

NEW ROCHELLE
PUBLIC HEARING NOTICE
PROPOSED AMENDMENT TO CHAPTER 331, ZONING, ZONING MAP
RE: LI (LIGHT INDUSTRY)/NB (NEIGHBORHOOD BUSINESS)
PORTION OF MAIN STREET

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, December 17, 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 THE NEW ROCHELLE ZONING MAP, FORMING PART OF CHAPTER 331, ZONING, OF THE NEW ROCHELLE ZONING CODE, BY REDRAWING ZONING LINES AND CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES LOCATED ALONG MAIN STREET BETWEEN CLIFF STREET AND KINGS HIGHWAY/WEYMAN AVENUE

WHEREAS, the Neighborhood Business (NB) zone along Main Street between Cliff Street and Kings Highway/Weyman Avenue bisects a number of properties, a large number of properties are dually zoned NB and Light Industrial LI and the properties along Drake Avenue in the NB zone between Main Street and Elm Street are also dually zoned, NB and R2-7.0; and

WHEREAS, this area has a mix of uses, including larger industrial complexes and neighborhood business uses (i.e. auto shops, gas stations, residential uses and drug stores); and

WHEREAS, the dually-zoned properties inhibit the natural expansion, growth and redevelopment of this area as many of the uses permitted in an NB district are not permitted in an LI district, thus limiting the potential expansions of local businesses; now, therefore

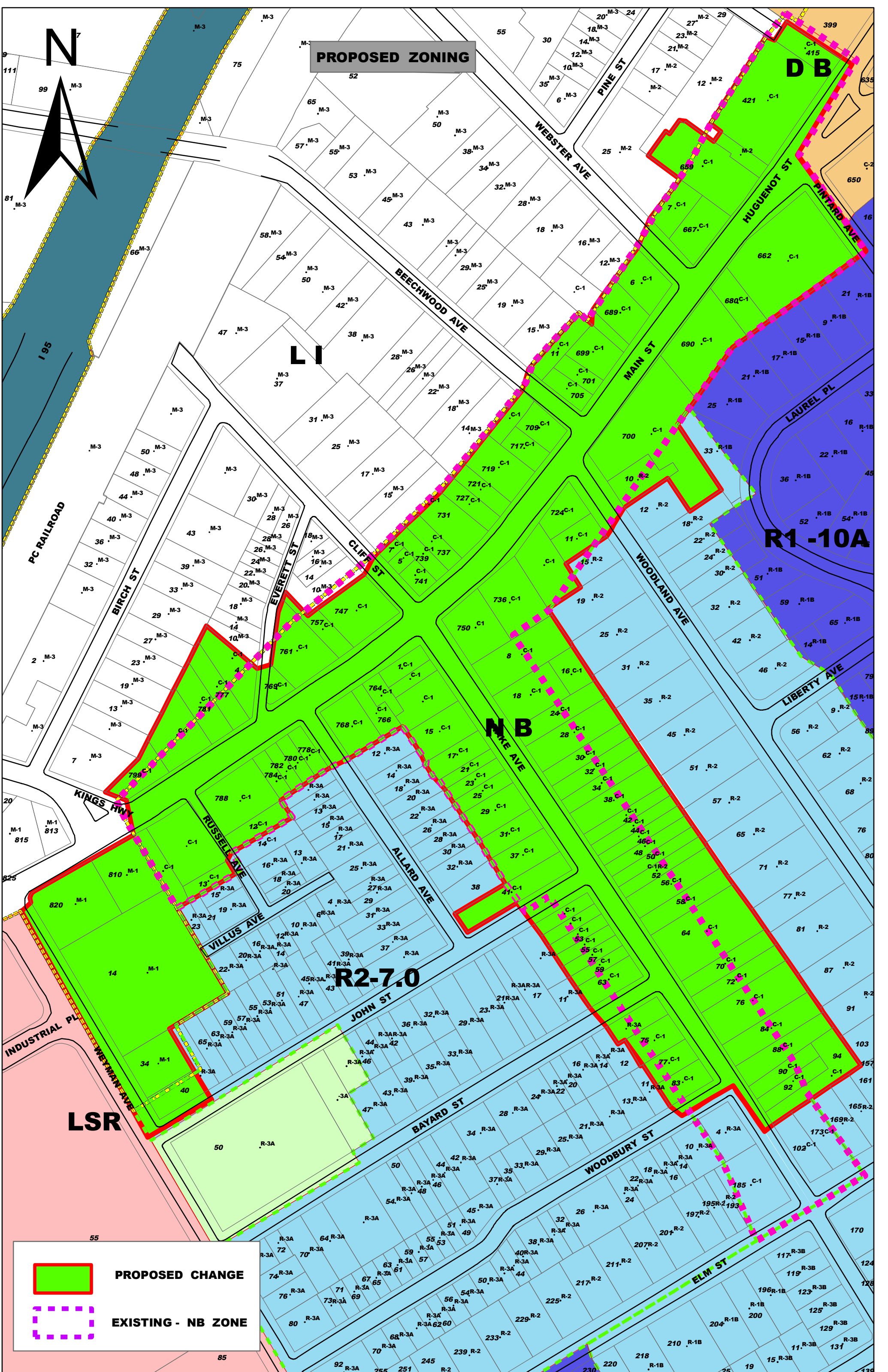
BE IT ORDAINED by the City of New Rochelle:

Section 1. The New Rochelle Zoning Map, forming part of the New Rochelle Zoning Code, is hereby amended by changing the zoning classification of certain properties located along Main Street between Cliff Street and Kings Highway/Weyman Avenue currently dually zoned as shown on the attached amended Schedule A and map.

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 November 26, 2013, pursuant to Resolution No. 194
Bennie F. Giles, III, City Clerk

PROPOSED ZONING



PROPOSED CHANGE



EXISTING - NB ZONE

SECTION	BLOCK	LOT	PARCEL ID	ZIP	ADDRESS	PRIMARY OWNER	ZONING	PROPOSED ZONING
2	439	30	2-439-0030	10801	659 Main St	Main Street Llc	NB/LI	NB
2	460	19	2-460-0019	10801	10 Woodland Ave	700 Main Street Realty	NB/R2-7.0	NB
2	460	27	2-460-0027	10801	700 Main St	700 Main St Realty Corp	NB/R2-7.0	NB
2	481	3	2-481-0003	10801	94 Drake Ave	Frank Arminio	NB/R2-7.0	NB
2	481	4	2-481-0004	10801	92 Drake Ave	Jeffrey Mitchell	NB/R2-7.0	NB
2	481	5	2-481-0005	10801	90 Drake Ave	Vittorio Magnoli	NB/R2-7.0	NB
2	481	6	2-481-0006	10801	88 Drake Ave	Anna Maria Magnoli	NB/R2-7.0	NB
2	481	8	2-481-0008	10801	84 Drake Ave	86 Drake Realty Inc.	NB/R2-7.0	NB
2	481	10	2-481-0010	10801	76 Drake Ave	Maria Marciante	NB/R2-7.0	NB
2	481	13	2-481-0013	10801	72 Drake Ave	72 Drake Ave Llc	NB/R2-7.0	NB
2	481	15	2-481-0015	10801	70 Drake Ave	Fastflex Inc	NB/R2-7.0	NB
2	481	16	2-481-0016	10801	64 Drake Ave	Fastflex Inc	NB/R2-7.0	NB
2	481	20	2-481-0020	10801	58 Drake Ave	Robert Ryder	NB/R2-7.0	NB
2	481	22	2-481-0022	10801	56 Drake Ave	Nicholas Peduto	NB/R2-7.0	NB
2	481	24	2-481-0024	10801	52 Drake Ave	52-52 1/2 Drake Ave. LLC,	NB/R2-7.0	NB
2	481	25	2-481-0025	10801	50 Drake Ave	A. C Di Capua	NB/R2-7.0	NB
2	481	26	2-481-0026	10801	48 Drake Ave	Alena Properties Inc	NB/R2-7.0	NB
2	481	27	2-481-0027	10801	46 Drake Ave	Raul Coyt	NB/R2-7.0	NB
2	481	28	2-481-0028	10801	44 Drake Ave	Luis Barajaf	NB/R2-7.0	NB
2	481	29	2-481-0029	10801	42 Drake Ave	Louis Barajaf	NB/R2-7.0	NB
2	481	30	2-481-0030	10801	38 Drake Ave	Rosalba Vargas-Gil	NB/R2-7.0	NB
2	481	32	2-481-0032	10801	34 Drake Ave	Ronald E Veltri	NB/R2-7.0	NB
2	481	34	2-481-0034	10801	32 Drake Ave	Frank Boughner	NB/R2-7.0	NB
2	481	35	2-481-0035	10801	30 Drake Ave	Manuel M Lopez	NB/R2-7.0	NB
2	481	36	2-481-0036	10801	28 Drake Ave	Antoinette Antonioli	NB/R2-7.0	NB
2	481	38	2-481-0038	10801	24 Drake Ave	Anthony J Antonioli	NB/R2-7.0	NB
2	481	40	2-481-0040	10801	18 Drake Ave	New Rochelle Revitaliz. Corp	NB/R2-7.0	NB
2	481	41	2-481-0041	10801	16 Drake Ave	James Mcgoey & Sons Inc	NB/R2-7.0	NB
2	481	43	2-481-0043	10801	8 Drake Ave	8-12 Drake Ave Co, LLC	NB/R2-7.0	NB
