

WATERFRONT DEVELOPMENT SITE
New Rochelle, NY (Davenport Neck)
401 Davenport Avenue, New Rochelle, NY 10805



FULLY ENTITLED 10-UNIT WATERFRONT DEVELOPMENT SITE

INFRASTRUCTURE & MUNICIPAL APPROVALS COMPLETED:

SEWER SYSTEM, STORM DRAINAGE, WATER & HYDRANT, AND PRIVATE STREET WITH CURB CUT



READY TO BUILD

Ideal for Exclusive Luxury Residential Assemblage | *Hamptons Lifestyle in Westchester County*

 CONTACT OWNER'S EXCLUSIVE BROKER:

JONATHAN GORDON, CCIM, MSRE: [914-779-8200](tel:914-779-8200) x115

BROKERS PROTECTED

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no representations or warranties, express or implied, are made as to the accuracy thereof.

401 Davenport Ave | NEW ROCHELLE, NY
Fully Entitled Waterfront Development Site
10 Residential Units | Davenport Neck (New Rochelle Harbor)



PROPERTY INFORMATION

Zoning: R1-WF-10
B/L & Size: Block 160, Lot 228 – 1.75+/- Acres
Tax Parcel Lots: 1-160-1001, 1002, 1003, 1004 & 1005
Proximate To: Larchmont, Rye, Greenwich, Manhattan
Near: Private Yacht Clubs, Davenport Park,
WatermarkPointe Beachfront Collection

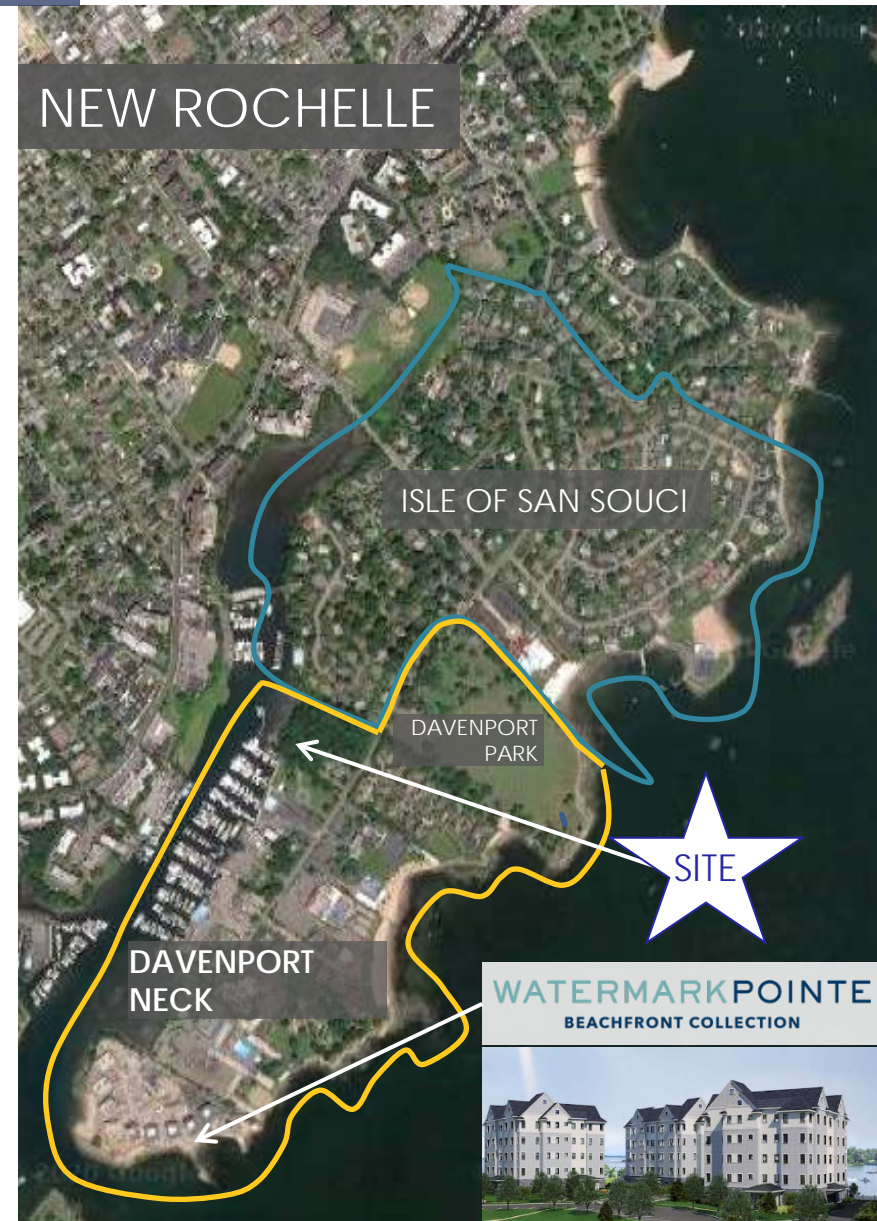
DEVELOPMENT PROGRESS

- **ONLY NEEDS:** Electric & Cable
- **Municipality Approved & Completed:**
 - Connected Sewer System
 - Suez Water & Hydrant Connection
 - Storm Drainage System
 - Curb Cut; Private Street Ready for Final Asphalt

RESIDENTIAL SALES & OFFERINGS

WatermarkPointe Beachfront Collection

- PSF Sale Price
 - \$800 to \$1,000 PSF
- Current Pent House Offering
 - \$2,499,000
- Current Mid-Level Offering
 - \$2,330,000



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LOCATION

Exclusive
Davenport Neck

DAVENPORT NECK | New Rochelle Harbor & Long Island Sound

With its exceptional location in exclusive Davenport Neck, this site is surrounded by magnificent views and proximity to the Long Island Sound, private yacht clubs, marinas, and the new luxurious WatermarkPointe Beachfront Collection with 72 condominiums.



