

PUBLIC HEARING NOTICE
PROPOSED AMENDMENT TO CHAPTER 331, "ZONING,"
RE: DOWNTOWN OVERLAY ZONE STREET TYPE
DESIGNATION, SIGNIFICANT CORNERS

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, December 5, 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 ARTICLE XXII, SECTION 331-175, DOWNTOWN OVERLAY ZONES, OF THE CODE OF THE CITY OF NEW ROCHELLE. (REVISED)

WHEREAS, the City's Downtown Overlay Zone (DOZ), adopted December 8, 2015, is a substantial piece of legislation that has helped implement the Recommended Action Plan (RAP) with great success; and

WHEREAS, as staff has worked with the code, it has become clear that amendments are required in order further the goals and objectives in the RAP; and

WHEREAS, the need for a form based code in downtown was exemplified by the development of 255 Huguenot, now identified as the La Rochelle building; and

WHEREAS, this "superblock" provides little interest to pedestrians, as well as a significant amount of dead space in the heart of downtown; and

WHEREAS, the DOZ seeks to break up this superblock by locating a pedestrian way through the center of the site which may allow the existing building to remain, create a new parcel for development, and provide a better link to the train station; and

WHEREAS, as an alternative to a pedestrian way, the code allows for developers to choose street types A through D, and as staff has reviewed this site since the adoption of the DOZ, it has become clear that in order to implement the RAP, the proper street type in this location is Street Type F; and

WHEREAS, this does not alter the height that would be allowed on the site, but instead offers greater flexibility in terms of sidewalk width, and building setback and presence at the street; and

WHEREAS, it is further recommended that the corners of new lot where fronting on Huguenot Street be designated as significant corners and that the private frontage type on the new parcel be either Urban, Stoop, Porch, Lightwell, Forecourt or Mid-Block to allow for flexibility in the building form, but also require a higher standard for building design; and

WHEREAS, the City is being asked to demap a 2,600 square foot portion of Bridge Street on its southwest side between Huguenot Street and Station Plaza South to accommodate a new building; and

WHEREAS, Bridge Street will be reconstructed as a one-way street, and as part of the proposal to develop the new parcel, the applicant will create a new public street; and

WHEREAS, this new street is proposed to provide one-way ingress from Huguenot Street and will become a gateway for those pedestrians entering the Train Station from Station Plaza South; and

WHEREAS, it is recommended that the demapping be permitted once the new street has been constructed; now, therefore,

BE IT ORDAINED by the City of New Rochelle:

Section 1. Article XXII, Section 331-175, Downtown Overlay Zones and related maps (attached), of the Code of the City of New Rochelle, is hereby amended as follows:

§ 331-175.04 Definitions

The definitions below describe terms as they appear in this Article that are technical in nature or that otherwise may not reflect common usage. If a term is defined in Section 331-4 of this ordinance and in Section 331-175.04, then the definition in Section 331-175.04 shall apply, unless otherwise specified. In any interpretation of terms used in this Article, the official or officials responsible for making such interpretation shall consult with the Department of Development.

FRONTAGE TRANSITION ZONE

The portion of the Public Frontage between the Pedestrian Clearway and a building Facade allowing for doorways, building fixtures e.g. lighting, signage, projected architectural moldings), landscaping[,] and removable planters[, and signage boards].

§ 331-175.08F DOZ Street Types Map

Change P Street Pedestrian Way between Huguenot Street and Station Plaza South to F Street type.

§ 331-175.08F(2) DOZ Street Types Table

Street Name	Street Type	Storefront Required	Max Door Separation
Pedestrian Way From Station Plz S to Huguenot St	[P] F Street	Y	60'

§ 331-175.08G Downtown Overlay Zones District Map

Change P Street Pedestrian Way between Huguenot Street and Station Plaza South to F Street type.

§ 331-175.08G(2) DOZ Standards Map Legend

Where Storefront Required is designated along a Site on the DOZ Standards Map, a Storefront Frontage or Arcade Frontage shall be provided and Active Frontage standards in Section 175.11E(5)(c) shall apply.

§ 331-175.08G(4) DOZ Standards Map Tile 2

Change P Street Pedestrian Way between Huguenot Street and Station Plaza South to F Street type, and add Significant Corner designations to corners of new block where fronting on Huguenot Street.

§ 331-175.08G(6) DOZ Standards Map Tile 4

Change P Street Pedestrian Way between Huguenot Street and Station Plaza South to F Street type, and add Significant Corner designations to corners of new block where fronting on Huguenot Street.

§ 331-175.09C(1)(f){3} Public Frontage Standards

The Transition Zone establishes an area for placement of building fixtures (lighting, signage, protected architectural moldings, etc.), grade transitions, removable planters, [and signage board,] seating furniture, extended outdoor dining, landscaped areas of similar items while it serves as an extended entrance and storefront interaction area.

§ 331-175.11E(4)(a) Stepback

Those Sites designated on the DOZ Street Types Standards Map in Section 175.08F as Street Type A, B, C, D, E or P shall require a stepback of a minimum of 10 feet from the Street Wall above the maximum Street Wall Height as defined by the applicable Street Type in Section [175.09.E(2)] 175.09B.

§ 331-175.11E(6)(a){1}

The window glazing shall be clear, transparent glass unless otherwise provided in Section [331-175D(3)(b)] 331-175.11D(4)(b).

Matter [bracketed] deleted.

Matter underlined added.

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 November 21, 2017, pursuant to resolution duly adopted.

BENNIE F. GILES, III, CITY CLERK