

**TOWN OF RYE – PLANNING BOARD  
TUESDAY, JANUARY 11, 2022 at 6:00pm – MASKS REQUIRED  
RYE PUBLIC LIBRARY 581 WASHINGTON ROAD**

**MEETING AGENDA**

**1. Call to Order**

**2. Public Hearing on Zoning Amendments:**

- 2022-02: Multi-Family Development increase spacing from 25' to 35'
- 2022-09: Amend definition of structure to define retaining walls

**3. Public Hearings on Applications:**

- a. Major Subdivision for a Condominium Conversion for property owned by Arthur & Sharon Pierce Rev. Trust, Arthur & Susan Pierce, Trustees for property located at 251-279 Pioneer Road, Tax Map 24, Lot 117 to convert 8 dwelling units in 4 duplex structures into 8 condominium units. Property is in the Single Residence District. Case #13-2021.
- b. Major Residential Site Development Plan and BSL Rye Investors, LLC and Special Use Permit for property owned by BSL Rye Investors, LLC and located at 295 Lafayette Road, Tax Map 10, Lot 3 for construction of a 78-bed assisted living complex. Property is in the Commercial District and the Aquifer and Wellhead Protection District. Case #14-2021.
- c. Major Site Development Plan and Special Use Permit Application by Jones & Beach, Engineers, Inc. for Property owned by Malcolm E. Smith, III and located at Tax Map 10, Lot 1 to construct 30 2-bedroom residential condominium tri-plex units. Property is in the Commercial, Multi-Family Overlay District and Aquifer & Wellhead District. Case #11-2021.
- d. Oxland Builders for property owned by Anne Decker located at 6 Goss Farm Lane, Tax Map 8, Lot 59 for violations to the conditions (10, 14, 15, and 30g and 31h) of approval of the May 14, 2019 Major Subdivision by Tuck Realty Corp. Case#11-2018 for construction of a deck in the wetlands buffer. Property is in the Single Residence District. Case #18-2021.

**4. NEW Business:**

Letter by Steve Borne

**5. Committees**

**6. Other Business**

- a. Minutes November 9, 2021 and December 14, 2021
- b. Escrows December 2021 and January 2022

**7. Communications**

Patricia Losik, Chair