Gated Malysana Lane Private Home Community

LONG ISLAND SOUND

WatermarkPointe
Beachfront Collection

SITE

0.4 Miles
(211.2 Feet)

NEW ROCHELLE HARBOR

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WATERFRONT CLUBS & MARINAS

CLUBS & MARINAS | Opportunity to Join Adjacent Castaways Yacht Club
There are over 10 private waterfront yacht clubs and marinas within a short distance. Further, purchaser will have the opportunity to join the adjacent Castaways Yacht Club. Amenities include clubhouse, restaurant, pool, fresh water access at each slip, fuel dock, Wi-Fi, etc.



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FULLY ENTITLED SITE

READY TO BUILD

The site features municipality approved and connected sewer system to the county sewer, all drainage work, and all water and fire hydrant work. Additionally, the private entrance is ready for the final asphalt. Only remaining items are electric and cable.



Entrance Ready for Final Asphalt | 401 Davenport Ave

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ADDITIONAL VIEWS

View of site looking east across Davenport Ave to Greentree Country Club.



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ADDITIONAL VIEWS

View of site from across channel.



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PROPOSED RENDERING

Front of Building



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PROPOSED RENDERING

Back of Building – Facing channel





PROPOSED EXTERIOR RENDERINGS

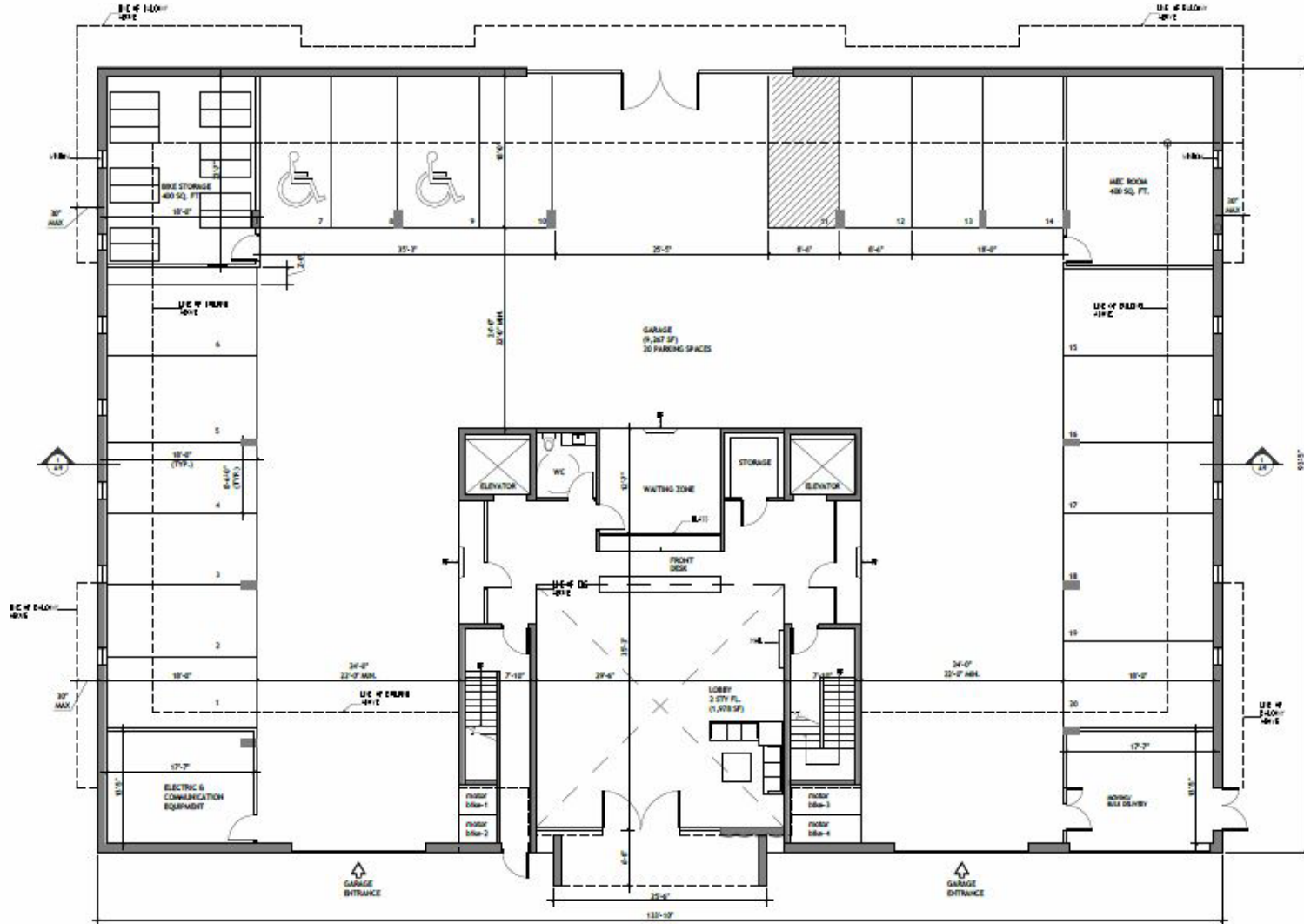
- Top - Side (North)
- Below - Side (South)



