

PUBLIC HEARING NOTICE  
PROPOSED AMENDMENT TO ZONING CODE, CHAPTER 331  
RE: REQUIREMENTS FOR AFFORDABLE HOUSING; SCHEDULE  
OF OFF-STREET PARKING AND LOADING SPACE  
REQUIREMENTS

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, October 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:

ORDINANCE AMENDING SECTION 331-152, REQUIREMENTS FOR AFFORDABLE HOUSING, AND SECTION 331-126, SCHEDULE OF OFF-STREET PARKING AND LOADING SPACE REQUIREMENTS, OF CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF NEW ROCHELLE.

WHEREAS, the City's zoning ordinance includes several sections that impose fees on developments; and

WHEREAS, the affordable housing and off-street parking regulations in the zoning code allow, under certain circumstances, a payment be made to the City in lieu of providing these requirements on site, and the code is specific in how those funds are allocated; and

WHEREAS, City staff reviewed these sections and feel that these allocations are limited in scope, and could be broadened in an effort to further the infrastructure and capital needs of the City that will allow for additional affordable housing and off-street parking to be created; now, therefore

BE IT ORDAINED by the City of New Rochelle:

Section 1. Section 331-152, Requirements for Affordable Housing, of Chapter 331, Zoning, of the Code of the City of New Rochelle is hereby amended as follows:

§ 331-152. Requirements for Affordable Housing.

- F. Affordable Housing Fund.
- (1) In-lieu payments and demolition payments made pursuant to Subsections C(5), D(5), and E(1) above shall be deposited in the City's Affordable Housing Fund which shall be invested by the City's Commissioner of Finance. The monies in such Affordable Housing Fund may be appropriated by the City Council, and if so appropriated, shall be administered by the City's Commissioner of Development and/or one or more not-for-profit entities to be designated by the City Council, to facilitate the following Affordable Housing Programs:

- (e) Infrastructure improvements to facilitate the development of affordable units.

Section 2. Section 331-126, Schedule of off-street parking and loading space requirements, of Chapter 331, Zoning, of the Code of the City of New Rochelle is hereby amended as follows:

§ 331-126 Schedule of off-street parking and loading space requirements.

H. Parking Within the Central Parking Area.

- (6) Fee-In-Lieu within the Central Parking Area.
- (d) The fee-in-lieu payments shall be dedicated to:
  - (1) Construction and operation of shared parking facilities.
  - (2) Construction and operation of transit facilities or a transit service that will reduce the demand for parking in the downtown.
  - (3) General infrastructure improvements to facilitate new development projects providing on-site parking in the Central Parking Area.

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 September 12, 2018, pursuant to Resolution No. 161

OMAR T. SMALL, INTERIM CITY CLERK