

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

<i>Members Present:</i>	<i>Brown, Contreras, Dodds-Brown, Lipow, Mercado, Pitocchi, Smith</i>
<i>Members Absent:</i>	<i>None</i>
<i>Introduced:</i>	<i>March 27, 2018</i>
<i>Adopted:</i>	<i>March 27, 2018</i>
<i>Moved By:</i>	<i>Smith</i>
<i>Seconded By:</i>	<i>Mercado</i>
<i>Abstained:</i>	<i>None</i>
<i>Opposed:</i>	<i>Lipow</i>
<i>Passed:</i>	<i>6 to 1</i>

**PB 7-18
Site Plan
Approval**

**RESOLUTION NO. 31-2018
255 Huguenot Street, Block 234, Lot 1**

WHEREAS, an application has been filed by **255 Huguenot Owner LLC**, for amended subdivision and site plan approval at **255 Huguenot Street** (Block 234, Lot 1), in a DOZ-1 Downtown Overlay Zone 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; now, therefore, be it

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

1. After the two-way conversion of Huguenot Street, the applicant will install a sign restricting left turns from Bridge Street to Huguenot Street in conjunction with DPW standards and regulations.
2. Applicant will submit an amended traffic report to reflect testimony and back up data from the March 2018 Planning Board Meeting in regards to the turning radii of WB-50 model trucks.
3. All conditions of approval listed in Planning Board resolution 163-2017 are included by reference in this approval, with the exception of #9 and #10.
4. The existing drainage connection to the city catch basin on Bridge Street must be cut and capped prior to demolition.
5. All roadway section, details and specifications are to conform to the City DPW Standard Details for construction.
6. All pedestrian clearways shall be a minimum of 5' in width.
7. A drainage manhole within the proposed property line will be required prior to crossing the Shearwood Place right-of-way and connection to what will become the city drainage system.
8. An additional catch basin will be required on the west side of Shearwood Place at the speed table, as well as at the southwest corner of Shearwood Place and Station Plaza South.
9. The proposed sanitary sewer house connection must be connected to the 8" city transite sanitary sewer in Huguenot Street.

10. Prior to construction, a construction phasing and logistic plan will be required. This plan will detail the required sheeting/shoring plans (with no permanent sheeting system allowed in the city right-of-way), maintenance of pedestrian vehicular traffic plans, worker parking locations, staging considerations during construction, and temporary measures for disturbed city infrastructure (i.e. street lights, parking meters, catch basins, etc.)
11. Prior to the issuance of a building permit, a revised stormwater pollution prevention plan will be required that will contain the completed notice of intent (NOI), owner/operator certificate form, contractor certification form, and MS4 (Municipal Separate Storm Sewer System) acceptance form.
12. Fire access shall be in strict compliance with 2015 NYSBC and shall be approved by the New Rochelle Fire Department.
13. All right-of-way work, including proposed traffic flow, shall be approved by the Department of Public Works.
14. The applicant shall apply to the Board of Appeals on Zoning for a special permit for the new pool on site per Section 331-109 of the city code.
15. The applicant shall coordinate site addresses with the New Rochelle Fire Department.
16. The applicant shall provide a pedestrian activated LED warning sign for the mid-block crossing on Shearwood Place, either with solar or AC power, consistent with other similar installations in the City of New Rochelle; and be it further

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 two (2) years from the date of approval and if all construction work is not completed within five (5) 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 second 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: March 29, 2018



Max E. Schwartz, Planning Board Clerk

Filed City Clerk's Office March 29, 2018



Interim City Clerk *ms*