

PUBLIC HEARING NOTICE
RE: PROPOSED AMENDMENT TO CHAPTER 331, ZONING CODE
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 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 *Tuesday, November 12, 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:

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 City of New Rochelle established a 10-year vision for the future of downtown New Rochelle with its adoption of the Downtown Overlay Zone (“DOZ”) and corresponding Theoretical Development Scenario (“TDS”) in 2015; and

WHEREAS, to date, a large part of this vision has come to fruition in the form of several downtown development and redevelopment projects approved and under construction; and

WHEREAS, the TDS originally conceived that, in addition to 6,370 new housing units, millions of square feet of nonresidential uses would be developed as well; and

WHEREAS, additionally, the City Council has taken previous actions to amend the TDS to be responsive to real development demand in the downtown, and the City continues to see residential demand in the downtown; and

WHEREAS, the proposed amendment accommodates this additional demand in the DO-1 and DO-2 districts by reducing 53,000 square feet of nonmedical office space in DO-1 (from 853,000 to 800,000) and reducing 64,000 square feet of nonmedical office space in DO-2 (from 364,000 to 300,000); now, therefore,

BE IT RESOLVED, that Resolution No. 186 of 2016 is hereby revised by reducing 53,000 square feet of nonmedical office space in DO-1 (from 853,000 to 800,000) and reducing 64,000 square feet of nonmedical office space in DO-2 (from 364,000 to 300,000) in the Theoretical Development Scenario; and be it further

RESOLVED, that Resolution No. 186 of 2016 is hereby revised by adding 290 residential units (DU) in the DO-1 District, and 340 residential units (DU) in DO-2 in 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 October 7, 2019, pursuant to Resolution No. 194.
Michelle Oliveros, City Clerk