

Rye City Planning Commission Minutes
June 20, 2017

MEETING ATTENDANCE:

Planning Commission Members:

- Nick Everett, Chair
- Martha Monserrate, Vice-Chair
- Andrew Ball
- Laura Brett (arrived late)
- 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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2 **ITEM NOT ORIGINALLY ON MEETING AGENDA:**

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4 **1. 53 Purchase Street**

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- 6 • The Commission noted that 53 Purchase Street was not originally on the agenda
- 7 for this meeting, but the application had just received all needed variances from
- 8 the Zoning Board of Appeals and the Commission would now be able to set a
- 9 public hearing.

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11 **ACTION:** Andrew Ball made a motion, seconded by Alfred Vitiello, to set the public
12 hearing for Site Plan Modification SP#359, which was carried by the
13 following vote:

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15 Nick Everett, Chair:	Aye
16 Martha Monserrate, Vice-Chair:	Aye
17 Andrew Ball:	Aye
18 Laura Brett:	Absent
19 Hugh Greechan:	Absent
20 Richard Mecca:	Absent
21 Alfred Vitiello:	Aye

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24 **I. HEARINGS**

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26 **1. 2 Club Road/The Apawamis Club**

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- 28 • Mr. Zac Pearson, engineer, and Mr. Mike McCormack, golf course superintendent,
- 29 were present for the application. Mr. Pearson briefly described the application,
- 30 stating that it includes bunker renovations, tee improvements, and other golf
- 31 course modifications at The Apawamis Club, some of which are in the wetland
- 32 buffer. He noted that all areas to be disturbed in this application were previously
- 33 disturbed as part of the golf course.

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- 35 • (Laura Brett arrived.)

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- Mr. Pearson stated that as requested by the Commission at the last meeting, a floodplain analysis was prepared and submitted, which shows an overall increase in storage volume along the floodplain. The Commission asked if the increase in storage was along the Rye portion of the floodplain, or site-wide. Mr. Pearson stated that both were true, with a net cut of 1,289 cy within the Rye portion and a smaller amount in Harrison. Mr. McCormack confirmed that the improvements would be completed quickly.
 - There were no further questions from the Commission and no comments from the public.

ACTION: Laura Brett made a motion, seconded by Alfred Vitiello, to close the public hearing for Wetland Permit Application Number WP#424, which was carried by the following vote:

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

II. ITEMS PENDING ACTION

1. 2 Club Road/The Apawamis Club

- The Commission reviewed the CC/AC memo, which indicated that the application was considered to be acceptable. The Commission reviewed the draft resolution and made minor revisions.

ACTION: Laura Brett made a motion, seconded by Martha Monserrate, to approve as amended Wetland Permit Application Number WP#424, which was carried by the following vote:

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

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3. 4 Sackett Landing

- Martha Monserrate and Nick Everett recused themselves from the discussion of this application. The Commission noted that the subject property is scheduled for a site walk on Saturday, July 8th.
- Mr. Richard Horsman, landscape architect, and Ms. Susan Fraser, applicant, were present for the application. Mr. Horsman stated that more than half of the property is located within Port Chester Harbor. He noted that there is a structurally sound stone wall that serves as the wetland boundary with a 4.5' change in elevation from the wetland to the property. Mr. Horsman stated that the topography on the site varies about 10-25' with much of the property being either rock or grass. Mr. Horsman distributed handouts of photographs of the site showing the proposed pool location and the proposed areas for wetland mitigation planting.
- Mr. Horsman stated that the pool is proposed to be located in a flat area adjacent to the stone wall. He stated that this is the only location for the pool, considering the built areas of the property, the wetland, and the rocky areas. Mr. Horsman stated that 1,800 sf of wetland mitigation is required and 2,682 sf is proposed. He noted that the wetland mitigation plantings will replace the lawn area and will provide filtration for the stormwater that drains to the wetland from the rock outcroppings.
- The Commission asked about the size of the pool. Ms. Fraser stated that the pool is 20' by 40' with the coping and 16' by 37' for the pool alone.
- The Commission asked that the plan be revised to make it clearer that the stone wall is being used as the edge of the wetland, and that the 100' wetland buffer encompasses almost the entire property. The Commission noted that the plan should also show a 100' wetland buffer from the Mill Pond on the southwest side of the property.
- The Commission discussed the proposed landscaping. Ms. Fraser noted that existing landscaping is shown in crosshatched areas on the plan. She also stated that three junipers are proposed adjacent to the pool to provide screening from the neighbor's yard.
- The Commission noted that while the applicant is proposing 1.5 times the required wetland mitigation, the pool is entirely within the 100' wetland buffer. Ms. Fraser stated that the proposed plantings have considerable benefits, including stormwater filtration and wildlife habitat and she stated that the plantings are an improvement over the existing lawn areas. She stated that over 730 plants will be planted.

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- 1 • Ms. Cunningham of the CC/AC stated that the CC/AC is pleased with the mitigation
2 but would prefer a smaller pool considering that it is entirely within the wetland
3 buffer. Ms. Fraser stated that the proposed pool is the smallest pool they could
4 design that would still be worth swimming in. She stated that there is no deck or
5 pavement proposed. She also noted that with a smaller pool there would be more
6 lawn area and less mitigation planting. Ms. Cunningham stated that there would
7 be less impervious area with a smaller pool.
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- 9 • The City Planner stated that the DEC typically uses the mean high water line
10 (MHW) as the wetland boundary, but it has been the City's practice to only use
11 MHW when a site is very rocky with an absence of wetland vegetation. The
12 Commission agreed and stated that in this case, it is reasonable to use the stone
13 wall as the wetland boundary because of the vegetation.
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- 15 • The Commission stated that it would consider setting a public hearing at its next
16 meeting.
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19 **4. Minutes**
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- 21 • The Planning Commission reviewed the draft minutes from the June 6, 2017
22 meeting and made minor revisions.
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24 **ACTION:** Andrew Ball made a motion, seconded by Laura Brett, to approve as
25 amended the minutes from the June 6th meeting, which was carried by the
26 following vote:
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28 Nick Everett, Chair:	Aye
29 Martha Monserrate, Vice-Chair:	Aye
30 Andrew Ball:	Aye
31 Laura Brett:	Absent
32 Hugh Greechan:	Absent
33 Richard Mecca:	Absent
34 Alfred Vitiello:	Aye