



City of New Rochelle

515 North Avenue, New Rochelle, NY 10801
Phone: (914) 654-2000

FOR OFFICE USE ONLY

Ref. No. : _____
Date Received: ____/____/____
Fees paid: _____

PRE- APPLICATION REVIEW PROCESS FORM FOR SITE PLAN APPROVAL OF PROJECTS
UTILIZING THE DOWNTOWN OVERLAY ZONING (DOZ)

SECTION A

PLEASE TYPE OR PRINT LEGIBLY

Included with this submission are 2 copies of (please check):

- ☒ Completed Pre-Application Form
☒ Color Photographs of the site, abutting properties and neighborhood
☐ SEQRA Long Assessment Form (EAF)
☐ Conceptual Site Plan*
☐ Conceptual Architectural renderings (all elevations, include proposed materials)

Is this application for an assemblage of parcels? (Y/N)		If "Yes", number of parcels **		Applicant is: Please check box	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Property Lessee <input checked="" type="checkbox"/> Contract Vendee
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APPLICANT INFORMATION				SITE DESCRIPTION (if assemblage of more than 3 parcels, attach additional sheet)												
Name	247 North Avenue Associates, LLC			Address #1	247 North Avenue, New Rochelle, NY											
Contact Name	Bruce Berg			SBL	1-231-19											
Phone	914-769-6500			Address #2	251 North Avenue, New Rochelle, NY											
Email	Bruce@icappelli.com			SBL	1-231-23											
Mailing Address	7 Renaissance Square, White Plains, NY 10601			Address #3												
Fax	914-946-1670			SBL												

EXISTING CONDITIONS FOR EACH PARCEL															
Parcel	Retail	Restaurant	Office, Non-medical	Office Medical	Hotel Rooms	Residential units				Student Housing	Adult Care	Independent Units	Institutional	Parking on-site	Parking off-site
Sq.Ft	Sq.Ft	Sq.Ft	Sq.Ft	Sq.Ft	#	Studio	1-Bd	2-Bd	3-Bd	Sq.Ft	Sq.Ft	Sq.Ft	Sq.Ft	# spaces	# spaces
24942	500			5,500										31	31
10409	3,000					13	92	7						0	0
														31	31

PROPOSED CONDITIONS FOR EACH PARCEL															
Parcel	Retail	Restaurant	Office, Non-medical	Office Medical	Hotel Rooms	Residential units				Student Housing	Adult Care	Independent Units	Institutional	Parking on-site	Parking off-site
Sq.Ft	Sq.Ft	Sq.Ft	Sq.Ft	Sq.Ft	#	Studio	1-Bd	2-Bd	3-Bd	Sq.Ft	Sq.Ft	Sq.Ft	Sq.Ft	# spaces	# spaces
24942	3,032					28	144	72						211	
10409	3,000					13	92	7							

* Site plan with building footprint, dimensioned descriptions relevant to DOZ eligibility, location of New Streets, Pedestrian Ways, frontage occupancy, parking, civic space, etc.

** Parcels will be merged as part of site plan approval

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SECTION B

SITE ELIGIBILITY*							
Site Area (Sq. Feet) <small>(min 5,000 SF)</small>	35351	Total Site Frontage (Feet) <small>(min 50 Feet)</small>	295.83'	Number of Street Frontages	2		
Zoning Designation <small>(DO-1, 2, 3, 4, 5 or 6)</small>	DO-2	Street Name(s)	North Ave. & Le Count	Total Rentable SF	208,288 NSF 163,151 NSF 45,137 NSF NET		
PROPOSED DEVELOPMENT PROGRAM REQUIREMENTS							
Total Building Area <small>(Sq. Feet)</small>	377,006	Total Site Frontage <small>(Feet)</small>	199.16				
Proposed Building Use <small>(1st floor & Upper Stories)</small>	1 st Lobby/Retail/Garage Upper Parking/Residential	Proposed Building Height <small>(Stories & Feet)</small>	Stories 28 Feet 285'				
Development Standard-1 <small>site ≥ 5,000SF, frontage ≥50'</small>		Development Standard-2 <small>site ≥ 10,000SF, frontage ≥100'</small>		Development Standard-3 <small>site ≥ 30,000SF (40,000 in DO-1), frontage ≥150'</small>			
Street Type(s) <small>(A,B,C,D,E,F,P)</small>	A	Storefronts Req'd (Y/N)	Y	Storefront Req'd <small>(Street Name)</small>	247 North Ave		
Significant Corner (SC) or Terminated Vista (TV)		Frequent Entryways Req'd (Y/N)	Y	Frequent Entryways Req'd <small>(Street Name)</small>	191 North Ave		
Pedestrian Way Required (Y/N)		Civic Space Required (Y/N)	N	Civic Space (If applicable list Square Footage)			
Proposed Parking Spaces On-site (#)	211	Proposed Parking Spaces Off-site (#/location)		Stepback Required (Y/N)	Y		
SITE FRONTAGE							
Permitted Frontage Types	Storefront	Arcade	Urban	Stoop	Porch		
Primary Frontage <small>(Type, Street Name, Length)</small>	North Ave. 99'			Frontage Occupancy on Primary Street <small>(Length, %)</small>			
Primary Frontage, Street #2 <small>(Type, Street Name, Length)</small>	Le Count 100.16'			Frontage Occupancy, Street #2 <small>(Length, %)</small>			
Primary Frontage, Street #3 <small>(Type, Street Name, Length)</small>				Frontage Occupancy, Street #3 <small>(Length, %)</small>			
Primary Frontage, Street #4 <small>(Type, Street Name, Length)</small>				Frontage Occupancy, Street #4 <small>(Length, %)</small>			
SUSTAINABLE DEVELOPMENT							
Outdoor Potable Water Consumption Reduction <small>(methods and %; 50 %/min) See §175.11J(2)</small> Please provide midsummer baseline and list methods to be employed to comply with code requirements.			Midsummer Baseline				
			Methods				
Heat Island Effect Reduction <small>(Roof & Non-roof type) See §175.11J(3)</small> Please list methods to be employed to comply with code requirements.			Roof				
			Non-Roof Methods				

* This table shall be included on every set of drawings submitted

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SECTION C

DESIRED COMMUNITY BENEFIT BONUS (Section 175.11C (3)).

Proposed Number of Bonus Stories	4 *	Total Building Height With Bonus Stories	285'
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List bonus floors by story #, one per line	Gross square footage of each bonus story
26	10,211 sf
27	10,486 sf
28	10,486 sf
29	10,486 sf
*There is no 13th floor	

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8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
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INDEX / DOZ FORMS

SITE PLAN SUBMISSION

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247 NORTH AVENUE

NEW ROCHELLE, NEW YORK

247 NORTH ASSOCIATES LLC.

FEB 25, 2020
CEI.011

@22X34

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