

# TOWN OF RYE – PLANNING BOARD

TUESDAY, DECEMBER 13, 2022 at 6:00pm  
 RYE PUBLIC LIBRARY 581 WASHINGTON ROAD

## MEETING AGENDA

### 1. Call to Order

2. **Public Hearing on Proposed LDR:** . LDR 2022-27 amends Article III, 202-3.5,B(1)(e) as follows (Note: New text ***emboldened and italicized***. Deleted text ~~struct through~~) (e) Site Impact Analysis. The Site Impact Analysis shall be a written report that describes the impact of the proposed land development. ~~It shall be prepared by an environmental engineer~~ ***and*** shall comply with the requirements of 202-3.4,E (4)-(7).

### 3. Determination of Completeness:

- a. Robert Lang on behalf of Tucker D. Allard & Mary Coppinger for property owned and located at 457 Central Road, Tax Map 8.1, Lot 4 for a driveway per Section 5: Paragraph A for a new driveway to be 80' where 100' is required of an intersection and from Section 5, Paragraph B for a driveway 6' from the abutting property line where 10' is required. The property is in the Single Residence District. Case #21-2022.
- b. Minor Site Development Plan for property owned by Bluestone Properties of Rye, LLC located at 25 Sagamore Road, Tax Map 24, Lot 21 for revisions to the parking area and pedestrian access at the site and seating area for the restaurant. Property is in Business and Commercial Districts. Case # 22-2022.

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

- a. Major Site Development, Residential Condominium and Commercial Site Plan by The Sagamore Group, LLC for property owned by Split Rock Cove Family Trust of 2019 and at located at 15 Sagamore Road, Tax Map 24, Lot 22 to construct three single-family condominium dwellings on the back of the lot and two commercial buildings on the front of the lot. Property is in the Single Residence and Commercial District. Case #10-2022.
- b. Major Subdivision Plan by Jones & Beach Engineering, Inc. on behalf of Marlene Veloso & Charles Fast property owners for property owned and located at 850 Washington Road, Tax Map 11, Lot 130 to subdivide the parcel into 3-lots and a road. The property is in the Single Residence and Aquifer & Wellhead District. Case #11-2022. **Request Continuance to January 17, 2023 meeting.**
- c. Robert Lang on behalf of Tucker D. Allard & Mary Coppinger for property owned and located at 457 Central Road, Tax Map 8.1, Lot 4 for a driveway per Section 5: Paragraph A for a new driveway to be 80' where 100' is required of an intersection and from Section 5, Paragraph B for a driveway 6' from the abutting property line where 10' is required. The property is in the Single Residence District. Case #21-2022.
- d. Minor Site Development Plan for property owned by Bluestone Properties of Rye, LLC located at 25 Sagamore Road, Tax Map 24, Lot 21 for revisions to the parking area and pedestrian access at the site and seating area for the restaurant. Property is in Business and Commercial Districts. Case # 22-2022.

### 5. New/Old Business:

Conceptual consultation for Ciborowski Properties located at 0 Lafayette Road, Tax Map 10, Lot 6 & Map 14, Lots 5, 8 & 9 for 2 – 40-unit multi-family developments on separate existing lots of record with a 53,000 SF commercial lot on RT 1.

### 6. Other Business

- a. Escrows and Minutes

Respectfully submitted, Steve Carter, Clerk

\*\*\*THIS AGENDA IS SUBJECT TO CHANGE UP UNTIL THE TIME OF THE MEETING\*\*\*