

PUBLIC HEARING NOTICE  
PROPOSED AMENDMENT TO FINDINGS STATEMENT  
RE: DOWNTOWN OVERLAY ZONE  
(THEORETICAL DEVELOPMENT SCENARIO)

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 9, 2018, 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:

RESOLUTION AMENDING RESOLUTION NO. 186 OF 2016 ADOPTING THE  
AMENDED FINDINGS STATEMENT PURSUANT TO THE STATE  
ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA") RELATIVE TO THE  
ADOPTION OF THE DOWNTOWN OVERLAY ZONE.

WHEREAS, the adopted Downtown Overlay Zone (DOZ) provided parameters in terms of the amount of development considered under the environmental review; and

WHEREAS, as the overlay zone has been implemented, modifications to the parameters have been considered, including an amendment pursuant to Resolution No. 186 of 2016, adopted by the Mayor and Council in September 2016; and

WHEREAS, the DOZ is divided into six subzones and each zone has a particular allocation of uses that are allowed in the Theoretical Development Scenario (TDS); and

WHEREAS, In September 2016, the Mayor and Council amended this allocation, adding to the amount of development allowed under several use categories, particularly 870 units of residential development were added to the previously approved 5,000 units; and

WHEREAS, the 870 units were comprised of 70 added specifically to DO-6, and 800 "floating" units that could be applied to any of the remaining five subzones; and

WHEREAS, development interest in DO-6 has been significant, and further analysis of this area has shown that the neighborhood could accommodate additional units; and

WHEREAS, accordingly, it is recommended that 56-units of residential development be added to DO-6 under the Theoretical Development Scenario; now, therefore,

BE IT RESOLVED, that Resolution No. 186 of 2016 is hereby revised to add 56-units of residential development to DO-6 under the Theoretical Development Scenario.

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 12, 2017, pursuant to Resolution No. 258.

BENNIEF.GILES, III  
CITY CLERK