

**CITY OF NEW ROCHELLE
DEPARTMENT OF DEVELOPMENT
PLANNING BOARD AGENDA**

TECHNICAL MEETING

Friday, December 15, 2017
8:30 AM; Corporation Counsel Office
515 North Avenue; City Hall
No Public Comment Allowed

PUBLIC MEETING / HEARING

Tuesday December 19, 2017
7:30 PM, B-1
90 Beaufort Place
Public Comment Allowed

ITEM # 1 — APPROVAL OF MINUTES

- 1.1 None

ITEM # 2 — SPECIAL PERMIT/SITE PLAN APPROVAL (PUBLIC HEARING)

- 2.1 Application PB 34-17 by **George Matthew**, for site plan approval to construct a single-family dwelling on a vacant lot at **1 Kewanee Road** (Block 3059, Lot 27) in a R1-10A Single Family Residential Zoned District.
- 2.2 Application PB 38-17 by **59 Meadow Lane LLC**, for site plan approval to convert a one family dwelling into a two family, and to construct a deck and shed at **59 Meadow Lane** (Block 475, Lot 68) in an R2.70 Two Family Residential Zoned District.
- 2.3 Application PB 39-17 by **Paarm Properties LLC**, for site plan approval to demolish an existing single family dwelling and construct a new single family dwelling at **750 Pelhamdale Avenue** (Block 1504, Lot 66) in an R1-10.A Single-Family Residential Zoned District.
- 2.4 Application PB 41-17 by **White Plains Hospital**, for site plan approval to expand the existing White Plains Hospital facility into the adjacent Chase Bank facility at **1292-1296 North Avenue** (Block 1810, Lot 50) in an NB Neighborhood Business Zoned District.
- 2.5 Application by PB 47-17 **BRP Development Corp.**, for a proposed residential development at **10 Commerce Drive** (Block 238, Lots 5 & 21) in a DOZ-4 Downtown Overlay Zone District.
- 2.6 Application by **255 Huguenot Owner LLC**, for a proposed subdivision and site plan application at **255 Huguenot Street** (Block 234, Lot 1) in a DOZ-1 Downtown Overlay Zone District.

ITEM # 3 — SUBDIVISION APPROVAL (PUBLIC HEARING)

- 3.1 Application PB 44-17 by **Masaba Realty LLC**, to subdivide an existing property at **75 Portman Road** (Block 892/894, Lot 34, 39 and 9) in a LI Light Industry Zoned District.

ITEM # 4 — CITY COUNCIL AND BAZ REFERRALS / DISCUSSION ITEMS / OTHER BUSINESS (NOT FOR PUBLIC COMMENT)

- 4.1 Board of Appeals on Zoning referral regarding Case #48-2017, an application by **Bridge Management Corp.**, to demolish an existing building and paved parking areas with a new building with side-by-side drive through, new curbing and paved parking area at **280 Main Street** (Block 84, Lot 28) in an C-1M General Commercial Modified zone.
- 4.2 City Council referral regarding a proposed zoning code amendment pertaining to motor vehicle dealerships in the C-1M General Commercial Modified Zone.
- 4.3 City Council referral regarding a proposed zoning code amendment pertaining to the Theoretical Development Scenario within the Downtown Overlay Zone, DOZ-6 Zoned District.

REVISED 12/19/17

Sarah Dodds-Brown, Esq.
Board Chair

Max E. Schwartz
Planning Board Clerk