

PUBLIC HEARING NOTICE
PROPOSED AMENDMENT TO CHAPTER 331, "ZONING,"

CHANGE IN ZONING CLASSIFICATION
11 MILL ROAD (COOPER'S CORNER)

NOTICE is hereby given that the Council of the City of New Rochelle, New York, will hold a Public Hearing pursuant to Chapter 331 of the Code of the City of New Rochelle, Section 237-m of the General Municipal Law of the State of New York, and Sections 277.61 and 277.71 of the County Administrative Code, on Tuesday, January 10, 2017, at 7:00 P. M., in the Council Chamber, City Hall, 515 North Avenue, New Rochelle, New York, on a proposed amendment to the City's Zoning Map, Zoning Code, Chapter 331, as follows:

ORDINANCE APPROVING THE PETITION OF ND ACQUISITIONS, LLC ("APPLICANT"), AMENDING SECTION 331-85, SENIOR CITIZEN ZONE (SC) DISTRICT, AND AMENDING THE NEW ROCHELLE ZONING MAP, FORMING PART OF CHAPTER 331, ZONING, OF THE NEW ROCHELLE ZONING CODE, TO APPLY SENIOR CITIZEN (SC) ZONE OVERLAY DISTRICT ZONING TO 11 MILL ROAD (BLOCK 3180, LOT 1)(COOPERS CORNERS).

BE IT ORDAINED by the City of New Rochelle:

Section 1. The Code of the City of New Rochelle, Section 312-85, Senior Citizen Zone (SC) District, is hereby amended as follows:

§ 331-85. Senior Citizen Zone (SC) District.

A. Purpose. The Senior Citizen Zone (SC) District is hereby established as an overlay zone with potential applicability to any property with underlying single-family, two-family and/or multifamily residence zones of maximum height of three stories of at least five contiguous acres in the City of New Rochelle. These provisions are enacted to provide for proper multifamily housing of the City's senior citizens. It is hereby recognized that the City has a high proportion of senior citizens, and, given present economic conditions, limited or fixed incomes, physical restrictions and the rapidly accelerating costs of maintaining a single-family residence, the City Council deems it necessary to provide for senior citizen multifamily housing within the City.

B. The boundaries of each SC District shall be fixed by amendment to the official City Zoning Map wherever this District is applied. A metes and bounds description of each such District shall be kept on file in the Office of the City Clerk. Although it is anticipated that SC rezoning applications will be submitted on a voluntary basis by applicants, the City Council may, on its own motion, rezone property into a SC District. Although this District is intended for sites of at least five acres, the City Council may consider applications for smaller properties and the Council reserves the authority to grant relief from applicable bulk zoning standards if special circumstances warrant, said circumstances to be provided by the applicant or the City Council.

Section 2. The New Rochelle Zoning Map, forming part of the New Rochelle Zoning Code, is hereby amended by applying the Senior Citizen (SC) Zone Overlay District zoning to 11 Mill Road.

All persons interested are invited to attend said Public Hearing or submit written communications to the City Clerk at or before the Public Hearing.

By order of the City Council dated December 13, 2016, pursuant to Resolution No. 271.

Bennie F. Giles, III, City Clerk