

Rye City Planning Commission Minutes
October 18, 2016

MEETING ATTENDANCE:

Planning Commission Members:

- Nick Everett, Chair
- Martha Monserrate, Vice-Chair
- Andrew Ball
- Laura Brett
- Hugh Greechan
- Richard Mecca
- Alfred Vitiello

Other:

- Christian K. Miller, AICP, City Planner
 - Carolyn Cunningham, CC/AC Chair
 - Melissa Johannessen, AICP, LEED AP
 -
 -
 -
 -
-

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34

I. HEARINGS

None.

II. ITEMS PENDING ACTION

1. 12 Pine Island Drive-Extension of Time

ACTION: Richard Mecca made a motion, seconded by Laura Brett, to approve the extension of time for Wetland Permit Application Number WP#379, which was carried by the following vote:

Nick Everett, Chair:	Aye
Martha Monserrate, Vice-Chair:	Absent
Andrew Ball:	Aye
Laura Brett:	Aye
Hugh Greechan:	Absent
Richard Mecca:	Aye
Alfred Vitiello:	Absent

2. 49 Midland Avenue

- Mr. Richard Horsman, landscape architect, Mr. John Scarlato, architect, and Ms. Jacqueline Meyers, applicant, were present for the application. Mr. Richard Horsman stated that the original lot is shown on the site plan with the adjacent lot annexed to it. He stated that the applicant recently acquired the adjacent lot and merged it with the original lot into one. Mr. Horsman noted that there are wetlands to the rear and the side of the property (on the annexed lot). He stated that there is an existing garage and patio at the rear of the property, as well as a portion of the driveway.

Rye City Planning Commission Minutes (Cont.)

October 18, 2016

Page 2 of 3

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32
- 33
- 34
- 35
- 36
- 37
- 38
- 39
- 40
- 41
- 42
- 43
- Mr. Horsman stated that the application includes construction of a second-story addition to the side of the house with a new deck and a garage underneath. He stated that there will be a 92-sf reduction in impervious area on the site. He noted that the existing deck to be removed was counted at 50% for the impervious surface calculation.
 - The Commission questioned the impervious calculations. Mr. Horsman noted the rear deck was approved but was never constructed.
 - The City Planner noted that a topographic survey with flood elevations should be submitted. He asked if the wetland boundary had been surveyed. Mr. Horsman stated that the wetland boundary was taken from the wetland survey conducted for the adjacent property (Cindrich).
 - The Commission discussed where reductions in impervious surface areas will be made, noting a 240-sf reduction due to the removal of the garage and an 84-sf reduction due to the removal of a portion of the driveway pavement. The Commission asked Mr. Horsman to check the size of the deck that was approved but not constructed.
 - Mr. Horsman stated that the proposed patio is intended to be a bluestone patio, and he noted that it could be made to be pervious. The Commission agreed.
 - Mr. Horsman noted that the proposed rain garden site is in a higher area of the wetland, even though it's still in wetland soils. The Commission expressed concern over setting a precedent for allowing a rain garden in a wetland. The City Planner stated that the applicant should retain an engineer to ensure that the stormwater system will work as proposed. He noted that the adjacent property is being subjected to that standard.
 - The City Planner also stated that a clearer site plan is needed, as well as a survey. He noted that a Cultec system might be required for stormwater management. He stated that grading should be shown
 - The Commission noted that the property is on a County road and County approval will be required. The Commission asked about referral to the Board of Appeals. The City Planner replied that the Commission needs to do a site walk and the applicant should submit the additional requested information before the application is referred to the Board of Appeals.
 - The City Planner noted that in order to construct the project, construction activity will have to occur in the wetland, given the configuration of the site. Mr. Horsman

Rye City Planning Commission Minutes (Cont.)

October 18, 2016

Page 3 of 3

1 noted that the project makes a trade-off by moving development from the rear of
2 the site near the brook to the side of the house, further from the brook.

3

4 • The Commission requested that the applicant stake out the wetland boundary
5 prior to the site walk.

6

7

8 **3. Minutes**

9

10 • There were no minutes to review.

11

12