

PUBLIC HEARING NOTICE  
PROPOSED AMENDMENT TO CHAPTER 331, "ZONING,"  
RE: ROS-RECREATION OPEN SPACE –  
(ECHO AVENUE)

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, July 11, 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 Code, Chapter 331, as follows:

ORDINANCE AMENDING THE NEW ROCHELLE ZONING MAP, FORMING PART OF CHAPTER 331, ZONING, OF THE NEW ROCHELLE ZONING CODE, BY CHANGING THE ZONING CLASSIFICATION OF BLOCK 84, LOT 73, FROM PWD-3 PLANNED WATERFRONT DEVELOPMENT – 3 STORY TO ROS – RECREATION OPEN SPACE (ECHO AVENUE).

WHEREAS, access to adequate parks and open space is an ongoing challenge for the City, particularly in and around the downtown area; and

WHEREAS, as noted in the most recently adopted Comprehensive Plan, limited access to the City's waterfront is one of three critical issues relating to parks and open space, and therefore it is important to review new opportunities to add to the City's inventory of these assets; and

WHEREAS, a parcel on Echo Avenue has been identified that could be rezoned under the parks category in order to assist in the implementation of the Comprehensive Plan, provide recreational opportunities, increase access to the waterfront, and preserve open space for the protection of our air and water; and

WHEREAS, the subject parcel is approximately 2.55 acres in area and is undeveloped; and

WHEREAS, the rear portion of the property fronts on Echo Bay, and the full extent of property itself extends into the waterway; and

WHEREAS, the bulk of the property is within the 100-year floodplain, and the entire site is within the Long Island Sound Critical Environmental Area; and

WHEREAS, until the early 1980's, the property had been used by Consolidated Edison as a substation, which resulted in contamination of the soil and bay with PCB's which have been remediated through the New York State Superfund Program; now, therefore

BE IT ORDAINED by the City of New Rochelle:

Section 1. The New Rochelle Zoning Map, forming part of the New Rochelle Zoning Code, is hereby amended by changing the zoning classification of the tax lot known as Block 84, Lot 73, located at Echo Avenue, from PWD-3 Planned Waterfront Development – 3 Story to ROS – Recreation Open Space.

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 June 13, 2017, pursuant to Resolution No. 97.

BENNIE F. GILES, III,  
CITY CLERK