

**TOWN OF RYE – PLANNING BOARD**  
**MEETING AGENDA**

**TUESDAY, JULY 18, 2023, at 6:00pm**

**RYE PUBLIC LIBRARY 581 WASHINGTON ROAD**

**I. Call to Order**

**II. Determination of Completeness:**

**A.** Major Site Development Plan by Grail Real Estate, LLC for property at 6 Airfield Drive, Tax Map 10, Lot 15 for a community of fitness and wellness business. Property is Commercial District, Multi-Family Overlay District. Aquifer Protection Overlay and Berry’s Brook Watershed. Case 11-2023. **Request for a continuance to the August 15, 2023 meeting.**

**B.** 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. **Request for a continuance to the August 15, 2023 meeting.**

**C.** Driveway application by Paul Treseder & Susan Vogelsang for property owned and located at 59 Central Road, Tax Map 12, Lot 35 from Section 5: Paragraph. O for two driveways on one lot. Property in the Single Residence District. Case #13-2023.

**D.** Conditional Use Permit by Paul Treseder & Susan Vogelsang for property owned and located at 59 Central Road, Tax Map 12, Lot for an Accessory Dwelling Unit per Rye Zoning Ordinance 190-5.6. Property is in the Single Residence District. Case #14-2023.

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

**A.** Minor 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 2-lots. The property is in the Single Residence District and Aquifer & Wellhead Overlay District. Case #10-2023.

**B.** Major Site Development Plan by Grail Real Estate, LLC for property at 6 Airfield Drive, Tax Map 10, Lot 15 for a community of fitness and wellness business. Property is Commercial District, Multi-Family Overlay District. Aquifer Protection Overlay and Berry’s Brook Watershed. Case 11-2023. **Request for a continuance to the August 15, 2023 meeting.**

**C.** 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. **Request for a continuance to the August 15, 2023 meeting.**

**D.** Driveway application by Paul Treseder & Susan Vogelsang for property owned and located at 59 Central Road, Tax Map 12, Lot 35 from Section 5: Paragraph. O for two driveways on one lot. Property in the Single Residence District. Case #13-2023.

**E.** Conditional Use Permit by Paul Treseder & Susan Vogelsang for property owned and located at 59 Central Road, Tax Map 12, Lot for an Accessory Dwelling Unit per Rye Zoning Ordinance 190-5.6. Property is in the Single Residence District. Case #14-2023.

**IV. New:**

**A.** Conceptual Consultation by Grail Real Estate, LLC for property at 6 Airfield Drive, Tax Map 10, Lot 15 for a community of fitness and wellness business. Property is Commercial District, Multi-Family Overlay District. Aquifer Protection Overlay and Berry's Brook Watershed

**V. Old Business:**

**A.** NHHOP Needs Assessment Survey and Phase II

**B.** Master Plan and Build Out updates

**VI. Minutes and Escrows**

**A.** June meeting minutes

**B.** Escrows for May-June

**VII. Communication:**

**A.**

Respectfully submitted,  
Steve Carter, Clerk