

NEW ROCHELLE, NY
PUBLIC HEARING NOTICE
RE: PROPOSED AMENDMENT TO CHAPTER 331,
ZONING CODE, ZONING MAP
RE: 83, 95, 99 WASHINGTON 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 239-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 *Monday, October 7, 2019, at 7:00 P. M.*, in the Council Chamber, City Hall, 515 North Avenue, New Rochelle, New York, on the proposed amendment, as follows:

ORDINANCE AMENDING CHAPTER 331, ZONING, ZONING MAP, TO EXTEND THE H-HOSPITAL DISTRICT RELATING TO THE PETITION BY 83-85 WASHINGTON AVE. LLC, 95 WASHINGTON AVE. LLC AND 99 WASHINGTON AVE. LLC (“PETITIONER”) TO INCLUDE 83, 95 AND 99 WASHINGTON AVENUE.

WHEREAS, the City has received a petition by 83-85 Washington Ave. LLC, 95 Washington Ave LLC, and 99 Washington Ave Realty LLC (collectively referred to herein as “petitioner”), to amend the zoning map as it relates to three properties located on Washington Avenue; and

WHEREAS, the properties included in the petition, shown on the accompanying map, are located on Washington Avenue with frontage on Warren Street; and

WHEREAS, the site is 0.89 acres in area (38,768 square feet) and each parcel is currently developed with a residential structure, including one two-family, and two multifamily homes; and

WHEREAS, the site is within the RMF-0.7 zone, which allows the following as of right: one, two and multifamily dwellings, public schools, existing universities, colleges and private schools, and houses of worship; and

WHEREAS, additionally, the zone allows a floor area ratio of 0.7, and a building height of 3 stories and 40 feet; and

WHEREAS, the surrounding development pattern varies, with residential at varying densities, the Montefiore campus, and other medical offices; and

WHEREAS, the petitioner requests a zoning map amendment to extend H-Hospital district to include the site; and

WHEREAS, the H district permits the following uses:

- (1) Hospital and related facilities.
- (2) Medical and dental offices.
- (3) Medical care facilities.
- (4) Medical laboratories including biotechnology facilities.

- (5) One-family dwellings and attached dwelling units, two-family dwellings, and multifamily dwellings as permitted and regulated in the RMF-0.4 Residence District.
- (6) Public schools.
- (7) Community purpose buildings.
- (8) Houses of worship.
- (9) State or federally-aided nonprofit senior housing or turnkey senior housing.
- (10) Educational and research uses;

and

WHEREAS, additionally, the H district allows a floor area ratio of 3.0 and a maximum building height of 14 stories and 180 feet, depending on lot size; and

WHEREAS, the proposed expansion of the Hospital district allows for a natural growth of this zone and allows for opportunities with future development that would be complementary to the Montefiore campus, which is supported by the City's Comprehensive Plan; now, therefore

BE IT ORDAINED by the City of New Rochelle, that the New Rochelle Zoning Map, forming part of Chapter 331, Zoning, of the New Rochelle Zoning Code, is hereby amended to extend the H-Hospital district to include 83, 95 and 99 Washington Avenue.

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 10, 2019, pursuant to Resolution duly adopted.

Michelle Oliveros, City Clerk