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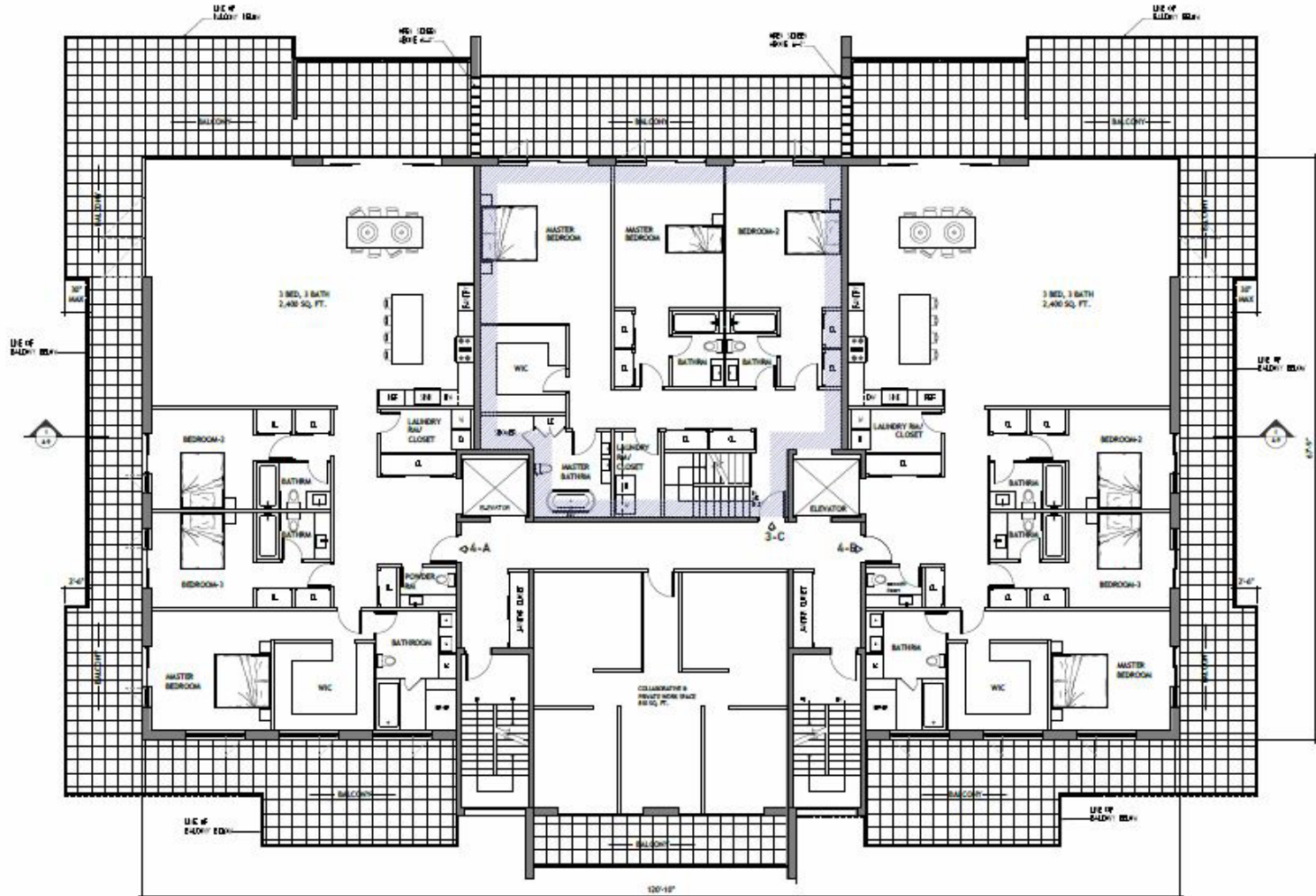
PROPOSED 1ST FLOOR RENDERING



