

**TOWN OF RYE – PLANNING BOARD
TUESDAY, DECEMBER 8, 2020 at 6:00 PM**

Join Zoom Meeting
Meeting ID: 835 9967 0907
Passcode: 123456
Call-in Number: 646-558-8656

MEETING AGENDA

1. Approval of the November 10, 2020 meeting minutes

2. **Submittal of Applications for Determination of Completeness. Not a public hearing, if Complete public hearing will immediately follow: – Action Required:**
 - a. Conditional Use Permit by South Salem Buffalo Rye Trust, June & June Williamson, Trustees for property owned and located at 400 Washington Road, Tax Map 16, Lot 193 for an Accessory Dwelling Unit per Section 190-5.6 of the Rye Town Code. Property is in the Single Residence District, Aquifer & Wellhead Protection District. Case #10-2020.

 - b. Major Site Development Plan by the Wentworth by the Sea Country Club for property owned by WBTSCC Limited Partnership and located at 60 Wentworth Road, Tax Map 24, Lot 61-26 for an addition to the existing outdoor patio, pedestrian sidewalk, an awning cover over a portion of the patio, and relocation of existing practice/putting green, landscaping and a paver apron. Property in the Single Residence District. Case #11-2020.

3. **Public Hearings on Applications:**
 - a. Minor 3-lot subdivision by Jak Nadeau Revocable Trust for property owned and located at 711 Long John Road, Tax Map 16, Lot 136 to subdivide the existing lot into three single family residential lots with access via a 50’-wide right of way. Property is in the Single Residence District. Case #07-2020.

 - b. Conditional Use Permit by South Salem Buffalo Rye Trust, June & June Williamson, Trustees for property owned and located at 400 Washington Road, Tax Map 16, Lot 193 for an Accessory Dwelling Unit per Section 190-5.6 of the Rye Town Code. Property is in the Single Residence District, Aquifer & Wellhead Protection District. Case #10-2020.

 - c. Major Site Development Plan by the Wentworth by the Sea Country Club for property owned by WBTSCC Limited Partnership and located at 60 Wentworth Road, Tax Map 24, Lot 61-26 for an addition to the existing outdoor patio, pedestrian sidewalk, an awning cover over a portion of the patio, and relocation of existing practice/putting green, landscaping and a paver apron. Property in the Single Residence District. Case #11-2020.

 - d. Conditional Use Permit Application by Cellco Partnership d/b/a Verizon Wireless for property owned by Dolores F. Lintz and located at 120 Brackett Road, Tax Map 22, Lot 95-A to install a 125’ monopine wireless telecommunications facility which shall include twelve (12) panel antennas, six (6) remote radio heads, one (1) junction box, and ground-based equipment to be housed within a 30’ x 40’ fenced enclosure. Property is in the Single Residence District. Case #03-2018. **Requests to be continued to 3/31/2021.**

4. Public Hearings on Proposed Zoning Amendments:

- a. Z Amendment 2021-02 Demo Review
- b. Z Amendment 2021-03 Demo Review abutter mailings
- c. Z Amendment 2021-05 rezoning
- d. Z Amendment 2021-06 the breakers
- e. Z Amendment 2021-07 Pervious
- f. LDR Amendment 2021-01
- g. LDR Amendment 2021-02
- h. LDR Amendment 2021-03

5. New Business:

A. Proposed Zoning Amendments for Board discussion/review and schedule public hearing:

- Z Amendment 2021-01 HDC
- Z Amendment 2021-08 Parking sizes
- Building Code Amendment 2021-01
- LDR Amendment 2021-04
- LDR Amendment 2021-05 Waivers

B. Other

Request for reduction in credit for Stoneleigh Subdivision by Joe Falzone

6. Old Business

7. Escrows

- a. See attached sheet.

Patricia Losik, Chairman