



**City of New Rochelle
Department of Development
Planning Board Agenda**

TECHNICAL MEETING

Friday, July 24, 2026
Development Conference Room
515 North Avenue, City Hall
9:30am, [Microsoft Teams Meeting Link](#)
No Public Comment Allowed

PUBLIC MEETING/HEARING

Tuesday, July 28, 2026
7:00 PM, Council Chambers
515 North Avenue
Public Comment Allowed

Call to Order

Approval of Minutes - None.

Site Plan / Special Permit / Subdivision (Public Hearing)

1. Application PB 3-2026 by Clayton Mattis for site plan approval to convert an existing non-conforming office building to a place of worship at 3 The Boulevard (Block 815, Lot 9) in an R1-HIST zoned district.

RETURNING FROM THE MAY MEETING

2. Application PB 10-2026 by Aldo V. Vitagliano for site plan approval to legalize the conversion of a social club to a place of worship at 109 Fourth Street (Block 1340, Lot 52) in an NB zoned district.
3. Application PB 11-2026 by Mark Blair, Curious Projects, for site plan and special permit approval for an interior build-out at 55 Clinton Place (Block 414, Lot 9) in a DO2, Vanguard Overlay Zone District.
4. Application PB 12-2026 by Shahin Badaly for site plan approval to convert a one-family dwelling into a two-family dwelling at 88 Echo Avenue (Block 95, Lot 22) in an R2-7.0 zoned district.
5. Application PB 14-2026 by Thomas Haynes for site plan approval to change the use of an existing one-story building into a recreational baseball training facility, and the merger of Lots 65 and 4 at 111 Plain Avenue (Block 903, Lot 4 & 65) in an LI zoned district.
6. Application PB 15-2026 by Robert Stanziale, Architect, for subdivision approval to reapportion two existing lots by incorporating a portion of 15 Shore Club Drive (Block 110, Lot 110) into 10 Shore Club Drive (Block 110, Lot 111), in an R1-15 zoned district.
7. Application PB 16-2026 by Robert Stanziale, Architect, for subdivision approval to reapportion two existing lots by conveying a portion to 10 Shore Club Drive (Block 110, Lot 111) from 15 Shore Club Drive (Block 110, Lot 110), in an R1-15 zoned district.

City Council and BAZ Referrals / Discussion Items / Other Business (Not for Public Comment Except as Noted Below)

8. Extension request for application PB 7-2025 by 1st Light Corp for a previously approved site plan for installation of roof-mounted solar panels at 479 Fifth Avenue (Block 898, Lot 7) in an LI and FA zoned district.
9. Administrative amendment for a previously approved site plan to revise the layout and parking arrangement at 18 Shady Glen Court (Block 463, Lot 1001) in an RMF - 0.5, RMF - 1.0 zoned district.
ADJOURNED TO THE SEPTEMBER MEETING
10. Extension request for application 15-2025 by Erik J. Wilson, AIA, Castle Architectural Services for a previously approved site plan for the construction of a new two-family dwelling at 22 Rosedale Avenue (Block 1517, Lot 100) in an R2-7.0 zoned district

Adjournment

Kate Mercado
Board Chair

Benito Ceja
Senior Project Manager/ Board Clerk

Generated: July 28, 2026