

City of New Rochelle, NY

NOTICE OF COMPLETION OF FINAL Generic Environmental Impact Statement and NOTICE OF HEARING

This notice has been issued in accordance with Article 8 ("State Environmental Quality Review Act" or "SEQRA") of the Environmental Conservation Law and its implementing regulations, NYCRR, Title 6, part 617. A Final Generic Environmental Impact Statement ("FGEIS") has been completed and accepted for the proposed action described below. **A Public Hearing on the Final GEIS and the proposed adoption of the amendments to the City Zoning Ordinance and Zoning Map will be held on November 24, 2015 at 7:30 PM at Council Chambers, City Hall, 515 North Ave, New Rochelle, NY 10801.**

Name of Action:

Downtown Overlay Zone and Zoning Map Amendments

Description of Action:

This FGEIS is the next to last step in the New York SEQRA process for the adoption of amendments to the City Zoning Ordinance, City Zoning Map, and other relevant sections of the City of New Rochelle Code to create the Downtown Overlay ("DO") Zones by adoption of the City of New Rochelle City Council ("City Council") (hereafter, "the Proposed Action"). The potential impacts resulting from the adoption of the Proposed Action were analyzed in the Draft Generic Environmental Impact Statement ("DGEIS"), accepted as complete for public and agency review on September 24, 2015 and prepared in accordance with SEQRA and its implementing regulations in Part 617, Title 6 of the New York Code of Rules and Regulations ("6 NYCRR Part 617"). The City Council is the Lead Agency under SEQRA for this environmental review.

A joint public hearing was held on October 13, 2015 to solicit public comments on the proposed adoption of the City Zoning Ordinance and Zoning Map Amendments and the DGEIS. Additionally, the Lead Agency accepted written comments from the date of the DGEIS acceptance through October 26, 2015. The notice of completion and public comment period for the DGEIS were published in the New York State Department of Environmental Conservation ("NYSDEC") Environmental Notices Bulletin ("ENB") in its October 7, 2015, issue. As required by SEQRA, the FGEIS addresses all substantive comments received at the public meeting and all written comments provided by the public and public agencies during the 30-day public comment period.

The Draft GEIS analyzed the potential impacts that may occur as a result of the adoption of amendments to the City of New Rochelle Zoning Code and Zoning Map to create Downtown Overlay Zones, as well as the Theoretical Development Scenario ("TDS") that may result from said adoption. The zoning amendments create the Downtown Overlay Zones that have been designed to implement the redevelopment initiatives sought in the Recommended Action Plan ("RAP") and various other City planning policies and initiatives. The proposed DO Zones are intended to establish a downtown mixed-use environment as envisioned by the RAP. The area subject to the proposed DO Zones is generally within walking distance of the City of New Rochelle Transit Center and is approximately 274 acres in size. The regulations applicable to the DO Zones would be optional for landowners who could continue to utilize, develop, and/or redevelop properties in accordance with the existing zoning. The Proposed Action sets forth specific Development Standards to encourage property owners to pursue redevelopment options in accordance with the proposed Downtown Overlay Zones rather than the underlying zoning. Six overlay zones are proposed, each with specific use and design options to achieve the desired form of redevelopment:

- Downtown Core District (DoCo) - DO-1
- Downtown District - DO-2
- Gateway Transition District - DO-3
- River Street Commercial District - DO-4
- Wellness District - DO-5
- North of Lincoln District (NoLi) - DO-6

Lead Agency Contact Person for Additional Information or to obtain a copy of the Final GEIS:

Suzanne Reider, Senior Project Manager
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City Hall, 515 North Avenue
New Rochelle, New York 10801
914.654.2023

A copy of the Final GEIS may also be reviewed at the following locations:

New Rochelle City Hall, 515 North Avenue, New Rochelle, NY 10801

New Rochelle Public Library, 1 Library Plaza, New Rochelle, NY 10801

The online version of the FGEIS is available at the following publically accessible website:

www.newrochelleny.com/RDRXR