

AGENDA

RYE CITY PLANNING COMMISSION

April 14, 2026

7:00 PM

NOTE: THIS MEETING WILL BE HELD ON THE SECOND FLOOR OF THE LOCUST AVENUE FIREHOUSE

[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. Online plans will be available for approximately one week 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. 723 Boston Post Road

<i>Required Approval(s):</i>	Wetland Permit (WP#578)
<i>Location:</i>	723 Boston Post Road, Sheet 146.14, Block 1, Lot(s) 36
<i>Applicant:</i>	Jerry Goldfarb
<i>Project Description:</i>	Construction of in-ground pool and spa; associated masonry, including patio, steps, walls; and existing wood deck modification.

II. WORK SESSION

1. 723 Boston Post Road

See Description Above

2. 151 Purchase Street/16 Wappanocca Avenue

<i>Required Approval(s):</i>	Re-Apportionment & Site Plan (SUB#362 / SP#405)
<i>Location:</i>	151 Purchase Street & 16 Wappanocca Avenue Sheet 139.19, Block 2, Lot(s) 70, 71, 72
<i>Applicant:</i>	CLP Rye-Highlands, LLC
<i>Project Description:</i>	Merging of three existing lots into one and redevelopment of the resulting lot with a new 20-unit multi-family residential building and associated site improvements.

3. 632 Milton Road

<i>Required Approval(s):</i>	Wetland Permit (WP#573)
<i>Location:</i>	632 Milton Road, Sheet 153.6, Block 1, Lot(s) 57
<i>Applicant:</i>	Willim Brody
<i>Project Description:</i>	Removal of existing FEMA-non-compliant single-family residence and construction of new single-family flood-zone-compliant residence.

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4. **84-86 Purchase Street**

<i>Required Approval(s):</i>	Site Plan Permit (SP#420)
<i>Location:</i>	84-86 Purchase Street, Sheet 146.07, Block 3, Lot(s) 1
<i>Applicant:</i>	84-86 Purchase St LLC, (Franchise Contracting)
<i>Project Description:</i>	Interior and exterior renovation of building at 84-86 Purchase Street and reconfiguration of existing residential units into three two-bedroom units; demolition of 2-8 Purdy Avenue and construction of a new three-story and two-story building containing ground-floor retail space and apartments above.

III. MINUTES