

AGENDA

RYE CITY PLANNING COMMISSION September 30, 2025 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. Starting April 1, 2025, online plans will be available for approximately six months 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. 23 Locust Lane

<i>Required Approval(s):</i>	Wetland Permit (WP#559)
<i>Location:</i>	23 Locust Lane Sheet 153.6, Block 1, Lot(s) 84
<i>Applicant:</i>	Tony McGill
<i>Project Description:</i>	Maintain bluestone patio, rock garden, and fire pit installed before obtaining a permit

II. ITEMS PENDING ACTION

1. 23 Locust Lane

See Description Above

2. Playland Market – Outdoor Dining

<i>Required Approval(s):</i>	Outdoor Dining (OD#13-2025)
<i>Location:</i>	484-94 Forest Avenue Sheet 146.19, Block 5, Lot(s) 62
<i>Applicant:</i>	Ali Alfalahi
<i>Project Description:</i>	Request for five outdoor dining tables and a total of 10 chairs.

3. 83 Brevoort Lane

<i>Required Approval(s):</i>	Wetland Permit (WP#571) and Tree Removal
<i>Location:</i>	83 Brevoort Lane Sheet 152.2, Block 1, Lot(s) 26.1
<i>Applicant:</i>	Peter & Maria Hancock
<i>Project Description:</i>	Addition to residence at 83 Brevoort Lane with additional site improvements to 81 and 85 Brevoort Lane.

4. 7 Kirby Lane North

<i>Required Approval(s):</i>	Tree Removal (TR#013)
<i>Location:</i>	7 Kirby Lane North Sheet 146.7, Block 2, Lot(s) 37
<i>Applicant:</i>	7 KLN LLC
<i>Project Description:</i>	Removal of 20 trees

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5. 36-40 Orchard Avenue

<i>Required Approval(s):</i>	Site Plan (SP#417)
<i>Location:</i>	36-40 Orchard Avenue Sheet 146.11, Block 1, Lot(s) 1 and Sheet 146.7, Block 2, Lot 74
<i>Applicant:</i>	36-40 Orchard Ave. LLC
<i>Project Description:</i>	Redevelopment of site with a new three-story residential building with six dwelling units.

6. Pine Island Road Improvements

<i>Required Approval(s):</i>	Wetland Permit (WP#572)
<i>Location:</i>	Pine Island Road
<i>Applicant:</i>	Dennis McGill
<i>Project Description:</i>	Improvements to Pine Island Road, including widening of roadway, installation of curbing and drainage infrastructure, and landscaping enhancements.

III. MINUTES