



City of New Rochelle

515 North Avenue, New Rochelle, NY 10801

Phone: (914) 654-2000

<u>FOR OFFICE USE ONLY</u>	
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:	Property Owner Property Lessee Contract Vendee										
APPLICANT INFORMATION				SITE DESCRIPTION (if assemblage of more than 3 parcels, attach additional sheet)											
Name				Address #1											
Contact Name				SBL											
Phone				Address #2											
Email				SBL											
Mailing Address				Address #3											
Fax				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
						Studio	1-Bd	2-Bd	3-Bd						
Sq.Ft	Sq.Ft	Sq.Ft	Sq.Ft	Sq.Ft	#					Sq.Ft	Sq.Ft	Sq.Ft	Sq.Ft	# spaces	# spaces
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
						Studio	1-Bd	2-Bd	3-Bd						
Sq.Ft	Sq.Ft	Sq.Ft	Sq.Ft	Sq.Ft	#					Sq.Ft	Sq.Ft	Sq.Ft	Sq.Ft	# spaces	# spaces

* 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) <i>(min 5,000 SF)</i>		Total Site Frontage (Feet) <i>(min 50 Feet)</i>			Number of Street Frontages			
Zoning Designation <i>(DO-1,2,3,4,5 or 6)</i>		Street Name(s)			Total Rentable SF			
PROPOSED DEVELOPMENT PROGRAM REQUIREMENTS								
Total Building Area <i>(Sq. Feet)</i>		Total Site Frontage <i>(Feet)</i>						
Proposed Building Use <i>(1st floor & Upper Stories)</i>	1st	Proposed Building Height <i>(Stories & Feet)</i>		Stories				
	Upper			Feet				
Development Standard-1 <i>site ≥ 5,000SF, frontage ≥50'</i>	✓	Development Standard-2 <i>site ≥ 10,000SF, frontage ≥100'</i>	✓	Development Standard-3 <i>site ≥ 30,000SF (40,000 in DO-1), frontage ≥150'</i>	✓			
Street Type(s) <i>(A,B,C,D,E,F,P)</i>		Storefronts Req'd (Y/N)			Storefront Req'd <i>(Street Name)</i>			
Significant Corner (SC) or Terminated Vista (TV)		Frequent Entryways Req'd <i>(Y/N)</i>			Frequent Entryways Req'd <i>(Street Name)</i>			
Pedestrian Way Required <i>(Y/N)</i>		Civic Space Required <i>(Y/N)</i>			Civic Space (If applicable list Square Footage)			
Proposed Parking Spaces On-site (#)		Proposed Parking Spaces Off-site (#/location)			Stepback Required <i>(Y/N)</i>			
SITE FRONTAGE								
Permitted Frontage Types	Storefront	Arcade	Urban	Stoop	Porch	Lightwell	Forecourt	Mid-Block
Primary Frontage <i>(Type, Street Name, Length)</i>					Frontage Occupancy on Primary Street <i>(Length, %)</i>			
Primary Frontage, Street #2 <i>(Type, Street Name, Length)</i>					Frontage Occupancy, Street #2 <i>(Length, %)</i>			
Primary Frontage, Street #3 <i>(Type, Street Name, Length)</i>					Frontage Occupancy, Street #3 <i>(Length, %)</i>			
Primary Frontage, Street #4 <i>(Type, Street Name, Length)</i>					Frontage Occupancy, Street #4 <i>(Length, %)</i>			
SUSTAINABLE DEVELOPMENT								
Outdoor Potable Water Consumption Reduction <i>(methods and %; 50 %min) See §175.11J(2)</i> Please provide midsummer baseline and list methods to be employed to comply with code requirements.				Midsummer Baseline				
				Methods				
Heat Island Effect Reduction <i>(Roof & Non-roof type)</i> See §175.11J(3) 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		Total Building Height With Bonus Stories	

List bonus floors by story #, one per line	Gross square footage of each bonus story