

A G E N D A

RYE CITY PLANNING COMMISSION

April 14, 2020

7:00 PM

Pursuant to Governor Cuomo’s Executive Order 202.1 requirements under the Open Meetings Law have been suspended and public bodies may meet without allowing the public to be physically present. For the public health and safety of all, all City buildings will be closed to the public. This meeting will be available for public viewing on the city website; however, public comment will only be accepted in writing, and must be emailed by 4:00 p.m. on Tuesday, April 14, 2020 to cmiller@ryeny.gov to be considered. Further instructions on public viewing of the remote video/teleconference meeting will be posted on www.ryeny.gov, under the Planning Commission calendar event of April 14, 2020.

Please click here: [To view all plans and information submitted for this meeting.](#)

I. HEARINGS

1. 12 Purdy Avenue

<i>Required Approval(s):</i>	Site Plan (SP#381)
<i>Location:</i>	12 Purdy Avenue, Sheet 146.7, Block 3, Lot(s) 2
<i>Applicant:</i>	ALPHA5MK 12, LLC
<i>Project Description:</i>	Renovation of existing structure for retail use and two-story addition for residential use on upper two floors.

2. 62 Purchase Street

<i>Required Approval(s):</i>	Site Plan (SP#382)
<i>Location:</i>	62 Purchase Street, Sheet 146.07, Block 3, Lot(s) 12
<i>Applicant:</i>	Rye 62, LLC
<i>Project Description:</i>	Conversion of second-floor commercial use to office space and addition of external door for ingress/egress to second floor.

II. ITEMS PENDING ACTION

1. 62 Purchase Street

See Description Above

2. 12 Purdy Avenue

See Description Above

AGENDA

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3. **220-224 Purchase Street**

Required Approval(s): Site Plan (SP#383)

Location: 220-224 Purchase Street, Sheet 139.19, Block 3, Lot(s) 44 & 45

Applicant: ALPHA5MK 220-224, LLC

Project Description: Construction of three second-floor apartments that were approved in 2007 but never constructed.

4. **289 Grace Church Street – Extension of Time**

Required Approval(s): Subdivision (SUB#352)

Location: 289 Grace Church Street, Sheet 146.8, Block 1, Lot(s) 24

Applicant: Samuel & Leslie Coleman

Project Description: Subdivision of 3.34-acre lot into two zoning-compliant parcels with construction of a new single-family home on Lot 2.

5. **The Pureganic Café – Outdoor Dining**

Required Approval(s): Outdoor Dining (OD#15-2020)

Location: 46 Purchase Street, Sheet 146.7, Block 3, Lot(s) 17

Applicant: Les Deak

Project Description: Request for approval of two outdoor dining tables.

6. **Anna Maria's Wine Bar – Outdoor Dining**

Required Approval(s): Outdoor Dining (OD#20-2020)

Location: 53 Purchase Street, Sheet 146.7, Block 1, Lot(s) 51

Applicant: Anna Maria Santorelli

Project Description: Request for approval of five outdoor dining tables.

7. **Playland Market – Outdoor Dining**

Required Approval(s): Outdoor Dining (OD#13-2020)

Location: 484-94 Forest Avenue, Sheet 146.19, Block 5, Lot(s) 62

Applicant: Mr. Richard Mecca

Project Description: Request for three outdoor dining tables.

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8. Wainwright House – Modification

Required Approval(s): Site Plan (SP#317)

Location: 270 Stuyvesant Avenue, Sheet 153.18, Block 1, Lot(s) 2

Applicant: Wainwright House

Project Description: Modification to an approved use permitted subject to additional standards and requirements to allow the seasonal tent to remain in operation through mid-November 2020 due to the effects of the novel coronavirus.

9. Minutes

10. Planning Department Updates