

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

<i>Members Present:</i>	<i>Brown, Deane, Dodds-Brown, Lipow, Masi</i>
<i>Members Absent:</i>	<i>Smith</i>
<i>Introduced:</i>	<i>June 28, 2016</i>
<i>Adopted:</i>	<i>June 28, 2016</i>
<i>Moved By:</i>	<i>Lipow</i>
<i>Seconded By:</i>	<i>Masi</i>
<i>Opposed:</i>	<i>None</i>
<i>Abstained:</i>	<i>None</i>
<i>Passed:</i>	<i>Unanimously</i>

**PB 17-16
Site Plan
Approval**

RESOLUTION NO. 52-2016

700 Davenport Avenue (Block 160, Lots 131, 143, 144, and 150)

WHEREAS, an application has been filed by **Zinrock Resources L.P.**, for special permit, site plan approval, and relief from Chapter 127 to construct a 72-unit multifamily development at 700 Davenport Avenue (Block 160, Lots 131, 143, 144, and 150), in an R1-WF-10 zoned district; and

WHEREAS, it has been determined that this site is 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. The applicant shall comply with the City's affordable housing requirements in Section 331-152 of the municipal code.*
- 2. Applicant shall provide access to the site for DPW staff to conduct routine checks to the water pump. An access plan shall be approved by the DPW prior to the issuance of a certificate of occupancy.*
- 3. The applicant shall satisfy the requirement for private art betterments in accordance with Section 331-120.1.*
- 4. The applicant shall comply with the City's requirement for off-street bicycle parking facilities in Section 331-126.1, or, alternatively, in Section 331-126.2.*
- 5. The applicant shall satisfy the code requirement for recreation and open space as set forth in Section 331-118G of the code.*
- 6. Applicant shall satisfy public access requirements.*
- 7. The sewage pump station shall be in accordance with DPW standards and shall meet the New York State Building Code.*
- 8. A stormwater pollution prevention plan (SWPPP) shall be submitted and approved by the City Engineer.*
- 9. The proposed construction shall be in compliance with all federal, state and local codes, and shall be in compliance with floodplain development regulations.*

10. The fire access road shall be in accordance with New Rochelle Fire Department standards and Appendix D of the New York State Fire Code.
11. All site lighting shall be in compliance with Chapter 331-22 of the City code.
12. A final landscape plan shall be submitted to the Planning Board for administrative review and approval.
13. Additional conditions to be finalized with the applicant prior to the signing of the mylar plans.

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: July 11, 2016


 Kevin A. Kaif, PP, AICP Planning Board Clerk

Filed City Clerk's Office July 11, 2016

 City Clerk