

**A G E N D A**  
**RYE CITY BOARD OF ARCHITECTURAL REVIEW**  
**January 26, 2026**  
**7:00 PM**

*Please note that the Board of Architectural Review (BAR) considers the appropriateness of the exterior appearance and aesthetic design of proposed buildings and structures. Comments directed to the BAR should be limited to those subject to its jurisdiction. Other concerns related to the building permit submission such as drainage, zoning compliance and other code considerations should be directed to the Building Department at [building@ryeny.gov](mailto:building@ryeny.gov).*

**MEETING ATTENDANCE:**

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**BAR Members:**

- Michael Harrington – Chair
- Frank Gadaleta
- Louis Rollano
- Christine Broestl
- Chris Beardsley
- Sid Burke

**Other:**

- Dawn Szczerba, Senior Office Assistant
  - Guy Carpenito, Building Inspector
  - Keith Cunningham-City Council Liaison
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***Click here to view plans online***

**[SMALL PROJECT APPLICATIONS](#)**

**[SIGN APPLICATION](#)**

**[NEW APPLICATIONS](#)**

**[AMENDMENT APPLICATIONS](#)**

*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 one month after 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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**[SIGN APPLICATION](#)**

**26.007 57 Purchase Street**

*S/B/L* 146.7-1-49

*Applicant:* David Mooney - Architect

*Project Description:* New Sign – Baxter in Rye

*Action:* \_\_\_\_\_

**NEW APPLICATIONS**

**26.008 49 La Salle Avenue**

<i>S/B/L</i>	153.5-2-16
<i>Applicant:</i>	Tuff Shed
<i>Project Description:</i>	New 12' X 12" Shed
<i>Action:</i>	

**26.009 276 Locust Avenue**

<i>S/B/L</i>	146.6-1-44
<i>Applicant:</i>	Sean Jancski Landscape Architects
<i>Project Description:</i>	New Inground Pool, Spa, Patio, Cabana/Pergola, Outdoor Shower
<i>Action:</i>	

**26.010 723 Boston Post Road**

<i>S/B/L</i>	146.14-1-36
<i>Applicant:</i>	Sean Jancski Landscape Architects
<i>Project Description:</i>	New Inground Pool, Spa, Patio, Cabana, Outdoor Kitchen
<i>Action:</i>	

**26.011 1 Martin Butler Court**

<i>S/B/L</i>	153.11-2-84
<i>Applicant:</i>	TROTTO REV. TRUST (Mark Mustacato-Arch.)
<i>Project Description:</i>	New Single Family Residence
<i>Action:</i>	

**26.012 1 Martin Butler Court**

<i>S/B/L</i>	153.11-2-84
<i>Applicant:</i>	TROTTO REV. TRUST (Mark Mustacato-Arch)
<i>Project Description:</i>	New Pool and Pool House
<i>Action:</i>	

**26.013 1 Ellis Court**

<i>S/B/L</i>	146.11-3-44
<i>Applicant:</i>	Sean Walters - Landscape Design Consulting PC
<i>Project Description:</i>	Move Driveway Location, Replace Existing patios and walkways, replace front, rear, and side stoops. New fire pit.
<i>Action:</i>	

**AMENDMENTS TO PREVIOUSLY APPROVED BUILDING PERMITS**

**25.137 44 Tyler Circle**

S/B/L	146.19-2-41
Applicant:	RAFFERTY (John G. Scarlato Jr, Architect)
Project Description:	Amendment to replace rear shed roof to a new gable roof.
Action:	

**25.171 72 Orchard Avenue**

S/B/L	146.07-2-64
Applicant:	72 ORCHARD AVE ASSO LLC-VARSAMES (John Knoetgen, Arch)
Project Description:	Rear Yard Addition & Alterations to existing House
Action:	BAR Approved 2026-09-29- J. Knoetgen, Arch.
Action:	<b>Amendment to Reduces scope of work: Remove Rear Yard Addition, Convert 1-Car Garage into 2-Car Garage, Remove Stone Veneer</b>

**APPLICATION CONTINUED FROM PREVIOUS 1/05/2025 BAR MEETING**

**25.204 9 Cornell Place**

S/B/L	153.07-3-87
Applicant:	TSCHETTER
Project Description:	Install 30 Infinity Rooftop Solar Panels
Action:	Continued- M. LaRosso, Solar Rep. <b>BAR requesting tighten-up/relocate panels seen from Street on the Right Side</b>
Action:	<b>Postponed per Architect until 1/5/2026 BAR meeting Re-submitting revised Re-design Plans</b>
Action:	

Note: Hyperlinks to digital plans are only available for 30 days from the BAR meeting date.