

TOWN OF RYE – PLANNING BOARD
TUESDAY, JANUARY 14, 2020 at 7:00pm
RYE PUBLIC LIBRARY 581 WASHINGTON ROAD

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MEETING AGENDA

1. Approval of the December 3, 2019 and December 10, 2019 meeting minutes.
2. **Public Hearing:**
 - a. Land Development Regulations 2020-01: To adopt in its entirety the revised Land Development Regulation.
3. **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 Lambros Tsoumbanikas for property owned and located at 95 Wallis Road, Tax Map 19.4, Lot 1 for an Accessory Dwelling Unit per Section 506 of the Rye Zoning Ordinance. Property is in the General Residence District. Case #01-2020. **Request for continuance to February 11, 2020.**
4. **Public Hearings on Applications if they are complete and/or have been continued:**
 - a. Major Site Development Plan by Samonas Realty Trust for property owned and located at 1215 Ocean Blvd, Tax Map 17.3, Lot 6 to raze all of the existing structures, eliminate the parking and access encroachments, remove the existing septic systems, and other building infrastructure and replace them with 4 duplex style town homes with new septic, permeable driveways and tidal buffers. Property is in the General Residence, Business District and Coastal Overlay Districts and SFHA-Zone AO. Case #01a-2019.
 - b. Special Use Permit by Samonas Realty Trust for property owned and located at 1215 Ocean Blvd, Tax Map 17.3, Lot 6 to allow land housing tourist accommodations to become obsolete and to be redeveloped in residential use densities per Section 304.6 of the Rye Land Development Regulations. Property is in the General Residence, Business District and Coastal Overlay Districts and SFHA-Zone AO. Case #01b-2019
 - c. Major Site Development Plan by Altus Engineering for the Rannie Webster Foundation d/b/a Webster at Rye for property owned and located at 795 Washington Road, Tax Map 11, Lots 52 & 6 for an expansion of the nursing and assisted living facility by 23 beds, and an expansion to the garage and activities room. Property is in the Single Residence District and Aquifer and Wellhead Protection District. Case #15-2019. **Request for continuance to February 11, 2020.**
 - d. Conditional Use Permit by Lambros Tsoumbanikas for property owned and located at 95 Wallis Road, Tax Map 19.4, Lot 1 for an Accessory Dwelling Unit per Section 506 of the Rye Zoning Ordinance. Property is in the General Residence District. Case #01-2020. Request for continuance to February 11, 2020. **Request for continuance to February 11, 2020.**
5. **New Business:**

Voluntary Lot Merger by Griffin Family Trust for property owned and located at 1242 Ocean Blvd, Tax Map 17.3, Lot 45 and Tax Map 17.3, Lot 47.
6. **Old Business:**

137 Lafayette Road does the Board want the applicant to file for either a request for exemption or a site plan based upon the findings from the site walk.

Cutting Trees on Signature Lane continued to be cut now two sites: 40 and 25 Signature.

RZO Amendment 2020-14: Amends Section 505.3 to add Tax Map 12/Lot 79 at 55 Recreation Road (Rye Recreation Area) to the Wireless Telecommunications Facilities Overlay District. Public Hearing held 1-7-2020 and public comment closed.

7. Pay Escrows

Patricia Losik, Chairman

THIS AGENDA IS SUBJECT TO CHANGE UP UNTIL THE TIME OF THE MEETING
Posted at the Town Hall and on the Town Website and sent to the Library