

PUBLIC HEARING NOTICE  
PROPOSED AMENDMENT TO CHAPTER 331, ZONING,  
RE: SITE PLAN APPROVAL

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, April 12, 2016, at **7:00 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 ARTICLE XXIII, SITE PLAN APPROVAL, SECTION 331-117.1, ARCHITECTURAL REVIEW OF SITE PLANS AND MAJOR SUBDIVISIONS BY PROFESSIONAL ARCHITECTS REQUIRED, OF CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF NEW ROCHELLE (DOWNTOWN OVERLAY ZONE).

BE IT ORDAINED by the City of New Rochelle:

Section 1. Section 331-117.1, Architectural review of site plans and major subdivisions by professional architects required, of Chapter 331, Zoning, of the Code of the City of New Rochelle is hereby amended as follows:

§ 331-117.1. Architectural review of site plans and major subdivisions by professional architects required.

E. PARC recommendation to Planning Board; fee; written documentation.

(1) The PARC shall recommend approval, approval with conditions, or disapproval of any complete site plan or Major Subdivision application referred to it by the Planning Board Clerk with respect to building elevations, facade design, and urban design elements. For a site plan application or Major Subdivision application entailing less than [60,000] 50,000 square feet of new construction or addition, two PARC-licensed architects shall make a joint recommendation to the Planning Board with respect to building elevations, facade design, and urban design elements. For site plan application or Major Subdivision application entailing [60,000] 50,000 square feet or more of new construction or addition, all recommendations shall be voted on by a majority of three PARC-licensed architects. For Major Subdivisions containing three or more dwelling units, the PARC-licensed architects shall make recommendation to the Planning Board after the applicant has submitted the required information identified in § A361-12M, Preliminary Layout and Data, of the Land Development Regulations. The fee for PARC review shall be paid by the applicant at the time of site plan or Major Subdivision application, which fee shall be in addition to the regular fees for site plan or Major Subdivision approval. Such fees are set forth in Chapter 133, Fees.

(2) The PARC shall, within 30 days of receipt of the required submittal package, provide written documentation of recommendations made for each application and keep a copy in the official application files kept by the Planning Board.

Matter [bracketed] deleted  
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 March 8, 2016, pursuant to Resolution  
No. 54.

Bennie F. Giles, III, City Clerk