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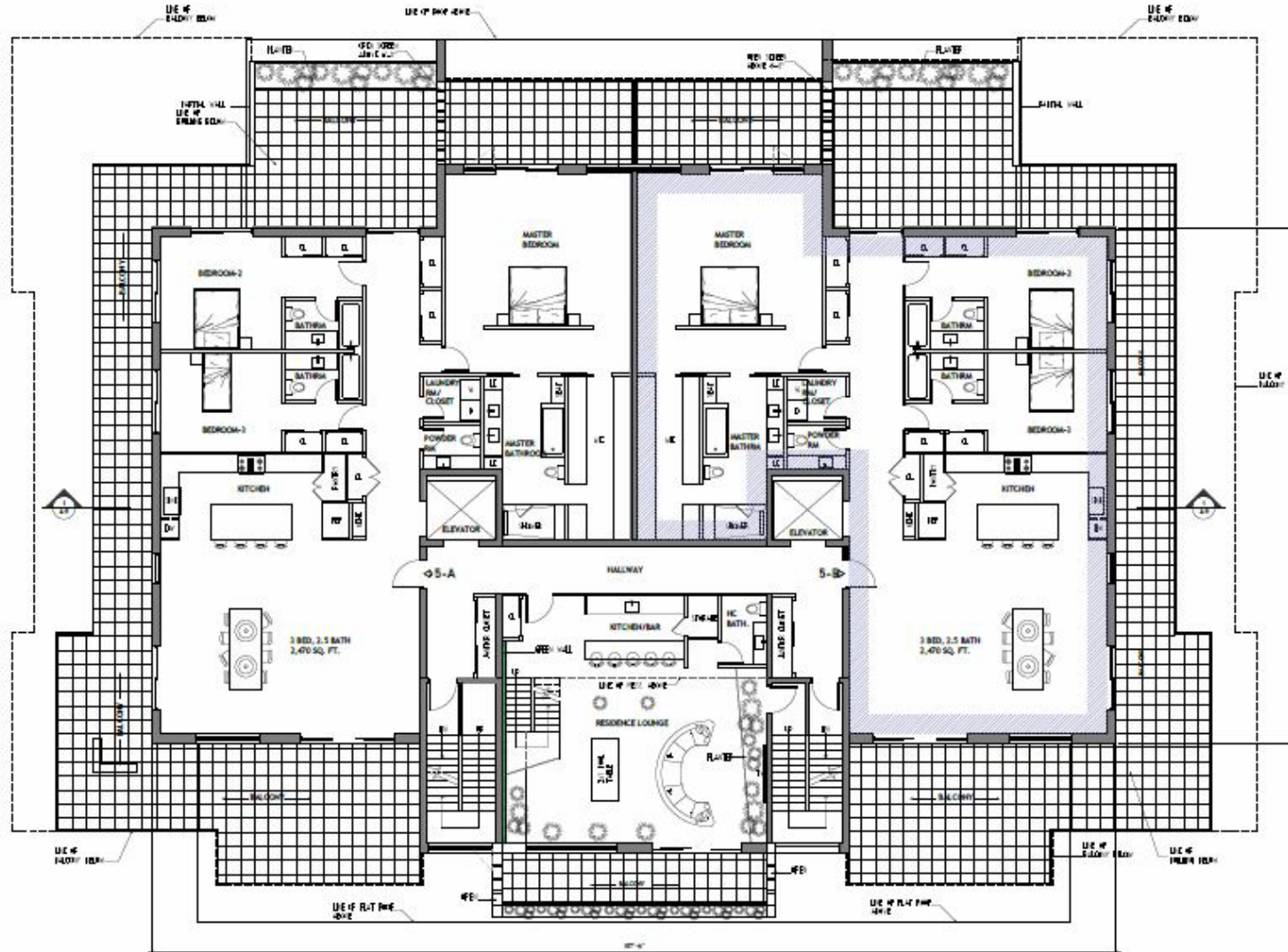
PROPOSED 4TH FLOOR RENDERING



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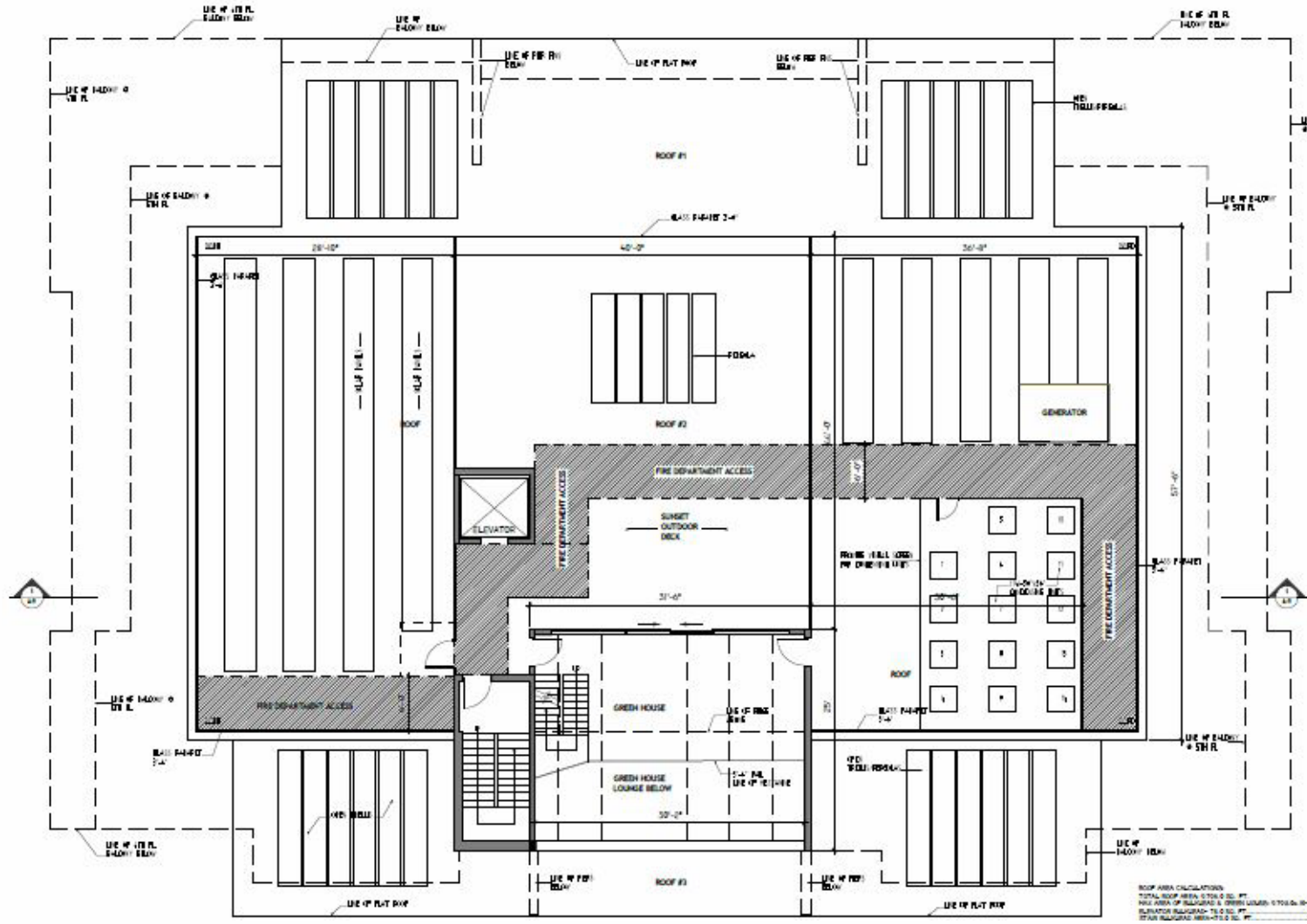
PROPOSED 5TH FLOOR RENDERING



