

Back in January 2011 when a Major Site Development Plan for the Hoefle Family for property located along Garland and Grove Roads came before the Planning Board, which is now Marjorie Way, issues surfaced regarding the inadequacy of Section 202.14 Access to Lots of the Rye Zoning Ordinance (RZO). One of the lots did not have enough frontage on Grove/Marjorie way, where the access/driveway would be located, but had enough frontage on Garland Road. In short, due to the loose/inadequate definition of RZO, a lot could be accessed without meeting the minimum requirement of the 200-ft of frontage. At the time, members of the Planning Board felt the need to “tighten up” the Zoning Ordinance; however, nothing was done to correct it.

In 2018, an application from Tuck Realty Corp for Joseph W. Goss for property owned and located at Ocean Boulevard, resulted in an administrative appeal regarding the decision of the Rye Planning Board (dated May 8, 2018) that proposed lot (5) on the Goss Grant Subdivision Plan did not meet the frontage “access” of Section 202.14 of the RZO. Visibly frustrated and conflicted, members of the Zoning Board of Adjustment were unable to deny the appeal given the inadequate language in the RZO.

Presently, the Planning Board is proposing an amendment to Section 202.14 of RZO – Access to Lots – 2019-03 to finally address this issue.