

# AGENDA

## RYE CITY PLANNING COMMISSION

February 24, 2026

7:00 PM

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[Click here to view plans online](#)

Please note that due to security and privacy concerns we have made some adjustments to the availability of online plans and application information. Online plans will be available for approximately one week after the posting of the meeting agenda on the City's website. Those wishing to view plans will also be required to login.

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### I. HEARINGS

#### 1. 475 Stuyvesant Avenue – Shenorock Shore Club

<i>Required Approval(s):</i>	Site Plan Amendment (SP#400)
<i>Location:</i>	475 Stuyvesant Avenue, Sheet 153.18, Block 1, Lot(s) 7 & 9
<i>Applicant:</i>	Shenorock Shore Club
<i>Project Description:</i>	Second-floor renovation of attic space over the men's and women's locker rooms; new elevator; and second floor deck on the east elevation.

### II. WORK SESSION

#### 1. 475 Stuyvesant Avenue – Shenorock Shore Club

*See Description Above*

#### 2. 1 S. Manursing Island Road

<i>Required Approval(s):</i>	Wetland Permit (WP#576) / Site Plan (SP#419) / LWRP
<i>Location:</i>	1 S. Manursing Island Road, Sheet 147.13 Block 1, Lot(s) 2
<i>Applicant:</i>	Manursing Island Club
<i>Project Description:</i>	Replacement of existing Har-Tru-surfaced tennis court with two padel courts.

#### 3. 723 Boston Post Road

<i>Required Approval(s):</i>	Wetland Permit (WP#578)
<i>Location:</i>	723 Boston Post Road, Sheet 146.14, Block 1, Lot(s) 36
<i>Applicant:</i>	Jerry Goldfarb
<i>Project Description:</i>	Construction of in-ground pool and spa; associated masonry, including patio, steps, walls; and reduction/renovation of existing wood deck.

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### 4. 84-86 Purchase Street

<i>Required Approval(s):</i>	Site Plan Permit (SP#420)
<i>Location:</i>	84-86 Purchase Street, Sheet 146.07, Block 3, Lot(s) 1
<i>Applicant:</i>	84-86 Purchase St LLC, (Franchise Contracting)
<i>Project Description:</i>	Interior renovations to one existing retail space and reconfiguration of existing residential units into three two-bedroom units; redevelopment of 2-8 Purdy Avenue with a three-story building containing retail space and two two-bedroom residential units.

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### III. MINUTES