

PUBLIC HEARING NOTICE
PROPOSED AMENDMENT TO ZONING CODE, ZONING MAP, CHAPTER 331
RE: MULTI-FAMILY SENIOR CITIZEN RESIDENCE DISTRICT; AND
SPECIAL PERMIT USES IN PWD DISTRICT

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, June 12, 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, Zoning Map, Chapter 331, as follows:

ORDINANCE AMENDING SECTION 331-44, RMF-SC 4.0
MULTIFAMILY SENIOR CITIZEN RESIDENCE DISTRICT,
SECTION 331-87, APPROVING AGENCIES, AND SECTION
331-115, SPECIAL PERMIT USES IN THE PWD DISTRICTS, OF
CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF NEW
ROCHELLE, AND RELATED MAP AMENDMENTS.

WHEREAS, the Lincoln Avenue corridor has a number of challenges and opportunities as circulation within and through the corridor poses several concerns, and reinvestment in properties has been stagnant partially due to prohibitive zoning; and

WHEREAS, a committee was created comprised of several different constituents in the community to address these challenges and has proposed several recommendations, which include zoning amendments; and

WHEREAS, the task force spent a considerable amount of time reviewing the zoning in the vicinity of Lincoln Avenue and Memorial Highway; and

WHEREAS, it is recommended that the RMF SC-4.0 zone be extended to the north side of Lincoln Avenue, and to an adjoining property to the west (including the site occupied by the Boys & Girls Club); and

WHEREAS, this zone permits multifamily dwellings, senior citizen housing, and one and two-family dwellings, among others, the permitted floor area ratio is 4.0, and the maximum permitted height is 120 feet; and

WHEREAS, further, it is recommended that neighborhood type businesses be permitted as special permit uses; now, therefore

BE IT ORDAINED by the City of New Rochelle:

Section 1. Section 331-44, RMF-SC 4.0 Multifamily Senior Citizen Residence District, of Chapter 331, Zoning, of the Code of the City of New Rochelle is hereby amended as follows:

§ 331-44. RMF-SC 4.0 Multifamily Senior Citizen Residence District.

C. Uses allowed by special permit.

8. Business, professional, or governmental offices.
9. Stores and shops exclusively for sale at retail or the performance of customary personal services.
10. Manufacture of products for retail sale on the premises only, provided that not more than five persons shall be so employed at any one time, and provided further that not more than 30% of the gross floor area of any establishment be so used.
11. Banks.
12. Restaurants.
13. Restaurants, carry-out.
14. Community purpose buildings.
15. Off-street parking facilities (See Article XIV.)

Section 2. Section 331-87, Approving agencies, of Chapter 331, Zoning, of the Code of the City of New Rochelle is hereby amended as follows:

§ 331-87. Approving agencies.

B. Planning Board.[1]

(1) The Planning Board shall have authority to approve the following listed special permit uses, in addition to any other specially permitted uses not specifically identified in this section:

(ff) Nonresidential uses in the RMF SC-4.0 Zone noted in Section 331-44C.8-15.

Section 3. Section 331-115, Special permit uses in the PWD Districts of Chapter 331, Zoning, of the Code of the City of New Rochelle is hereby amended by adding the following:

§ 331-115. 3. Nonresidential uses in the RMF SC-4.0 Zone.

Nonresidential uses in the RMF SC-4.0 Zone shall meeting the following requirements:

1. Minimum of 200-feet of site frontage.
2. Frontage on Lincoln Avenue.
3. Hours of operation, delivery times, and trash removal shall be set by the Planning Board.

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 May 15, 2018, pursuant to Resolution No. 83

OMAR T. SMALL, INTERIM CITY CLERK