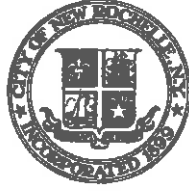


*City clerk*

Committee of the Whole Session, Tuesday, November 10, 2015



**CITY COUNCIL AGENDA  
CITY HALL, 515 NORTH AVENUE  
CITY OF NEW ROCHELLE  
COMMITTEE OF THE WHOLE SESSION  
TUESDAY, NOVEMBER 10, 2015  
3:45 P. M.**

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**3:45 P. M.**

**AGENDA REVIEW**

**7:30 P. M.**

**PUBLIC HEARING(S) THIS EVENING -**

**PROPOSED REPROGRAMMING OF  
HOME INVESTMENT PARTNERSHIP PROGRAM FUNDS  
RE: FUNDING OF TENANT BASED RENTAL ASSISTANCE PROGRAM (TBRA)**

**PROPOSED MORATORIUM  
RE: PROPOSED ZONING AMENDMENTS IN  
CERTAIN DISTRICTS IN THE DOWNTOWN**

**CITIZENS TO BE HEARD**

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**TUESDAY, NOVEMBER 10, 2015**

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**TUESDAY, NOVEMBER 10, 2015**

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**COMMENDATION(S):**

1.

**PUBLIC HEARING(S) THIS EVENING:**

**List of Public Hearing(s) with related memos and proposed legislation**

PROPOSED AMENDMENT TO 2015 HOME ANNUAL ACTION PLAN AND THE 2013-2017 CONSOLIDATED PLAN FOR CDBG AND HOME PROGRAMS; AND HUD HOME-FUNDED, TENANT-BASED RENTAL ASSISTANCE (TBRA) PROGRAM  
(Intro. 10/13/15; Public Hearing 11/10/15)

2. Communication dated October 1, 2015 from Luiz C. Aragon, Commissioner of Development, wherein he recommends that a Public Hearing be directed to amend the 2015 HOME Annual Action Plan and the 2013-2017 Consolidated Plan for the CDBG and HOME Program and, in addition, that the Tenant-Based Rental Assistance (TBRA) Program be approved, forwarded with approval of Charles B. Strome, III, City Manager, noted thereon, and appropriate legislation for consideration.
  - 2.1. Resolution establishing the Home-Funded Tenant Based Rental Assistance Program (TBRA) and amending the 2015 HOME Annual Action Plan and the 2013-2017 HOME Consolidated Plan.

**PUBLIC HEARING(S) THIS EVENING: (Cont'd.)**

**List of Public Hearing(s) with related memos and proposed legislation**

**PROPOSED LOCAL LAW - MORATORIUM**

**RE ZONING CHANGES**

(Intro. 10/13/15/ Public Hearing 11/10/15)

3. Communication dated September 30, 2015 from Luiz C. Aragon, Commissioner of Development, wherein he recommends that the City Council place a ninety (90) day moratorium on any further amendments to the Zoning Code that would impact properties within the proposed Downtown Overlay Zone, forwarded with approval of Charles B. Strome, III, City Manager, noted thereon, and appropriate legislation for consideration.
  - 3.1. Planning Board Resolution No. 125 adopted on Tuesday, October 27, 2015, providing a positive referral for the proposed moratorium.
    - 3.1.1. Local Law, Intro. No. 1 of 2015, establishing a moratorium with respect to the issuance of Zoning amendments in the following zoning districts located in the Downtown: C-1M, General Commercial; DB, Downtown Business; DMU, Downtown Mixed Use; DMUR, Downtown Mixed Use Urban Renewal; H, Hospital; LI, Light Industrial; LSR, Large Scale Retail; MUFE, Mixed Use Family Entertainment; NA, North Avenue, NB, Neighborhood Business; RMF-0.5, Multi-Family Residence; RMF - 0.7, Multi-Family Residence; RMF - 1.3., Multi-Family Residence; RMF - 1.3, Multi-Family Residence; RMF - SC-4.0, Multi-Family Residence; DDB, Downtown Density Bonus Floating Overlay Zone; CPA, Central Parking Area District; CAB, Cabaret Overlay Zone; NB-TOFD, Neighborhood Business – Transit Oriented Floating District.