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PROPOSED 6TH FLOOR RENDERING



ROOF AREA CALCULATIONS:
 TOTAL ROOF AREA: 1076.0 SQ. FT.
 NET AREA OF BALCONIES & DECKS: 1076.0 SQ. FT.
 ELEVATOR SHAFTS: 10.0 SQ. FT.
 TOTAL BALCONY AREA: 1086.0 SQ. FT.

PLANNING BOARD APPROVAL

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

<i>Members Present:</i>	<i>Brown, Burks, Lipow, Mercado, Smith</i>
<i>Members Absent:</i>	<i>Coelho-Marques, Dodds-Brown</i>
<i>Introduced:</i>	<i>July 26, 2022</i>
<i>Adopted:</i>	<i>July 26, 2022</i>
<i>Moved By:</i>	<i>Smith</i>
<i>Seconded By:</i>	<i>Brown</i>
<i>Abstained:</i>	<i>None</i>
<i>Opposed:</i>	<i>None</i>
<i>Passed:</i>	<i>Unanimously</i>

PB 5-22

Negative Declaration

RESOLUTION NO. 32-2022

401 Davenport Avenue (Block 160, Lots 1001, 1002, 1003, 1004, 1005)

WHEREAS, an application has been filed by World Design Architecture, PLLC for special permit and site plan approval to construct a multi-family development at 401 Davenport Avenue (Block 160, Lots 1001, 1002, 1003, 1004, 1005) 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; and

WHEREAS, the New Rochelle Planning Board declared itself Lead Agency in connection with all processing procedures, determinations and findings, to be made or conducted with respect to the site plan submitted by the applicant. The Planning Board took this action pursuant to § 8-0101, et. seq., of the Environmental Conservation Law and pursuant to the regulations promulgated by the New York State Department of Conservation specifically, 6 NYCRR Part 617 (SEQRA Regulations); and

WHEREAS, after careful review and consideration of the full Environmental Assessment Form (EAF) Parts 1 through 3 and related documentation submitted to the Planning Board for site plan approval, a determination was made pursuant to §617.4 of the SEQRA Regulations that the application will not have a significant adverse impact on the environment and does not require the preparation of an Environmental Impact Statement (EIS); now, therefore, be it

RESOLVED, that this action constitutes an Unlisted Action under 6 NYCRR Part 617 of the SEQRA Regulations, which will not have a significant adverse impact on the environment and therefore does not require the preparation of an Environmental Impact Statement (EIS). The following are the reasons supporting this determination:

1. The proposed application is minor and will not pose significant adverse negative impacts on the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community character.
2. The proposed action will not significantly impact existing air quality, groundwater or surface water quality or quantity, traffic or noise levels, traffic patterns, and will not result in a substantial increase in solid waste production or disposal, or a substantial increase in potential for erosion, flooding, leaching, or drainage problems.
3. The proposed action will not result in the creation of a material conflict with the community's current plans or goals, as officially adopted, or a change in use or intensity of use of land or other natural resources.



PLANNING BOARD APPROVAL


4. The proposed action will not result in the creation of a hazard to human health, or significantly impact vegetation or fauna, fish, shellfish or wildlife species, significant habitats or threatened or endangered species.
5. The proposed action will not result in the impairment of the character or quality of important historical, archeological, architectural, agricultural, aesthetic or other natural or cultural resources
6. There are no substantial long term, short term, or cumulative environmental impacts or consequences, as set forth in 6 NYCRR Part 617.7 which will result from the action and the action will not result in adverse impacts associated with induced growth, subsequent development, or related activities.

