

A G E N D A
RYE CITY BOARD OF ARCHITECTURAL REVIEW
February 9, 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.

MEETING ATTENDANCE:

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.

[SIGN APPLICATION](#)

26.007 57 Purchase Street

<i>S/B/L</i>	146.7-1-49
<i>Applicant:</i>	1 st PACIFIC REALTY (David Mooney - Architect)
<i>Project Description:</i>	New Sign – Baxter in Rye
<i>Action:</i>	

NEW APPLICATIONS

26.008 49 La Salle Avenue

S/B/L	153.5-2-16
Applicant:	GOLDVUG (Tuff Shed)
Project Description:	New 12' X 12" Shed
Action:	

26.009 276 Locust Avenue

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

26.010 723 Boston Post Road

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

26.011 1 Martin Butler Court

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

26.012 1 Martin Butler Court

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

26.013 1 Ellis Court

S/B/L	146.11-3-44
Applicant:	ROTH (Sean Walters, LSA)
Project Description:	Move Driveway Location, Replace Existing patios and walkways, replace front, rear, and side stoops. New fire pit.
Action:	

26.014 5 Parsonage Point Place

S/B/L	153.18-1-12 11.1
Applicant:	STOKES (Mackin Arch)
Project Description:	New 24x14 Storage Shed 346 sq. ft.
Action:	

26.015 8 Anchor Drive

S/B/L	152.12-1-48
Applicant:	GAISNE (Mark Mustacato, Arch)
Project Description:	One Story Rear Addition, Interior & Exterior Alterations
Action:	

26.016 2 Greenleaf Street

S/B/L	146.07-3-53
Applicant:	DiMURIA (Deck Remodelers)
Project Description:	New Inground Pool, Exterior Roof Canopy with Raised Patio, Fireplace, Stepping Stones & Privacy Walls
Action:	

26.017 5 Stonycrest Rd

S/B/L	146.12-2-61
Applicant:	KELLEHER (David Mooney, Arch)
Project Description:	Addition of 3 Attic Dormers, Interior Renovations of Basement, Kitchen & 2 nd Floor
Action:	

26.018 23 Florence Avenue

S/B/L	146.17-2-36
Applicant:	23 FLORENCE LLC-Alex Ganim (David Mooney, Arch)
Project Description:	New Single Family Residence
Action:	

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:	Amendment to Reduces scope of work: Remove Rear Yard Addition, Convert 1-Car Garage into 2-Car Garage, Remove Stone Veneer

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. BAR requesting tighten-up/relocate panels seen from Street on the Right Side
Action:	Postponed per Architect until 1/5/2026 BAR meeting Re-submitting revised Re-design Plans
Action:	

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