

**CITY OF NEW ROCHELLE, NEW YORK
DEPARTMENT OF DEVELOPMENT
PLANNING BOARD**

Members Present:	Hocking, Deane, Dodds-Brown, Lipow, Masi, Smith, Hernandez
Members Absent:	None
Introduced:	September 29, 2015
Adopted:	September 29, 2015
Moved By:	Dodds-Brown
Seconded By:	Hernandez
Opposed:	None
Abstained:	None
Passed:	Unanimously

**PB 25-15
Site Plan
Approval**

**RESOLUTION NO. 105-2015
165 Huguenot Street, Block 237, Lot 25**

WHEREAS, an application has been filed by **East & Hudson New Rochelle, LLC**, applicant, to demolish an existing office/warehouse building and redevelop the property with a six-story, mixed-use development for a property at **165 Huguenot Street, Block 237, Lot 25**, in a DMU zoned district.; and

WHEREAS, it has been determined that this site is not located in a Critical Environmental Area, and the project is an Unlisted Action under the State Environmental Quality Review (SEQRA) process. Now, therefore, be it

RESOLVED, the New Rochelle Planning Board does hereby approve the site plan subject to the following conditions:

1. *The applicant shall obtain a parking agreement in perpetuity for the parking spaces in the municipal parking facility to the satisfaction of Corporation Counsel, unless they obtain a parking variance from the Board of Appeals on Zoning for any shortfall of parking on-site*
2. *Applicant shall remove the ADA ramps on either side of the driveway apron, and add a textured red colored stamped concrete strip along the sidewalk in front of the driveway to provide a location for pedestrians to walk.*
3. *The applicant will require a lease agreement for all encroachments at the front of the building into the public right of way.*
4. *Curbing along the right-of-way shall be restored to match current granite curbs.*
5. *Applicant shall review tree plantings in the right-of-way with the City Engineer prior to obtaining a certificate of occupancy.*
6. *Runoff from the exterior dog run shall not drain into the City's stormwater system.*
7. *The applicant shall redesign the weepholes to the satisfaction of the City Engineer prior to the issuance of a building permit.*
8. *The applicant shall comply with the City's affordable housing requirements in Section 331-152 of the municipal code.*
9. *The applicant shall provide a fee in-lieu of open space in conformance with Section 331-119G. of the municipal code.*
10. *The applicant must comply with Section 331-120.1 Private Art Betterments.*
11. *As necessary, the applicant shall provide inflow and infiltration improvements to the sanitary sewer service to the satisfaction of the City Engineer prior to the issuance of a certificate of occupancy.*
12. *All work in the public right-of-way shall conform to the Department of Public Works standards and requirements.*

RESOLVED, that in accordance with General City Law Subsection 27-a (7), the Applicant's engineer or architect, prior to the issuance of any type of building permit for construction, shall submit to the Building Official an estimate of the costs of all required site infrastructure and improvements associated with this site plan approval, which estimate shall be verified by the Building Official as adequate to cover all such site infrastructure and improvements. Thereupon, the Applicant shall provide to the City Bureau of Buildings a performance bond or other security acceptable to Corporation Counsel, in an amount and for a period of time acceptable to the Building Official, all in accordance with Section 27-a, Subsection 7 and Section 33, Subsection 8 of General City Law; and, be it further

RESOLVED, that in accordance with the Zoning Code, prior to issuance of the final Certificate of Occupancy, The Applicant shall provide to the City Bureau of Buildings all necessary maintenance bonds or other security acceptable to Corporation Counsel, in an amount and for a period of time acceptable to the Building Official for any proposed landscaping and, if applicable, for any oil/grit separators; and, be it further

RESOLVED, that in accordance with Section 331-123 of Chapter 331 (Zoning) of the New Rochelle City Code, such approval for any construction shall expire if a building permit is not issued within one (1) year from the date of approval and if all construction work is not completed within two (2) years of the date of issuance of such permit. Upon application to the Planning Board, extensions totaling a maximum of twelve (12) months may be granted to each of these time periods, for appropriate cause; and, be it further

RESOLVED, that the applicant and all successors/assignees are hereby informed that in accordance with Section 331-140 of the zoning code; Penalties for Offenses, if any element of an approved site plan is amended without knowledge or approval by the Planning Board, a fee shall be assessed to return to the Planning Board so as to formally file a site amendment, and be it, further

RESOLVED, the Planning Board Clerk is authorized to grant an extension of one (1) month beyond the first year site plan approval date, for any or all of the following conditions: if the applicant can demonstrate that reasonable progress has been made in satisfying the Planning Board's conditions of approval, if the Applicant needs the extension during the Planning Board's annual vacation period, or if other extenuating conditions have occurred, which the Planning Board Clerk considers reasonable for the granting of the additional one (1) month extension. If the Applicant has not obtained the required building permit within this one month extended approval period, the Applicant may apply to the Planning Board to extend the site plan approval for the remaining eleven (11) months.

Dated: October 5, 2015


Kevin A. Kain, PP, AICP Planning Board Clerk

Filed City Clerk's Office October 5, 2015

 City Clerk