Dated: August 11, 2022



Kevin A. Kain, PP, AICP
Director of Planning and Sustainability

Filed City Clerk's Office August 11, 2022



City Clerk

ZONING INFORMATION

City of New Rochelle
Department of Development

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL

THRU: CHARLES B. STROME, III, CITY MANAGER

FROM: LUIZ C. ARACON, COMMISSIONER OF DEVELOPMENT

DATE: JULY 1, 2020

SUBJECT: AMENDMENTS TO CHAPTER 331 REGARDING PERMITTED DENSITY IN THE R1-WF-10 DISTRICT

Introduction:

The City adopted amendments to the R1-WF-10 district in 2016 to allow multifamily development as a special permit use. Due to this amendment, an attractive residential development known as Watermark Pointe is now located on the site of the former Beckwith Pointe beach club. While this development highlights a success in the transition of Davenport Neck, as discussed below, staff has identified a clarification needed in the zoning to foster further improvements to the area.

Review:

As shown on the accompanying map, the R1-WF-10 district is located on Davenport Neck along the City's waterfront. It occupies an area that has historically been known for its beach clubs. As the character of this area has changed, and demand for a variety of housing types has grown, the district was amended to allow multifamily dwellings in 2016. Greater restriction on height and density were included where adjacent to single-family residences and parks.

However, staff has identified minor changes needed to properly codify the intent of the prior zoning amendment. As is, the language creates greater restriction on density outside the 150-foot setback than what was intended for sites adjacent to single-family residences or a park. Therefore, in order to achieve the greatest density possible, a developer would have to build several buildings on a site, inside and outside the 150-foot setback area. This would likely create greater impervious surfaces and obstruction of waterfront views, and a less desirable development pattern.

Accordingly, the following amendment is proposed (added language is underlined, removed language is noted with a strikethrough):

- A. For structures located in the portion of the lot within 150 feet of either the adjacent single-family residential zoning district (R1-10), the lot line of a lot containing a single-family residential building, public park or public road:

ZONING INFORMATION

- (1) Maximum building height shall not exceed 35 feet and two stories.
 - (2) Density shall not exceed four units per acre for the area within such one-hundred-fifty-foot setback.
 - (3) Side yard setbacks shall be a minimum of 24 feet each; combined 50 feet.
- B. For structures located in the portion of the lot not within 150 feet of either the adjacent single-family residential zoning district (R1-10), the lot line of a lot containing a single-family residential building, public park or public road:
- (1) Maximum building height shall not exceed 60 feet and five stories.
 - ~~(2) Density shall not to exceed 7.5 units per acre for the area that is beyond such one-hundred-fifty-foot setback.~~
 - (2) Density may be calculated using the cumulative total area of the lot as follows:
 - i. 4 units per acre for the portion of the lot within the one-hundred-fifty-foot setback;
and
 - ii. 7.5 units per acre for the portion of the lot beyond the one-hundred-fifty-foot setback.

Recommendation:

Staff recommends that Council set a public hearing on the proposed amendment and refer same to the Planning Board, and Westchester County Planning Board. It is also recommended that the City Council declare itself Lead Agency for the purposes of an environmental review pursuant to the State Environmental Quality Review Act (SEQRA). The Short Environmental Assessment Form (SEAF) is attached.

Staff recommends that the Council approve this amendment pending the outcome of the public hearing and responses from the City's Planning Board, and the Westchester County Planning Board.

Encs.
Draft Zoning
EAF
Map

ACCESSIBILITY



COMMUTING BY RAIL

A short trip from the New Rochelle Metro-North train station will put commuters in Midtown Manhattan at Grand Central Station in a short time. Peak trains to Grand Central run about 31 minutes long.

Distance From Site:

- New Rochelle Train Station: Less than 2 miles
- Larchmont Train Station: 3.5 miles
- Pelham Train Station: 3.5 miles



