

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

<i>Members Present:</i>	<i>Brown, Contreras, Deane, Dodds-Brown, Lipow, Masi, Smith</i>
<i>Members Absent:</i>	<i>None</i>
<i>Introduced:</i>	<i>April 25, 2017</i>
<i>Adopted:</i>	<i>April 25, 2017</i>
<i>Moved By:</i>	<i>Deane</i>
<i>Seconded By:</i>	<i>Contreras</i>
<i>Abstained:</i>	<i>None</i>
<i>Opposed:</i>	<i>None</i>
<i>Passed:</i>	<i>Unanimously</i>

**PB 18-17
Neg Dec**

**RESOLUTION NO. 35-2017
251 North Avenue, Block 231, Lot 23**

WHEREAS, an application has been filed by **The Cappelli Organization**, for site plan approval to construct a 14-story mixed-use development at 251 North Avenue (Block 231, Lot 12), in a DO-2 zoned district; and

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

WHEREAS, the New Rochelle Planning Board declared itself Lead Agency in connection with all processing procedures, determinations and findings, to be made or conducted with respect to the site plan submitted by the applicant. The Planning Board took this action pursuant to § 8-0101, *et. seq.*, of the Environmental Conservation Law and pursuant to the regulations promulgated by the New York State Department of Conservation specifically, 6 NYCRR Part 617 (*SEQRA Regulations*); and

WHEREAS, after careful review and consideration of the full Environmental Assessment Form (*EAF*) Parts 1 through 3 and related documentation submitted to the Planning Board for site plan approval, a determination was made pursuant to §617.4 of the *SEQRA Regulations* that the application will not have a significant adverse impact on the environment and does not require the preparation of an Environmental Impact Statement (*EIS*); now, therefore, be it

RESOLVED, that this action constitutes an Unlisted Action under 6 NYCRR Part 617 of the *SEQRA Regulations*, which will not have a significant adverse impact on the environment and therefore does not require the preparation of an Environmental Impact Statement (*EIS*). The following are the reasons supporting this determination:

1. The proposed application is minor and will not pose significant adverse negative impacts on the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community character.
2. The proposed action will not significantly impact existing air quality, groundwater or surface water quality or quantity, traffic or noise levels, traffic patterns, and will not result in a substantial increase in solid waste production or disposal, or a substantial increase in potential for erosion, flooding, leaching, or drainage problems.
3. The proposed action will not result in the creation of a material conflict with the community's current plans or goals, as officially adopted, or a change in use or intensity of use of land or other natural resources.
4. The proposed action will not result in the creation of a hazard to human health, or significantly impact vegetation or fauna, fish, shellfish or wildlife species, significant habitats or threatened or endangered species.

5. The proposed action will not result in the impairment of the character or quality of important historical, archeological, architectural, agricultural, aesthetic or other natural or cultural resources
6. There are no substantial long term, short term, or cumulative environmental impacts or consequences, as set forth in 6 NYCRR Part 617.7 which will result from the action and the action will not result in adverse impacts associated with induced growth, subsequent development, or related activities.

Dated: May 9, 2017



Kevin A. Kain, AICP Planning Board Clerk

Filed City Clerk's Office May 9, 2017



City Clerk