**DEPARTMENT OF DEVELOPMENT:**

**REVISED PAGE**

**DIRECTING PUBLIC HEARING**

**RE: PROPOSED AMENDMENT TO ZONING CODE, CHAPTER 331;  
ADOPTION OF NOTICE OF COMPLETION AND DIRECTING PUBLIC HEARING -  
FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT  
DOWNTOWN OVERLAY ZONE**

**(Intro. 11/10/15; Public Hearing 11/24/15, at 7:30 P. M.)**

**4. Communication (to follow).**

**4.1. Planning Board Resolution No. 113 adopted on Tuesday, October 13, 2015, recommending that City Council approve the proposal with the considerations in Resolution No. 113 to be addressed.**

**4.1.1. Resolution accepting the Final Generic Environmental Impact Statement pursuant to the State Environmental Quality Review Act ("SEQRA") relative to an application made by the City of New Rochelle and RDRXR at New Rochelle, LLC, in connection with the adoption of a new Downtown Overlay Zone.**

**PUBLIC HEARING HELD OCTOBER 13, 2015**

**RE: SECTION 8 PHA (PUBLIC HOUSING AGENCY) 2016 ANNUAL PLAN AND  
ADMINISTRATIVE PLAN**

**(Intro. 9/16/15; Public Hearing 10/13/15); To be voted on Tuesday, November 10, 2015)**

**5. Communication dated September 1, 2015 from Luiz C. Aragon, Commissioner of Development, wherein he advises that the Department of Development requests that a Public Hearing be directed with regard to the above-noted Draft Annual Plan and Draft Administrative Plan, forwarded with approval of Charles B. Strome, III, City Manager, noted thereon, and appropriate legislation for consideration.**

**5.1. Resolution adopting the Section 8 PHA (Public Housing Agency) 2016 Annual Plan and Administrative Plan.**

**DEPARTMENT OF DEVELOPMENT: (Cont'd.)**

**WESTCHESTER COUNTY DEPARTMENT OF ENVIRONMENTAL FACILITIES  
PARKING PERMIT RENEWAL – FIVE YEAR PERIOD**

6. Communication dated October 30, 2015 from Luiz C. Aragon, Commissioner of Development, wherein he advises that the Department of Development recommends that the City enter into a new agreement with the County for a five-year lease period beginning on January 1, 2016, forwarded with approval of Charles B. Strome, III, City Manager, noted thereon, and appropriate legislation for consideration.
  - 6.1. Resolution authorizing the City Manager to enter into a new license agreement with Westchester County regarding parking permits in the New Roc Garage (Department of Environmental Facilities).

**PROPOSED AMENDMENT TO CODE OF THE CITY OF NEW ROCHELLE  
RE: CHURCH-DIVISION PARKING REGULATION CHANGES**

7. Communication dated October 30, 2015 from Luiz C. Aragon, Commissioner of Development, wherein he recommends, in order to meet the greater demand for covered permit parking, that the Code be amended to permit additional covered permitted parking in the Church-Division Garage, forwarded with approval of Charles B. Strome, III, City Manager, noted thereon, and appropriate legislation for consideration.
  - 7.1. Ordinance amending Section 312-63, Church-Division Parking Garage, of Chapter 312 (Vehicles and Traffic) of the Code of the City of New Rochelle.

**DEPARTMENT OF DEVELOPMENT: (Cont'd.)**

**PROPOSED AMENDMENT TO 2015 BUDGET**

**RE: COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) REALLOCATION**

8. Communication dated October 30, 2015 from Luiz C. Aragon, Commissioner of Development, wherein he advises that the Department of Development recommends that the 2015 CDBG Budget be increased by \$89,382, and that funding for the Sound Shore Streetscape Program be restored for the reasons outlined, forwarded with approval of Charles B. Strome, III, City Manager, noted thereon, and appropriate legislation for consideration.
  - 8.1. Ordinance amending Ordinance No. 207 of 2014, the Budget of the City of New Rochelle for 2015, relative to the Sound Shore Streetscape Program. (HUD Reallocation).

**LAW DEPARTMENT:**

**PROPOSED SETTLEMENT OF LAWSUIT(S)**

9. None.



**LAW DEPARTMENT: (Cont'd.)**

**2<sup>nd</sup> REVISED PAGE**

**PROPOSED ACCEPTANCE OF DEED**

**RE: BLOCK 84, LOT 120 (FORMER NELSTADT PROPERTY)**

10. *Communication dated November 9, 2015 from Luiz C. Aragon, Commissioner of Development, wherein he advises that the Department of Development recommends that the City Manager be authorized to accept a deed for subject premises from FS & G, II, LLC, upon certain conditions, forwarded with approval of Charles B. Strome, III, City Manager, noted thereon, and appropriate legislation for consideration.*

10.1. **Resolution authorizing the City Manager to accept title to property located at 40 Huntington Place in the City of New Rochelle, known as Block 84, Lot 120 (formerly Nelstadt Cement Plant).**