DRIVING

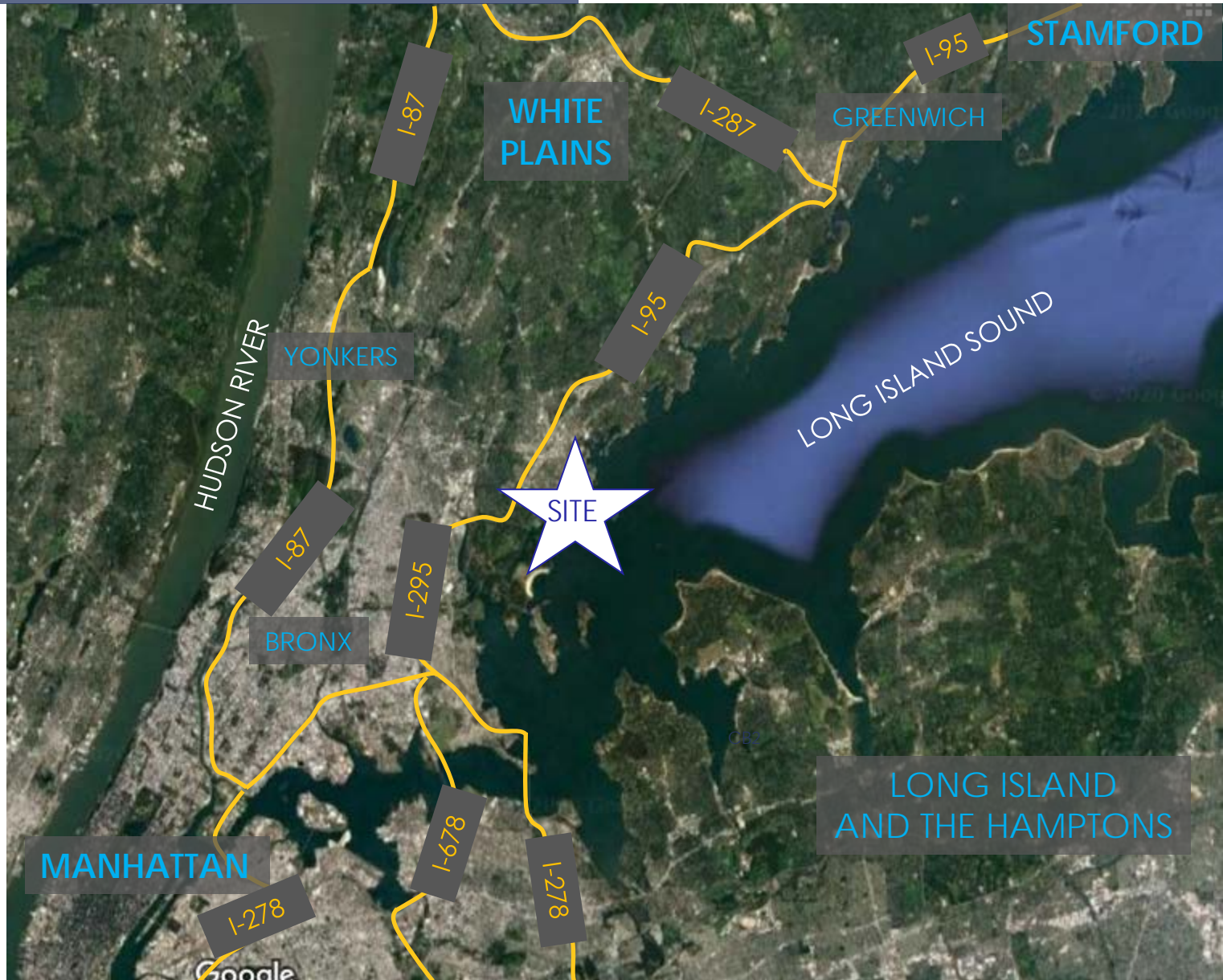
New Rochelle is exceptionally close and provides easy access to the Hutchinson River Parkway, I-95, I-287, I-87, I-295, and many others leading into Westchester, Fairfield County as well as Manhattan and its surrounding boroughs.

Locally, Boston Post Road (Route 1) is a short drive connecting New Rochelle to Larchmont, Mamaroneck and Rye, and further to Greenwich, Westport, Stamford and beyond.

