

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

**TECHNICAL MEETING**

Monday, September 20, 2019  
8:30 AM; Law Library  
515 North Avenue; City Hall  
No Public Comment Allowed

**PUBLIC MEETING / HEARING**

Tuesday, September 24, 2019  
7:30 PM, Council Chambers  
515 North Avenue  
Public Comment Allowed

**ITEM # 1 — APPROVAL OF MINUTES**

- 1.1 September and October 2018.
- 1.2 Presentation by the Commissioner of Development.

**ITEM # 2 — SPECIAL PERMIT/SITE PLAN APPROVAL (PUBLIC HEARING)**

- 2.1 Application PB 37-19 by **ND Acquisitions, LLC** for site plan approval to construct a 64-unit assisted living residence at **11 Mill Road** (Block 3180, Lot 1 in an R1-20/SC Overlay district.
- 2.2 Application PB 26-19 by **New Rochelle Realty LLC** for special permit and site plan approval to construct an outdoor accessory car display, parking area and merge lots at **25 Main Street** (Block 315, Lot 60) in a C-1M General Commercial Modified zoned district.
- 2.3 Application PB 32-19 by **Ferdinand Martignetti** to construct a new two-family dwelling at **Congress Street** (Block 976, Lot 52 & 54) in a R2-7.0 Two Family Residential zoned district.
- 2.4 Application PB 33-19 by **Bradley and Alexandra Richmond** to construct a new single-family dwelling at **159 Thornbury Road** (Block 3390, Lot 70) in a R1-10 Single Family Residential zoned district.
- 2.5 Application PB 34-19 by **Steven Gifford** to construct new four car garage and two open parking spaces accessory to an existing multi-family dwelling at **405 Webster Avenue** (Block 1418, Lot 49) in a RMF-0.7 Multi-Family Residential zoned district.
- 2.6 Application PB 35-19 by **415 Webster LLC** to modify and expand an existing parking lot accessory to an existing multi-family dwelling at **415 Webster Avenue** (Block 1418, Lot 52) in a RMF-0.7 Multi-Family Residential zoned district.
- 2.7 Application PB 35-19 by **New Rochelle Community Housing Development Corp.** to construct a two-family dwelling at **36-38 First Street** (Block 1272, Lot 59) in a RMF-0.4 Multi-Family Residential zoned district.
- 2.8 Application by **DB Main & Lawton, LLC** for site plan approval for a mixed-use development at **11 Lawton Street** (Block 229, Lots 7, 8, 9, 12, 62 and 65) in a DO-1 district.

- 2.9 Application by **Huguenot Partners LLC** for site plan approval to construct a mixed-use development at **327 Huguenot Street** (Block 417, Lot 1, and Block 437, Lots 1, 2 and 42) in a DO-2 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 Presentation regarding a mixed-use development at 1 Shearwood Place.
- 4.2 City Council referral regarding a proposed expansion of the Water View Overlay Zone.
- 4.3 City Council referral regarding discretionary powers of the Building Official.
- 4.4 City Council referrals regarding the acceptance of the New York State Environmental Facilities Corporation Intermunicipal Infrastructure Improvement Act (WIIA) and Clean Water Grant, and associated Environmental Assessment Form.

UPDATED: 9/19/19

Sarah Dodds-Brown, Esq.  
Board Chair

Max E. Schwartz, AICP Candidate  
Planning Board Clerk