**DEPARTMENT OF PUBLIC WORKS:**

**PROPOSED AMENDMENT TO CODE OF THE CITY OF NEW ROCHELLE**

**RE: "NO TURN ON RED" DURING SCHOOL HOURS -**

**MAYFLOWER AVENUE AND MOUNT JOY PLACE**

11. **Communication dated October 27, 2015 from Alexander Tergis, Commissioner of Public Works, wherein he recommends, based upon studies conducted by the Traffic Engineer, the Police Department, and the City School District, that right turns on red be prohibited during certain hours from Mayflower Avenue to Mount Joy Place, forwarded with approval of Charles B. Strome, III, City Manager, noted thereon, and appropriate legislation for consideration.**

11.1. **Ordinance amending Section 312-77 (Schedule VI: Prohibited Turns on Red Signal) of Chapter 312 (Vehicles and Traffic) of the Code of the City of New Rochelle (Intersection of Mayflower Avenue and Mount Joy Place).**

**DEPARTMENT OF PUBLIC WORKS: (Cont'd.)**

**PROPOSED AWARD OF BID – CONSULTANT SERVICES FOR THE  
ADMINISTRATION OF THE NEW ROCHELLE TRAFFIC CALMING PROGRAM**

12. Communication dated October 27, 2015 from Alexander Tergis, Commissioner of Public Works, wherein he recommends award of bid to the low bidder, Nelson and Pope Engineers and Land Surveyors, for Consultant Services, forwarded with approval of Charles B. Strome, III, City Manager, noted thereon, and appropriate legislation for consideration.
  - 12.1. Resolution accepting the bid of Nelson and Pope relative to consulting services for the administration of the New Rochelle Traffic Calming Program.

**PARKS AND RECREATION:**

**PROPOSED MARINA LICENSE AGREEMENT WITH PORT SAILING SCHOOL**

13. Communication dated October 28, 2015 from William V. Zimmermann, Commissioner of Parks and Recreation, wherein he recommends that the City Manager be authorized to enter into a license agreement with the Port Sailing School, Inc., for the occupancy of 22 Pelham Road, pursuant to certain terms and conditions, forwarded with approval of Charles B. Strome, III, City Manager, noted thereon, and appropriate legislation for consideration.
  - 13.1. Resolution authorizing the City Manager to enter into a license agreement with Port Sailing Center, Inc., for use and occupancy of City-owned property at 22 Pelham Road.

**PARKS AND RECREATION: (Cont'd.)**

**PROPOSED AMENDMENT TO CODE OF THE CITY OF NEW ROCHELLE  
RE: ELIMINATION OF NON-COMMERCIAL PARKING PERMIT FEE –  
FLOWERS (CITY) PARK**

14. Communication dated October 29, 2015 from William V. Zimmermann, Commissioner of Parks and Recreation, wherein he recommends that the Code of the City of New Rochelle be amended by eliminating the annual public parking fee of \$175.00 (non-commercial) for the Flowers (City ) Park, effective January 1, 2016, forwarded with approval of Charles B. Strome, III, City Manager, noted thereon, and appropriate legislation for consideration.

- 14.1. Ordinance amending Section 133-1, Enumeration of Fees, of Chapter 133, Fees, of the Code of the City of New Rochelle regarding certain City administered fees.

**SUPPLEMENTAL ITEM(S):**

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**NOVEMBER, 2015**

Regular Legislative Meeting: Tuesday, November 17, 2015, at 7:00 P. M.

Special Meetings (Budget Sessions):

Tuesday, November 17, 2015, at 5:00 P. M. (prior to the Regular Legislative Meeting)

Wednesday, November 18, 2015, at 5:00 P. M.

Tuesday, November 24, 2015, at 5:00 P. M., if necessary, followed by -

7:30 P. M. Public Hearing relative to the Final Generic Environmental Impact Statement  
(Downtown Overlay Zone)

Tuesday, December 1, 2015 (following the Committee of the Whole Session, if needed)

**DECEMBER, 2015**

Committee of the Whole Session: Tuesday, December 1, 2015, at 3:45 P. M.

Public Hearing – City Manager’s Budget Estimate for the Year 2016:

Tuesday, December 1, 2015, at 7:30 P. M.

Regular Legislative Meeting: Tuesday, December 8, 2015, at 7:00 P. M.

**DISCUSSION ITEM(S):**

**REVISED PAGE**

**REQUESTED BY STAFF -**

- a. **Motion To Enter Into Executive Session**  
**Re: Real Estate**  
**Requested by City Manager**
  
- b. **Proceed with Analysis of Necessary Steps to Implementation of AKRF/Nelson Nygaard Street Conversion Recommendations**  
**Requested by Commissioner of Development**

**REQUESTED BY CITY COUNCIL:**

- a.a. **Proposed Limitation of Roomers in Certain Residential Zones**  
**Requested by Council Member Fertel**
  
- Suppl.**
- b.b. **Renewable Energy Off Grid Lighting**  
**Requested by Council Member Rice**