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AERIAL
Regional



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AERIAL
New
Rochelle
Harbor



WATERMARKPOINTE
BEACHFRONT COLLECTION

SPINDLE ROCK

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AERIAL
Close-up

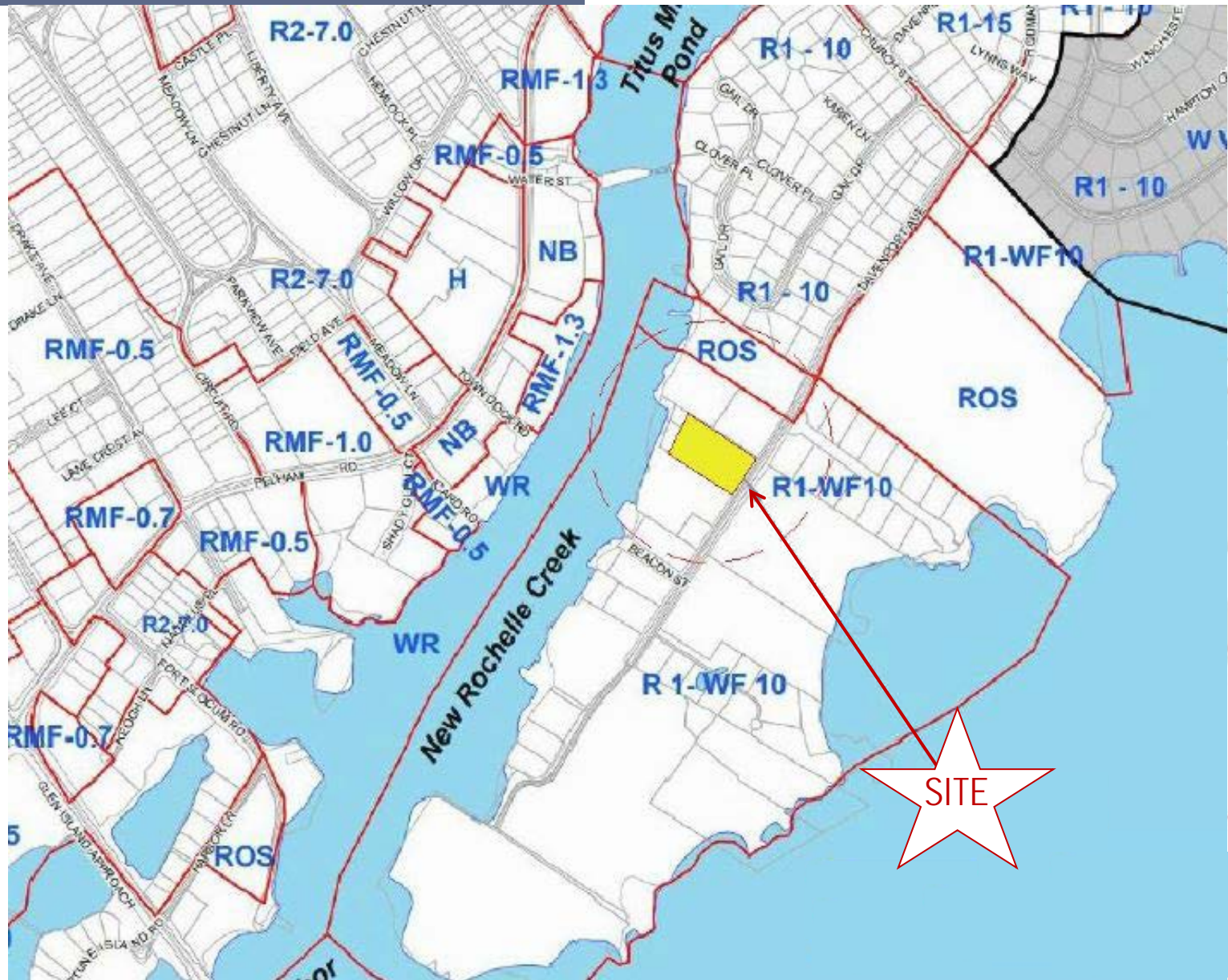


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ADMIRAL
REAL ESTATE SERVICES



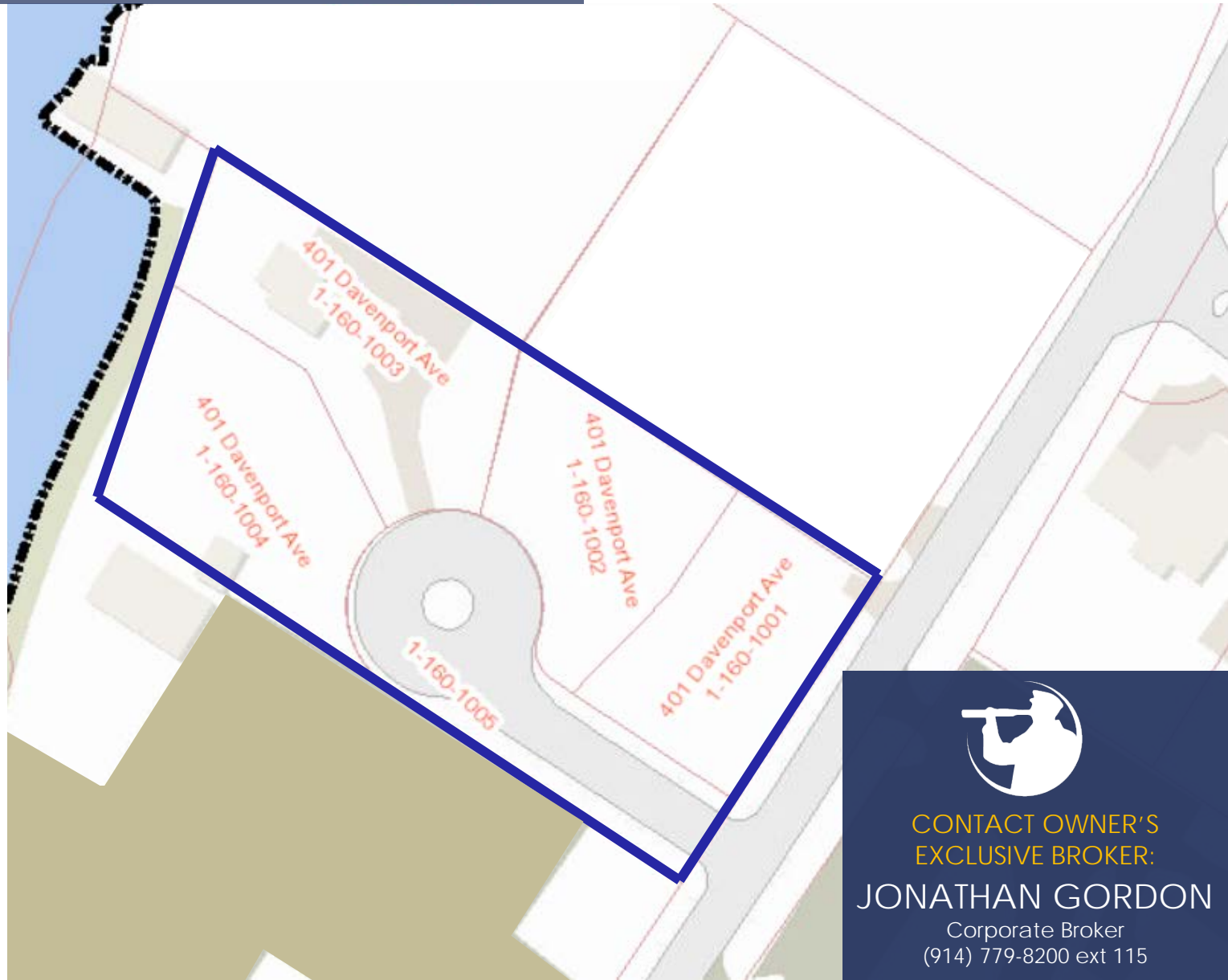
LOCATION MAP



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PARCEL MAP



CONTACT OWNER'S
EXCLUSIVE BROKER:
JONATHAN GORDON

Corporate Broker
(914) 779-8200 ext 115