

NEW ROCHELLE, NY  
PUBLIC HEARING NOTICE  
RE: PROPOSED AMENDMENT TO CHAPTER 331,  
ZONING CODE, ZONING MAP  
RE: WATERVIEW OVERLAY ZONE

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, entitled:

ORDINANCE AMENDING CHAPTER 331, ZONING, ZONING  
MAP, RELATIVE TO THE WATER VIEW OVERLAY ZONE.  
(Rev.)

WHEREAS, the Water View Overlay Zone was created as a means to protect the water view certain properties have in the Sans Souci neighborhood; and

WHEREAS, periodic amendments to this overlay zone have occurred to ensure adequate protection is provided to homeowners in the community; and

WHEREAS, a minor expansion of the overlay zone is recommended to continue this protection, and maintain the character of this neighborhood, as originally designed; and

WHEREAS, as shown on the accompanying map, the Water View Overlay Zone is located in a residential portion of the City, known as Sans Souci; and

WHEREAS, the underlying zoning is R1-10, which primarily permits single-family homes on a minimum lot size of 10,000 square feet; and

WHEREAS, given the neighborhood's topography and proximity to the water, it was developed in a manner that would afford many a water view; and

WHEREAS, later, the overlay zone was enacted to protect that view from further development that is not in keeping with the original design and goal of the neighborhood; and

WHEREAS, the zoning requires special permit approval from the Planning Board for any new development, addition, structure and so on that might block someone's water view; and

WHEREAS, the test as set forth in the code is stringent, and the Planning Board firmly holds the applicant to these when under review; and

WHEREAS, recent analysis of this neighborhood reveals additional properties that, if developed further, could impact the water view of others; and

WHEREAS, this analysis is based on field observations, including a review of the existing development and landscaping, an analysis of the neighborhood's topography, and of the existing zoning; and

WHEREAS, as such, staff recommends the following properties, also depicted on the accompanying map, be included in the Water View Overlay Zone, with the underlying zoning remaining as is:

- 22 Winchester Oval (Section 1, Block 127, Lot 0013)
- 30 Winchester Oval (Section 1, Block 127, Lot 0009)
- 40 Winchester Oval (Section 1, Block 127, Lot 0005)
- 50 Winchester Oval (Section 1, Block 127, Lot 0001)
- 195 Kensington Oval (Section 1, Block 110, Lot 0077)
- 203 Kensington Oval (Section 1, Block 110, Lot 0073)
- 211 Kensington Oval (Section 1, Block 110, Lot 0069)
- Kensington Oval (Section 1, Block 110, Lot 0068)
- 229 Kensington Oval (Section 1, Block 130, Lot 0040)
- 237 Kensington Oval (Section 1, Block 130, Lot 0044)
- 245 Kensington Oval (Section 1, Block 130, Lot 0048)
- Pine Island (Section 1, Block 201, Lot 0001) (note: the underlying zoning for this parcel is ROS - Recreation Open Space);

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 include the above named properties in the Water View Overlay Zone.

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 17, 2019, pursuant to Resolution duly adopted.

Michelle Oliveros, City Clerk