

TOWN OF RYE – PLANNING BOARD
TUESDAY, SEPTEMBER 19 2023, at 6:00pm
RYE PUBLIC LIBRARY 581 WASHINGTON ROAD
MEETING AGENDA

I. Call to Order

II. Determination of Completeness:

A. Major Non-Residential Site Development and Condominium Amendment by Robin Wehbe for property located 2203 Ocean Blvd, Tax Map 5.3, Lot 28, Units A & B to raze the existing structures that are currently being used as a yoga business and build two residential units. Property is in the Business District, Coastal Overlay District and SFHA Zone AO (2). Case #17-2023.

B. Conditional Use Permit Application for an Accessory Dwelling Unit by Harrison Bohenho for Nancy K. London Rev Trust for property located at 13 McLaughlin Drive, Tax Map 5.2, Lot 052-29 per Section 5.6 of the Rye Zoning Ordinance. Property is in the General Residence District. Case # 18-2023.

C. Amendment to a Major Site Development Plan and Condominium Conversion by Delvin and Ana Arnold for property owned and located at 1220 Ocean Blvd, Tax Map 17.3, Lot 37 for demo of existing garage and deck on east side and replace with a 30' x 16' attached deck with stairs and build attached 24' x 30' 2 car garage with living space above and installing a semi-above ground pool. Property is in the General Residence District, Coastal Overlay District and SFHA, Zone AO(3). Case # 19-2023.

~~**D.** Minor Non-Residential Site Development Plan by Doug Palardy for property owned and located at 741 Ocean Blvd, Tax Map 23.1, Lot 28 for a seasonal food truck. Property is in the Business District, General Residence District and Coastal Overlay District and SFHA, Zone AE(9). Case #20-2023.~~

Withdrawn

E. Driveway application by Adam Karns for property located at 1065 Washington Road, Tax Map 10, Lot 49 from Section 5: Paragraph. O for two driveways on one lot. Property in the Single Residence District and Aquifer & Wellhead District. Case #21-2023.

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

A. 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 a continuance to the October 17, 2023 meeting.**

B. Minor Non-residential Site Development Plan by Common Roots Café owner Robin Wehbe for property located at 2203 Ocean Blvd, Tax Map 5.3, Lot 28, Unit D for seasonal outdoor seating. Property is in the Business District, Coastal Overlay District and SFHA Zone AO (2). Case #16-2023.

C. Major Non-Residential Site Development and Condominium Amendment by Robin Wehbe for property located 2203 Ocean Blvd, Tax Map 5.3, Lot 28, Units A & B to raze the existing structures that are currently being used as a yoga business and build two residential units. Property is in the Business District, Coastal Overlay District and SFHA Zone AO (2). Case #17-2023

D. Conditional Use Permit Application for an Accessory Dwelling Unit by Harrison Bohenho for Nancy K. London Rev Trust for property located at 13 McLaughlin Drive, Tax Map 5.2, Lot 052-29 per Section 5.6 of the Rye Zoning Ordinance. Property is in the General Residence District. Case # 18-2023.

E. Amendment to a Major Site Development Plan and Condominium Conversion by Delvin and Ana Arnold for property owned and located at 1220 Ocean Blvd, Tax Map 17.3, Lot 37 for demo of existing garage and deck on east side and replace with a 30' x 16' attached deck with stairs and build attached 24' x 30' 2 car garage with living space above and installing a semi-above ground pool. Property is in the General Residence District, Coastal Overlay District and SFHA, Zone AO(3). Case # 19-2023.

G. Driveway application by Adam Karns for property located at 1065 Washington Road, Tax Map 10, Lot 49 from Section 5: Paragraph. O for two driveways on one lot. Property in the Single Residence District and Aquifer & Wellhead District. Case #21-2023.

IV. Other Business:

- A. Request in reduction of LOC for Joseph Falzone 421 South Rd project see email from Attorney
- B. Request in reduction of LOC for 1244 Washington Road see email from Attorney
- C. NHHOP Needs Assessment Survey September 27, 2023 Public Forum at RJH
- D. Master Plan and Build Out updates
- E. Voluntary Lot merger tax map 5.2, Lots 174 and 178
- F. Katy Sherman to be appointed to Rules and Regulations Committee
- G. Other

VI. Minutes and Escrows

- A. July meeting minutes and August meeting minutes
- B. Escrows for August to September

Respectfully submitted,
Steve Carter, Clerk