

TOWN OF RYE – PLANNING BOARD
MEETING AGENDA

TUESDAY, AUGUST 15 2023, at 6:00pm

RYE PUBLIC LIBRARY 581 WASHINGTON ROAD

I. Call to Order

II. Determination of Completeness:

A. Major Site Development Plan and Condominium Conversion by 665-667 Wallis Road, LLC for property located at 665-667 Wallis Road, Tax Map 16, Lot 21 for construction of a new driveway, new septic system and new second floor with stairway to be added to existing building to create a three-unit condominium. Property is in the Commercial District, Single Residence District, Aquifer & Wellhead Protection District and Berry’s Brook Watershed. Case #12-2023.

B. Driveway application by Eric Eno for property located at 717 Washington Road, Tax Map 11, Lot 56 from Section 5: Paragraph. O for two driveways on one lot and Section 5: Paragraph B for a driveway within the 10’ side property line. Property in the Single Residence District. Case #15-2023.

C. Minor Non-residential Site Development Plan by Common Roots Café owner Robin Wehbe for property located at 2203 Ocean Blvd, Tax Map 5.3, Lot 28, Unit D for seasonal outdoor seating. Property is in the Business District, Coastal Overlay District and SFHA Zone AO (2). Case #16-2023

D. Major Non-Residential Site Development and Condominium Amendment by Robin Wehbe for property located 2203 Ocean Blvd, Tax Map 5.3, Lot 28, Units A & B to raze the existing structures that are currently being used as a yoga business and build two residential units. Property is in the Business District, Coastal Overlay District and SFHA Zone AO (2). Case #17-2023

III. Public Hearings on Applications if they are complete and/or have been continued:

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IV. New:

- A. Request in reduction of LOC for Joseph Falzone 421 South Rd project
- B. Request in reduction of LOC for 1244 Washington Road

V. Old Business:

- A. NHHOP Needs Assessment Survey and Phase II
- B. Master Plan and Build Out updates

VI. Minutes and Escrows

- A. July meeting minutes
- B. Escrows for June-July

VII. Communication:

- A.

Respectfully submitted,
Steve Carter, Clerk