

Rye City Planning Commission Minutes
June 6, 2017

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
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I. HEARINGS

None.

II. ITEMS PENDING ACTION

1. Rye Community Synagogue

- Mr. Kraut stated that three concerns were raised during the last Commission meeting: site lighting, landscaping/screening, and the use and intent of the proposed social terrace.
- Regarding site lighting, Mr. Kraut stated that all existing lighting was installed in accordance with the previous site plan. He stated that the lights are on a timer that was set to go off at midnight, but the Synagogue just adjusted it so that the lights now turn off at 11:00 PM. He noted that there is a low level of lighting surrounding the building for security purposes. Mr. Kraut stated that the neighbors should inform the Synagogue if the lights stay on past 11:00 or if problems persist.
- With respect to landscaping, Mr. Kraut stated that a landscaped buffer had been proposed in association with an overflow parking area that was contemplated in an earlier site plan application. He noted that the overflow parking area was never constructed and therefore, the associated landscaped buffer was never installed. Mr. Kraut stated that the landscaped buffer was not proposed in the plan that was presented at the public hearing, but stated that the applicant is happy to include it. The City Planner clarified that the buffer was part of the 2004 supplemental parking plan, which was approved by Planning Commission resolution in January 2005.
- The Commission asked how long the landscaped buffer was proposed to be. Mr. Kraut stated that it was 150'. A neighbor in attendance at the meeting, Ms. Brunner, asked if Mr. Kraut had ever taken a look at the landscaping and stated that it is all overgrown and dying. The City Planner explained that the landscaping currently

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1 being discussed was never installed, but the applicant is agreeing to install it in
2 association with the present application.

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4 • Regarding use and intent, Mr. Kraut noted that the social terrace is intended to
5 provide a quiet outdoor breakout space for use during events in warm weather. He
6 noted that the only lighting that is being proposed is required by the building code
7 at egress areas. The Commission asked Mr. Kraut if any additional programs are
8 planned in conjunction with this application. Mr. Kraut responded that he confirmed
9 with the applicant that there would be no additional programs.

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11 • The Commission reviewed the draft resolution and revised it to include the
12 installation of the landscaped buffer in response to comments received during the
13 public hearing. The Commission also noted that the site plan needed to be revised
14 to include the buffer. Mr. Kraut stated that it had already been done. The City
15 Planner noted that the applicant is addressing site plan concerns through the
16 addition of landscaping as mitigation. The City Planner also noted that the
17 landscaping would need to be installed prior to issuance of a Certificate of
18 Occupancy.

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20 **ACTION:** Laura Brett made a motion, seconded by Richard Mecca, to approve Site
21 Plan Modification SP#366 and Wetland Permit Application Number
22 WP#421, which was carried by the following vote:

23

24	Nick Everett, Chair:	Aye
25	Martha Monserrate, Vice-Chair:	Absent
26	Andrew Ball:	Aye
27	Laura Brett:	Aye
28	Hugh Greechan:	Aye
29	Richard Mecca:	Aye
30	Alfred Vitiello:	Absent

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33 **2. 475 Stuyvesant Avenue/Shenorock Shore Club**

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35 • Rex Gedney, architect, and Alan Pilch, engineer, were present for the application.
36 The Commission noted that it had received the CC/Ac's memo and asked Mr.
37 Gedney to highlight the changes that had been made to the site plan since the last
38 submission. Mr. Pilch stated that the Commission had asked the applicant at the
39 last meeting to look into reducing the amount of impervious area. He stated that
40 they were able to site the filter building 13' from its current location to reduce the
41 amount of the building that is in the wetland buffer. Mr. Pilch stated that the entire
42 building will now be removed and reconstructed. He stated that the setback will be
43 maintained on the Coveleigh side of the property. Mr. Pilch noted that the increase
44 in impervious area is now proposed to be 238 sf over existing conditions.

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- 1 • Mr. Pilch stated that the improvements to the filter building and equipment will
2 result in significant changes to the amount of discharge to the sanitary sewer
3 system. He stated that the existing system discharges 5,000 gallons every two
4 weeks into the sanitary sewer that goes out to Stuyvesant Avenue. He stated that
5 with the proposed system, 880 gallons will be discharged every six weeks. The
6 Commission summarized the comparison and noted that 15,000 gallons every six
7 weeks would be reduced to 880 gallons every six weeks with the proposed plan.
8
- 9 • Ms. Cunningham of the CC/AC noted that her memo misstated the changes in the
10 impervious area. She stated that considering the improvements to the pool
11 equipment and the reduction in waste water discharge, the slight increase in
12 impervious area over existing conditions would still be considered acceptable to
13 the CC/AC.
14
- 15 • The City Planner noted that the project will require a setback variance for the
16 recreational facilities. The Commission agreed to set the public hearing for the July
17 18th meeting, after the application appears before the Zoning Board of Appeals.
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19 **ACTION:** Andrew Ball made a motion, seconded by Richard Mecca, to set the public
20 hearing for Wetland Permit Application Number WP#423, which was carried
21 by the following vote:
22

