Carolyn Cunningham: | Aye |
| 20 Nick Everett: | Aye |
| 21 Hugh Greechan: | Absent |
| 22 Peter Jovanovich | Aye |
| 23 Peter Larr: | Absent |

24

25 **II. ITEMS PENDING ACTION**

26

27 **1. 103 Greenhaven Road**

- 28
- 29 • The Commission noted that the float was originally approved by the Commission
 - 30 in 2006 and did not object to the proposed modification in the size and
 - 31 configuration of the float.
- 32

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1 **ACTION:** Barbara Cummings made a motion, seconded by Nick Everett that the
2 Planning Commission approve wetland permit application number WP
3 296, which was carried by the following vote:
4

5	Barbara Cummings, Chair:	Aye
6	Martha Monserrate, Vice- Chair:	Aye
7	Carolyn Cunningham:	Aye
8	Nick Everett:	Aye
9	Hugh Greechan:	Absent
10	Peter Jovanovich	Aye
11	Peter Larr:	Absent

12
13

14 **2. Rye Country Day School**

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16

- 17 • Commission member Martha Monserrate recused herself from the discussion of
18 this matter.
- 19 • The Commission discussed the revised draft resolution prepared by the City
20 Planner. The Commission discussed the timing of the installation of the off-site
21 school zone signal beacon and agreed that it should be installed within six
22 months of the date the resolution is approved. The Commission also agreed,
23 based on discussions with the applicant, on the times that scheduled events and
24 activities would and would not occur.

25
26

27 **ACTION:** Barbara Cummings made a motion, seconded by Nick Everett that the
28 Planning Commission approve modified site plan permit application
29 number SP318, which was carried by the following vote:
30

31	Barbara Cummings, Chair:	Aye
32	Martha Monserrate, Vice- Chair:	Aye
33	Carolyn Cunningham:	Aye
34	Nick Everett:	Aye
35	Hugh Greechan:	Absent
36	Peter Jovanovich	Aye
37	Peter Larr:	Absent

38
39

40 **3. 2 Clinton Ave**

41

- 42 • The Commission questioned the size of the building since the application
43 information appeared inconsistent. Jonathan Kraut (applicant's attorney) stated
44 that a prior application noted that the building size was 8,400 square feet;
45 however that prior approval increased the floor area above the existing entryway

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1 by 200 square feet. He noted that the building is 8,600 square feet, which is
2 compliant with the requirements of the City Zoning Code and parking
3 requirements for the proposed office use.
4

- 5 • The Commission requested that the applicant provide additional information
6 regarding the proposed use to assist the Commission in exercising its
7 jurisdiction to reduce the required parking standard to 1 parking space per 200
8 square feet of floor area. The Commission stated that floor plans, information
9 regarding the number of employees and a description of the building use would
10 be helpful in its consideration of the parking reduction.
11
- 12 • Mr. Kraut stated that his client is the building owner, but that he would try to get
13 the requested information from the anticipated building tenant. He noted that
14 the proposed use is for a publication company, which is a permitted office use in
15 the B-1 District. He stated that the future tenant would conduct emailing, typing,
16 editing and similar office functions. He stated that the Commission has typically
17 granted the parking reduction for office use.
18
- 19 • The City Planner noted that the Traffic and Transportation Committee
20 considered changing the traffic pattern on Clinton Avenue from one-way to two-
21 way. He noted that the Committee did not support any change in existing traffic
22 flow.
23

24 4. Summit Avenue

- 25
- 26 • Jonathan Kraut (applicant's attorney) stated his opinion that Summit Avenue
27 complies with the Planning Commission's 1968 Standards for Private Streets.
28 He noted his opinion that the standards have not been uniformly applied in the
29 City.
30
- 31 • Mr. Kraut presented a map showing that Summit Avenue has adequate width
32 and can accommodate the one additional residence proposed by the applicant.
33 He stated that the paved roadway width is 18 feet at the north end and tapers
34 down to 12 feet of width at the applicant's property. He stated that the
35 residences are located on only one side of the street and that driveways located
36 every 50 to 100 feet provide additional pull-off areas to allow for two way vehicle
37 traffic. He stated that the west side of Summit Avenue has no additional
38 development potential since it is preserved open space as part of the Ives
39 housing development.
40
- 41 • Mr. Kraut added that widening of the roadway would not be necessary to
42 accommodate the construction of the residence proposed by the applicant. He
43 stated that vegetation has encroached onto the road and that may need some
44 removal. He also noted that the proposed plan would include a turn-around

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- 1 area at the end of Summit Avenue using a portion of the applicant's proposed
2 driveway (which would be secured by an easement).
3
- 4 • Alan Pilch (applicant's engineer and landscape architect) noted that the plan
5 was revised to bring the proposed residence closer to the front property line. He
6 stated that this plan modification reduced the length of the driveway and amount
7 of proposed impervious area. He stated that nearly the entire property is
8 located in a 100-foot wetland buffer. He noted that the design of the residence
9 was modified to locate the proposed garage on the lowest floor, which reduced
10 site disturbance and the footprint of the proposed residence. He stated that the
11 location of the proposed residence and design matched the configuration of the
12 existing residence on the adjacent parcel.
13
 - 14 • Mr. Pilch stated that the revised plan reduced site disturbance by 15-20%. Total
15 adjusted buffer disturbance is 3,487. He noted that the property is currently
16 undeveloped. He provided an overview of the proposed mitigation plan. He
17 noted that mitigation opportunities on the property are limited, but that the
18 maximum amount of area possible on the site was devoted to mitigation
19 plantings. He noted that the plantings-to-impervious area mitigation ratio is
20 0.59:1.
21
 - 22 • The Commission noted concern with the amount of impervious area in the
23 wetland buffer and stated that the plan should be revised to further reduce the
24 amount of proposed impervious area.
25
 - 26 • The Commission noted concern with the extent of rock removal along the rear of
27 the site. The noted that slope disturbance within the wetland buffer is a concern
28 since it would be prone to erosion. The Commission stated that an alternative
29 residence design should be proposed to reduce environmental impacts.
30
 - 31 • The Commission acknowledged that there is limited area on the property, but
32 that the plan should be revised to increase the amount of mitigation plantings.
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