



# Land Development Application

## City of Rye, New York Planning Department

1051 Boston Post Road, Rye, New York 10580

Phone: (914) 967-7167

Fax (914) 967-7185

[www.ryeny.gov/planning.htm](http://www.ryeny.gov/planning.htm)

Check All That Apply:

Site Plan		Subdivision			
<input type="checkbox"/>	Preliminary	<input type="checkbox"/>	Preliminary	<input type="checkbox"/>	Use Permitted Subject to Additional Standards and Requirements
<input type="checkbox"/>	Final	<input type="checkbox"/>	Final		
<input type="checkbox"/>	Modification	<input type="checkbox"/>	Modification		
<input type="checkbox"/>	Extension of Time	<input type="checkbox"/>	Extension of Time		
		<input type="checkbox"/>	Resubdivision §170-5.B	<input type="checkbox"/>	<b>Other</b>
		<input type="checkbox"/>	§170-5 or 170-6 Wavier	<input type="checkbox"/>	_____
		<input type="checkbox"/>	Tree Preservation Modification	<input type="checkbox"/>	_____

*Separate Application Forms Required for Wetland and Watercourse Permit and Chapter 73 Coastal Consistency Determination. If either applies, please check box*

### PART I – General Information:

**A. Application Name:** \_\_\_\_\_

**B. Applicant:** (If Applicant is not owner, attach document confirming interest in property).

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**C. Property Owner:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

### **For Planning Department Use Only:**

Application Receipt Date:

\_\_\_\_\_

Application No.: \_\_\_\_\_

Application No.: \_\_\_\_\_

Fee Check No.: \_\_\_\_\_

Prior Approvals: \_\_\_\_\_

Prior Approvals: \_\_\_\_\_



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### D. Applicant Representative:

Name: \_\_\_\_\_  
 Firm: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

### E. Property Information:

Street Address: \_\_\_\_\_  
 City: Rye State: NY Zip: 10580  
 Property Area (Acres): \_\_\_\_\_  
 Tax Map Designation: Sheet: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_  
 Sheet: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_  
 Sheet: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_  
 Zoning District: \_\_\_\_\_  
 Flood Insurance Zone: \_\_\_\_\_

### F. Project Description: (Please briefly describe the proposed project).

### G. Regulatory Compliance

1. Will the proposed project place any fill or a structure within a Flood Zone?  Yes  No  
*(If yes, Chapter 100, Floodplain Management, may apply)*
2. Is the proposed activity located within a designated preservation area?  Yes  No  
*(If yes, Chapter 117, Landmarks Preservation, may apply)*
3. Is a fence or wall proposed as part of the application?  Yes  No  
*(If yes, Chapter 90, Fences and Walls, may apply)*
4. Is the property located within a designated coastal area boundary?  Yes  No  
*(If yes, Chapter 73, Coastal Zone Management, may apply)*
5. Is the property located within 100 feet of a wetland?  Yes  No  
*(If yes, Chapter 195, Wetlands and Watercourses, may apply)*



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### H. Prior Approvals – Application Checklist for Permits

To facilitate the approval process, the City of Rye requests that applicants indicate below all permit applications that are **pending**, have been **approved** or have been **rejected** for the subject property. The following checklist will allow the City authorities to be more familiar with properties that are the subject of the current application. Please indicate all applications submitted for the property in question, including those that were prepared for projects separate from the current one. Intentionally omitting any items from this checklist is cause for delay or rejection of the application(s) being considered.

Board, Commission or Inspector:	Date(s) of Prior Approval(s):	City Identifier Reference(s):	Previous Action(s) on Application(s):	New Permit(s) Applied for: (Check Boxes)
Appeals				<input type="checkbox"/>
Architectural Review				<input type="checkbox"/>
Conservation				<input type="checkbox"/>
Landmarks				<input type="checkbox"/>
Planning Commission				<input type="checkbox"/>
Building Inspector				<input type="checkbox"/>
City Engineer				<input type="checkbox"/>
Naturalist				<input type="checkbox"/>
City Planner				<input type="checkbox"/>
Other:				<input type="checkbox"/>

### **PART II – Use Permitted Subject To Additional Standards And Requirements**

*If application involves a Use Permitted Subject to Additional Standards and Requirements, complete the following:*

Pursuant to §197-10, a Use Permitted Subject to Additional Standards and Requirements cannot be approved unless the Planning Commission makes affirmative findings on the standards listed below. Please review these standards in the City Code and provide any pertinent information that supports the consistency of the application with the following:

- (1) The proposed will serve a community need or interest. (Applicable only to properties located in residential districts):



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- (2) The proposed use will be appropriate in the proposed location and will have no material adverse effect on existing or prospective conforming development and the proposed site is adequate in size for the use:

- (3) In cases where conversion is proposed of a structure designed and built originally for other uses, the structure will be adaptable:

- (4) The proposed use will be provided with adequate off-street parking to meet its needs, properly screened from adjoining residential uses, and entrance and exit drives are to be laid out to eliminate traffic hazards and nuisances:

- (5) The potential generation of traffic will be within the reasonable capacity of the existing or planned street and highways providing access to the site:



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- (6) there are available adequate and proper public or private facilities for the treatment, removal or discharge of sewage, refuse or other effluent that may be caused or created by or as a result of the use:

### **PART III – State Environmental Quality Review (SEQRA)**

Does the application exceed any Type I threshold under SEQRA (see 6 NYCRR, Part 617.4)? (Please refer to SEQRA online at <http://www.dec.state.ny.us/website/regs/617.htm>.)

- No** – please complete Short (or Full, if desired) Environmental Assessment Form and attach hereto.\*
- Yes** – please complete Full Environmental Assessment Form and attach hereto.\*

\* Environmental Assessment Forms available from Rye City Planning Department or online at <http://www.dec.state.ny.us/website/dcs/seqr/seqrdld.html>

### **PART IV – Signatures**

By signing this application the applicant attests that to the best of his or her knowledge all information provided herein is accurate and truthful. The signature of the applicant and owner also grants consent to having any City Staff or City Board or Commission members responsible for of the review or approval of this application(s) to enter the property of the subject application.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner Signature(s)

\_\_\_\_\_  
Date