

PUBLIC HEARING NOTICE  
PROPOSED AMENDMENT TO CHAPTER 331,  
ZONING, ZONING MAP  
RE: CENTRAL PARKING AREA

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, February 10, 2015, 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 TO EXTEND THE CENTRAL PARKING AREA DISTRICT BOUNDARY LINES TO INCLUDE THE DB ZONE ALONG THE NORTH AVENUE CORRIDOR FROM BURLING LANE TO ROCHELLE PLACE AND TO INCLUDE BLOCK 414, LOTS 4, 5, 6 AND 51 (CHURCH/DIVISION); BLOCK 215 LOT 3 (CHURCH); BLOCK 215 LOTS 1, 61, 63 AND 70 (CLINTON/NORTH); AND BLOCK 428 LOT 74 (MAPLE AVENUE MUNICIPAL LOT).

WHEREAS, the Central Parking Area (CPA) District's stated purpose in Section 331-28 of the Zoning Code of the City of New Rochelle is to provide less restrictive parking standards than in other area in the City because of the availability of public transportation, the proximity to the Intermodal Transportation Center, the availability of on-street and off-street public parking facilities, and the possibility of multiple trips by foot to various locations within the Central Parking Area; and

WHEREAS, staff has determined that it is consistent with the Zoning Code to extend the boundaries of the CPA District to include Block 414, Lots 4, 5, 6 and 51 (Church/Division); Block 215 Lot 3 (Church); Block 215 Lots 1, 61, 63 and 70 (Clinton/North); and Block 428 Lot 74 (Maple Avenue Municipal Lot) in recognition of the shared goals of the DB, the DDB and the CPA; and

WHEREAS, Resolution No. 85 of 2014 expanded the Downtown Density Bonus Floating Overlay Zone but did not clearly reflect the inclusion of the CPA within the expansion along the North Avenue Corridor from Burling Lane to Rochelle Place; now, therefore

BE IT ORDAINED by the City of New Rochelle, as follows:

Section 1. The New Rochelle Zoning Map, forming part of the New Rochelle Zoning Code, is hereby amended to extend the boundary lines of the Central Parking Area District to include the DB Zone along the North Avenue Corridor from Burling Lane to Rochelle Place and to include Block 414, Lots 4, 5, 6 and 51 (Church/Division); Block 215 Lot 3 (Church); Block 215 Lots 1, 61, 63 and 70 (Clinton/North); and Block 428 Lot 74 (Maple Avenue Municipal Lot) as shown on the attached amended 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 January 13, 2015, pursuant to Resolution No. 8.  
Bennie F. Giles, III, City Clerk