

NEW ROCHELLE  
PUBLIC HEARING NOTICE  
PROPOSED AMENDMENTS TO CHAPTER 331, "ZONING"  
RE: ARTICLES V, VII, AND IX  
(MAIN-ECHO URBAN RENEWAL PLAN)

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, July 23, 2013, at 7:30 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 ARTICLE V, DISTRICT PURPOSES; ARTICLE VII, USES IN MIXED USE DISTRICTS; AND ARTICLE IX, DIMENSIONAL AND OTHER REQUIREMENTS, OF CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF NEW ROCHELLE (MAIN/ECHO URBAN RENEWAL PLAN).

WHEREAS, Forest City Residential Group, Inc. ("Developer") has proposed a mixed use redevelopment project consisting of approximately 25,000 square feet of retail space, 285 residential units, associated parking and approximately 4.5 acres of open space on the Echo Bay waterfront; and

WHEREAS, since the proposed project does not comply with many regulations in the New Rochelle Zoning Code, the Developer has requested amendments to the requirements set forth in the PWD-5 District; now therefore,

BE IT ORDAINED by the City of New Rochelle:

Chapter 331, Zoning, of the Code of the City of New Rochelle is hereby amended as follows:

Section 1. Section 331-29, List of use regulations; Schedule of Dimensional Regulations, of Article V, District Purposes, is hereby amended as attached.

Section 2. Section 331-52, PWD-5 Planned Waterfront Development – 5 Story District, of Article VII, Uses in Mixed Use Districts, is hereby amended as follows:

§331-52. PWD-5 Planned Waterfront Development – 5 Story District.

C. Uses allowed by special permit by the City Council. (see Article XII for body having jurisdiction to issue special permit).

(2) [0.75] 1.25 maximum FAR (maximum [30] 45 dwelling units per acre) for the following residential uses:

- (a) One-family attached and detached dwelling.
- (b) Two-family dwellings.
- (c) Multifamily dwellings.

Section 3. Section 331-67, PWD-5 Planned Waterfront Development – 5-Story District, of Article IX, Dimensional and Other Requirements, is hereby amended as follows:

A. Dimensional requirements.

- (1) The maximum building height allowed within [300] 310 feet of East Main Street is five stories or [50] 65 feet. The maximum building height allowed beyond [300] 310 feet of East Main Street is [three] four stories or [30] 55 feet.
- (2) The maximum permitted floor area ration (FAR) is 1.0 for all water-dependent permitted uses. The maximum floor area ratio is [.75] 1.35 for all special permit residential units and nonresidential uses (in the PWD-5 District) as a mixed use. The maximum FAR shall not exceed [1.0] 1.35.

B. Standards for medium-density residential use.

- (1) [Minimum lot area per dwelling unit: 3,500 square feet.]
- [2] Required off-street parking shall be 1.5 spaces per dwelling unit.

D. Standards for planned waterfront development.

- (1) Minimum lot size: six acres. Minimum lot area in the PWD-5 District shall include land owned by the City on which the owner of contiguous land will make public improvements pursuant to an agreement with the City.

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 July 9, 2013, pursuant to Resolution No. 128.

Bennie F. Giles, III, City Clerk