2	481	46	2-481-0046	10801	750 Main St	Silver Family Nettie	NB/R2-7.0	NB
2	481	54	2-481-0054	10801	Main St	Dave Krish,LLC	NB/R2-7.0	NB
2	481	60	2-481-0060	10801	11 Woodland Ave	Anthony Costa	NB/R2-7.0	NB
2	481	62	2-481-0062	10801	15 Woodland Avenue	Angel Marcoleta	NB/R2-7.0	R2-7.0
2	483	7	2-483-0007	10801	Main St	Fan Corp	NB/LI	Only the flag portion on Main St. to be NB
2	485	10	2-485-0010	10801	731 Main St	Ryle Realty Corp.	NB/LI	Only the portion of the lot on Main St. to be NB
2	487	6	2-487-0006	10801	757 Main St	759 Main St. Partners	NB/LI	NB/LI
2	487	7	2-487-0007	10801	761 Main St	761-763 Main St LLC	NB/LI	NB
2	487	21	2-487-0021	10801	10 Cliff Street	Hess Hughes	NB/LI	LI
2	488	11	2-488-0011	10801	10 Everett St	Crellin Ceja	LI/NB	LI
2	488	13	2-488-0013	10801	4 Everett St	Everett Housing P. L Main	NB/LI	NB
2	488	17	2-488-0017	10801	777 Main St	Rocco Sollecito	NB/LI	NB
2	488	19	2-488-0019	10801	781 Main St	T & Z Partners Inc.	NB/LI	NB
2	488	21	2-488-0021	10801	Main St	Don's Thru-Way Diner	NB/LI	NB
2	488	25	2-488-0025	10801	799 Main St	Don's Thru-Way Diner	NB/LI	NB
2	507	1	2-507-0001	10801	185 Elm St	Salvatore La Pera	NB/R2-7.0	NB
2	510	1	2-510-0001	10801	83 Drake Ave	Steven Robbins	NB/R2-7.0	NB
2	510	75	2-510-0075	10801	Drake Ave	70 Drake Ave Llc	NB/R2-7.0	NB
2	510	78	2-510-0078	10801	75 Drake Ave	David Carroll	NB/R2-7.0	NB
2	510	80	2-510-0080	10801	77 Drake Ave	Wendy Hulett	NB/R2-7.0	NB
2	514	1	2-514-0001	10801	63 Drake Ave	Ave.corp. Drake	NB/R2-7.0	NB
2	514	71	2-514-0071	10801	34 Weyman Ave	SBJ 26 Realty Inc.	LI	NB
2	514	93	2-514-0093	10801	14 Weyman Ave	Getlan Family Partnership	LI	NB
2	514	108	2-514-0108	10801	820 Main St	Main-Weyman Gas Station	LI	NB
2	514	113	2-514-0113	10801	810 Main St	D J Thruway Llc	LI	NB
2	514	186	2-514-0186	10801	41 Drake Ave	John S. Porzio	NB/R2-7.0	NB
2	514	190	2-514-0190	10801	Drake Ave	Pelbrook Realty Corp	NB/R2-7.0	NB
2	514	191	2-514-0191	10801	Drake Ave	Pelbrook Realty Corp	NB/R2-7.0	NB
2	514	192	2-514-0192	10801	53 Drake Ave	Pelbrook Realty Corp	NB/R2-7.0	NB
2	514	193	2-514-0193	10801	55 Drake Ave	Coschigano Anthony	NB/R2-7.0	NB
2	514	194	2-514-0194	10801	57 Drake Ave	Coschigano Anthony	NB/R2-7.0	NB
2	514	195	2-514-0195	10801	59 Drake Ave	Coschigano Anthony	NB/R2-7.0	NB
2	507	1	2-507-0001	10801	185 Elm St	Salvatore La Pera	NB	R2-7.0
2	481	115	2-481-0115	10801	173 Elm St	Mendoza hector	NB	R2-7.0
2	514	67	2-514-0067	10801	40 Weyman Ave	Estate Tax Shelter	R2-7.0	NB only front portion that faces Weyman Ave
2	481	1	2-481-0001	10801	102 Drake Ave	Elm Court LLC	NB	R2-7.0

2	507	81	2-507-0081	10801	4 Woodbury	Elsie Mundackal	NB	R2-7.0