23 Nick Everett, Chair:	Aye
24 Martha Monserrate, Vice-Chair:	Absent
25 Andrew Ball:	Aye
26 Laura Brett:	Aye
27 Hugh Greechan:	Aye
28 Richard Mecca:	Aye
29 Alfred Vitiello:	Absent

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31
32 **3. 330 Stuyvesant Avenue – Extension of Time**
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- 34 • Mr. Lawrence Engle, applicant’s attorney, was present for the application. The City
35 Planner stated that the grass has been cut and the stockpiled materials have been
36 moved. Mr. Engle showed the Commission some photos of the site on his phone.
37

38 **ACTION:** Andrew Ball made a motion, seconded by Richard Mecca, to approve a
39 one-year Extension of Time for Wetland Permit Application Number
40 WP#393, which was carried by the following vote:
41

42 Nick Everett, Chair:	Aye
43 Martha Monserrate, Vice-Chair:	Absent
44 Andrew Ball:	Aye
45 Laura Brett:	Aye

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1	Hugh Greechan:	Aye
2	Richard Mecca:	Aye
3	Alfred Vitiello:	Absent
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4. 2 Club Road/Apawamis Club

- Mr. Zac Pearson, applicant’s engineer, and Mr. Mike McCormack, golf course superintendent, were present for the application. Mr. Pearson stated that the golf club is working with a golf course architect to do work throughout the course, some of which is in the wetland buffer. He stated that work includes reshaping greens and sand traps, tee box modifications on some holes, and limited approach fairways on some holes. Mr. Pearson stated that work is scheduled to be done all over the course, but only holes 1-5, 11, 12, 17, 18, and part of 13 are within the City of Rye; the remainder are in Harrison. Mr. Pearson stated that of the work to be done within Rye, only Holes 11, 12, 13, 17, and 18 involve disturbance within the wetland buffer.
- Mr. Pearson stated that work will include regarding the 11th green and shifting the bunker slightly, reshaping the approach to the 12th green, and enlarging the bunker. He noted that the golf course architect can typically do several holes at the same time, so it is expected that the work will progress quickly. He also noted that no impervious area is being added with this project.
- The Commission asked if more pesticides were going to be applied as a result of this application. Mr. McCormack stated that there should be no change in the amount of pesticides applied. He stated that the work will involve stripping the sod, raising the putting green about 6” to get it above the water table, and using the same sod back in place. He stated that raising the putting green above the water table will create a better growing profile and may actually reduce the use of pesticides.
- The Commission noted that some of the work is not remedial but appears to be improvements to the golf course. Mr. McCormack stated that some of the greens will be expanded to make up for loss of area over time due to sand buildup and other factors. He stated that the greens will be restored to the size they were 20 or 30 years ago. It was noted that the corner of Hole 17 is in the wetland buffer, but there will be no changes to the drainage.
- Mr. McCormack stated that Hole 12 is one place where the golf course architect is proposing improvements, rather than just remediation. He also stated that the 11th green is shifting a few feet away from the pond.
- The City Planner stated that portions of the project are along the regulated floodway and a cut and fill analysis will need to be completed. Mr. Pearson stated

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1 that the analysis has been done for the entire floodway and there are no changes
2 in storage. He was not sure if an analysis had been done only for that portion of
3 the floodway in Rye. The City Planner directed Mr. Pearson to prepare the cut and
4 fill analysis and storage volume calculations and resubmit to the Planning
5 Commission.
6

7 **ACTION:** Laura Brett made a motion, seconded by Hugh Greechan, to set the public
8 hearing for Wetland Permit Application Number WP#424, which was carried
9 by the following vote:

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11	Nick Everett, Chair:	Aye
12	Martha Monserrate, Vice-Chair:	Absent
13	Andrew Ball:	Aye
14	Laura Brett:	Aye
15	Hugh Greechan:	Aye
16	Richard Mecca:	Abstain
17	Alfred Vitiello:	Absent
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20 **5. Bare Burger – Outdoor Dining Permit**

- 21
- 22 • The City Planner showed the Commission an image from Google Earth of the
23 proposed outdoor seating area. He noted that the two proposed tables to the right
24 of the door seem a little too tight. The Commission agreed and stated that the four
25 tables to the left of the door seem like they would work well. The Commission
26 agreed to allow those four tables for this season and see how they function. The
27 applicant agreed.
28

29 **ACTION:** Laura Brett made a motion, seconded by Richard Mecca, to approve as
30 amended Outdoor Dining Permit OD#16-2017, which was carried by the
31 following vote:

32		
33	Nick Everett, Chair:	Aye
34	Martha Monserrate, Vice-Chair:	Absent
35	Andrew Ball:	Aye
36	Laura Brett:	Aye
37	Hugh Greechan:	Aye
38	Richard Mecca:	Aye
39	Alfred Vitiello:	Absent
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42 **6. Minutes**

- 43
- 44 • The Planning Commission reviewed the draft minutes from the May 23, 2017
45 meeting and made minor revisions.

