

AGENDA

RYE CITY PLANNING COMMISSION

September 8, 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 are closed to the public. Public comment on all scheduled hearings may be submitted to the Planning Commission via email up until 4:00 PM on Tuesday, September 8, 2020 at cmiller@ryeny.gov. Instructions for participating in the online meeting will be posted on www.ryeny.gov under the Planning Commission calendar event of September 8, 2020.

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

I. HEARINGS

1. **48 Brookdale Place**

<i>Required Approval(s):</i>	Wetland Permit (WP#475)
<i>Location:</i>	48 Brookdale Place, Sheet 146.14, Block 2, Lot(s) 28
<i>Applicant:</i>	48 Brookdale LLC
<i>Project Description:</i>	Construction of new single-family residence partially within wetland buffer.

2. **Kudor Island Colony, Inc. Pilot Mosquito Control Program**

<i>Required Approval(s):</i>	Wetland Permit (WP#477)
<i>Location:</i>	Kudor/Hen Island, Sheet 159.5, Block 1, Lot(s) 1
<i>Applicant:</i>	Kudor Island Colony, Inc.
<i>Project Description:</i>	Pilot program for spray-applied organic substances for mosquito control.

II. ITEMS PENDING ACTION

1. **Shenorock Shore Club-Proposed Dock Expansion Project**

<i>Required Approval(s):</i>	Wetland Permit (WP#465)
<i>Location:</i>	390 Stuyvesant Avenue, Sheet 153.18, Block 1, Lot(s) 7
<i>Applicant:</i>	Mr. Richard LaCoursiere, Shenorock Shore Club
<i>Project Description:</i>	Installation of new piles and 2,450 sf of new floating docks.

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2. 720 Milton Rd

Required Approval(s): Wetland Permit (WP#472)
Location: 720 Milton Road, Sheet 153.10, Block 1, Lot(s) 20
Applicant: Milton Harbor House
Project Description: Improvements to stormwater drainage system and installation of new water main.

3. 460 Grace Church Street

Required Approval(s): Wetland Permit (WP#476)
Location: 460 Grace Church Street, Sheet 140.17, Block 1, Lot(s) 14
Applicant: H.M. Home Trust
Project Description: Removal of existing pool and wood deck and construction of new pool and stone patio.

4. 10 Bird Lane

Required Approval(s): Wetland Permit (WP#478)
Location: 10 Bird Lane, Sheet 153.11, Block 2-8-1, Lot(s) 8
Applicant: Thomas Drago
Project Description: New 24" maximum height stone retaining walls to raise existing lawn area; reset and elevate existing stone terrace.

5. 14 Hannan Place

Required Approval(s): Wetland Permit (WP#479)
Location: 14 Hannan Place, Sheet 152.12, Block 1, Lot(s) 11
Applicant: Devon & Michael Silberstein
Project Description: Extension of existing deck and installation of a portable spa on an existing patio; legalization of existing patio.

6. 42 Purchase Street

Required Approval(s): Site Plan (SP#384)
Location: 42 Purchase Street, Sheet 146.07, Block 3, Lot(s) 18
Applicant: James Kim
Project Description: Renovation of existing structure to construct two retail units on the ground floor and a total of eight residential units on the second and third floors.

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- 7. Minutes**

- 8. Planning Department Updates**