

PUBLIC HEARING NOTICE
PROPOSED AMENDMENT TO CHAPTER 331, ZONING,
RE: NORTH AVENUE (NA) DISTRICT

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, October 7, 2014, 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 SECTION 331-113.7, COLLEGE RELATED USES IN NORTH AVENUE ZONE, OF CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF NEW ROCHELLE.

WHEREAS, Iona College is the new owner of the Mirage Diner site located at 690 North Avenue Parcel 5-1556-0106 and four adjoining lots, North Avenue Parcel 5-1556-0110 and White Oak Street lots 0120, 0122 and 0134; and

WHEREAS, Iona seeks to merge these lots to develop student housing under the North Avenue (NA) Zone 2013 College Related Uses Special Permit Chapter 331-113.7; and

WHEREAS, staff has determined that the current zoning district lines bisect the above named Iona properties and is proposing an adjustment to the zoning district line of the NA zone to incorporate the Iona White Oak properties named above that currently fall under R2-7.0 Two Family Residence; and

WHEREAS, this rezoning is intended to create consistency and facilitate the building of student residences as per the conditions of § 331-113.7; and

WHEREAS, Iona's proposal is a single building primarily oriented toward North Avenue, incorporating the White Oak Street lots; now, therefore

BE IT ORDAINED by the City of New Rochelle:

Section 1. § 331-113.7, College Related Uses in North Avenue Zone, of Chapter 331, Zoning, of the Code of the City of New Rochelle is hereby amended as follows:

§ 331-113.7. College Related Uses in North Avenue Zone.

The Planning Board may approve a college related use where such use is permitted by special permit, subject to the following requirements:

- A. Floor Area Ratio (FAR) is 6.0
- B. Maximum building height shall be seven (7) stories with a maximum height of eighty (80) feet for any parcel that has frontage along North Avenue. Maximum building height shall be five (5) stories with a maximum height of sixty (60) feet for any parcel that does not have frontage on North Avenue.
- C. Building Coverage shall be a maximum of 90%.
- D. The parcel or an aggregate of multiple parcels shall have a minimum frontage of one hundred (100) feet.
- E. If the aggregate parcel is greater than one (1) acre in size all the rules and regulations promulgated by the New York State Department of Environmental Conservation (NYSDEC) shall be complied with in its entirety.
- F. Residential uses shall be permitted on the first floor for parcels that do not have frontage on North Avenue.
- G. Parking for any Residence Hall shall be calculated as set forth in § 331- 126. The applicant/owner may provide a portion of the requisite parking on an off-site lot within 1,350 feet of the subject site in the North Avenue (NA) zone. If the applicant/owner enters into an agreement with the college providing for enforcement of the college's parking policies and usage of on campus parking facilities, then parking can be calculated at a rate of .25 parking spaces per student. Notwithstanding the foregoing, a Residence Hall not fronting on North Avenue shall provide parking as set forth in § 331-126 and such Residence Hall must be either owned or directly managed by the college.
- H. Parking for any retail use or other permitted uses in the North Avenue (NA) zone shall comply with the parking set forth in § 331-126.
- I. The owner of any Residence Hall shall submit an operations and management plan, code of conduct plan, and parking plan for the facility and file any future updates to said plan with the Building Official for review by the Planning Board. Documentation shall be submitted indicating the experience of the proposed management company selected to operate the facility as a Residence Hall. Any change to such management company shall receive approval from the Planning Board.
- J. The required side and rear yards may be reduced at the discretion of the Planning Board.

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 September 17, 2014, pursuant to resolution duly adopted.

Bennie F. Giles, III, City Clerk