

AGENDA

RYE CITY PLANNING COMMISSION

March 24, 2026

7:00 PM

[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.

I. HEARINGS

1. 43 Locust Avenue

<i>Required Approval(s):</i>	Site Plan (SP#418)
<i>Location:</i>	43 Locust Avenue Sheet 146.7, Block 2, Lot(s) 37
<i>Applicant:</i>	Kenneth Haas & Ursula Serluca
<i>Project Description:</i>	New mixed-use building with parking on ground level, offices on the first floor, and residence above.

II. WORK SESSION

1. 43 Locust Avenue

See Description Above

2. 315 Brevoort Lane – Extension of Time

<i>Required Approval(s):</i>	Wetland Permit (WP#535)
<i>Location:</i>	315 Brevoort Lane, Sheet 152.20, Block 1, Lot(s) 25
<i>Applicant:</i>	Laurence & Kate Holt
<i>Project Description:</i>	Construction of tennis court on property partially located within the 100-foot wetland buffer and implementation of a wetland restoration program.

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 existing wood deck modification.

AGENDA

RYE CITY PLANNING COMMISSION March 24, 2026 7:00 PM

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 and exterior renovation of building at 84-86 Purchase Street and reconfiguration of existing residential units into three two-bedroom units; demolition of 2-8 Purdy Avenue and construction of a new three-story and two-story building containing ground-floor retail space and apartments above.

III. MINUTES