

**CITY OF NEW ROCHELLE
DEPARTMENT OF DEVELOPMENT
PLANNING BOARD AGENDA**

TECHNICAL MEETING

Friday, June 24, 2022
11:00 AM, Microsoft Teams
No Public Comment Allowed

PUBLIC MEETING / HEARING

Tuesday, June 28, 2022
6:00 PM, Council Chambers
515 North Avenue
Public Comment Allowed

ITEM # 1 — APPROVAL OF MINUTES

- 1.1 None.

ITEM # 2 — SITE PLAN APPROVAL (PUBLIC HEARING)

- 2.1 Application PB 5-2022 by Isle of Sans Souci Homeowners Association, Inc. for site plan and special permit approval to make minor site improvements at 77 Kensington Oval (Block 115, Lot 27) in an R1-WF-10 zoned district. **ADJOURNED TO JULY**
- 2.2 Application PB 7-2022 by Jose A. Santos, PE for site plan approval to construct a residential addition to an existing commercial building at 95 Union Avenue (Block 1247, Lot 31) in an NB-H zoned district.
- 2.3 Application PB 8-2022 by World Design Architecture, PLLC for site plan approval to construct a multi-family development at 401 Davenport Avenue (Block 160, Lots 1001, 1002, 1003, 1004, 1005) in an R1-WF-10 zoned district.
- 2.4 Application PB 10-2022 by Jose Uribe for special permit approval to enlarge an existing tattoo studio at 358 North Avenue (Block 1206, Lot 19) in a DB zoned district.
- 2.5 Application PB 11-2022 by Mike McCann for site plan approval to expand an existing dwelling at 77 Seaview Avenue (Block 51, Lot 14) in an R1-10A zoned district.
- 2.6 Application PB 12-2022 by Martin Kapell for site plan approval to construct a single family dwelling at 9 Faneuil Place (Block 1534, Lot 117) in an R1-10A zoned district.
- 2.7 Application PB 13-2022 by Gail L. Ascher for site plan approval to convert a single-family to a two-family dwelling with related site improvements at 37 Colonial Place (Block 1256, Lot 62) in an R2-7.0 zoned district. **ADJOURNED TO JULY**
- 2.8 Application PB 14-2022 by Joshua Kessler for site plan approval for additions and alterations to an existing dwelling at 59 Kewanee Road (Block 3060, Lot 2) in an R1-10A zoned district.

ITEM # 3 — SUBDIVISION APPROVAL (PUBLIC HEARING)

- 3.1 None.

**ITEM # 4 — CITY COUNCIL AND BAZ REFERRALS / DISCUSSION ITEMS / OTHER BUSINESS
(NOT FOR PUBLIC COMMENT)**

- 4.1 Administrative amendment for application PB 4-20 by MJ Garden LLC at 26 Garden Street in a DO-2 zoned district.
- 4.2 Administrative amendment for application PB 18-20 by Main & Memorial Assemblage, LLC at 525 Main Street in a DO-1 zoned district.
- 4.3 Administrative review of proposed outdoor uses for PB 28-19 at 14 LeCount Place.
- 4.4 Referral from the Board of Appeals on Zoning regarding application BAZ 18-2022 for area variances at 58-60 Bayard Street.
- 4.5 Extension request by PB 12-21 PH Huguenot RMR LLC for its previously approved site plan dated July 27, 2021 for a drive through coffee shop at 80 Huguenot Street.

Sarah Dodds-Brown, Esq.
Board Chair

Kevin A. Kain, PP, AICP
Director of Planning & Sustainability

REVISED 6-23-22