
LEGISLATION

ORDINANCE AMENDING SECTION 331-175.08(F), DOZ STREET TYPES MAP, SECTION 331-175.08F(2), DOZ STREET TYPES TABLE, SECTION 331-175.08G(4), STANDARDS MAP TILE 2, AND SECTION 331-175.08G(6), DOZ STANDARDS MAP TILE 4, OF CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF NEW ROCHELLE.

WHEREAS, the zoning parameters that dictate how a site may develop in the Downtown Overlay Zone (DOZ) include “street type” classifications which defines a street type as “a classification assigned to a Street or Pedestrian Way denoting the standards of Public Frontages and Private Frontages.”; and

WHEREAS, essentially, the requirement dictates how wide a sidewalk must be, and how much of the building’s presence must be located near the street; and

WHEREAS, a minor amendment to the DOZ street type designations is recommended; now, therefore

BE IT ORDAINED by the City of New Rochelle:

Section 1. Section 331-175.08F, DOZ Street Types Map, of the New Rochelle Zoning Code, is hereby amended as follows:

Change A Street type on Huguenot Street between Centre Avenue and Division Street to B Street type as shown on the attached map.

Section 2. Section 331-175.08F(2), DOZ Street Types Table, of the New Rochelle Zoning Code, is hereby amended as follows:

Street Name	Street Type	Storefront Required	MaxDoor Separation
Huguenot St	D Street	N	80'
From Main St to Centre Ave	A Street	Y	60'
<u>From Centre Ave to Division St</u>	<u>B Street</u>	<u>Y</u>	<u>60'</u>
From [Centre Ave] <u>Division St</u> to F St	A Street	Y	60'

From F St to Bridge St	A Street	N	60'
From Bridge St to Cedar St	A Street	Y	60'
From Cedar St to Pratt St	C Street	N	80'

Section 3. Section 331-175.08G(4), Standards Map Tile 2, of the New Rochelle Zoning Code, is hereby amended as follows:

Change A Street type on Huguenot Street between Centre Avenue and Division Street to B Street type as shown on the attached map.

Section 4. Section 331-175.08G(6), Standards Map Tile 4, of the New Rochelle Zoning Code, is hereby amended as follows:

Change A Street type on Huguenot Street between Centre Avenue and Division Street to B Street type as shown on the attached map.

Matter [bracketed] deleted.

Matter underlined added.

ATTACHMENTS:

1. DOZ Street Type EAF Signed
2. Proposed Street Type Change Map
3. WEST CO DEPT OF PLANNING RE DOZ STREET TYPES PH 12 10 19
4. PLANNING BD RECOMMENDATION RE DOZ PH 12 10 19

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: DOZ Street Type Amendment			
Project Location (describe, and attach a location map): City of New Rochelle			
Brief Description of Proposed Action: Proposed amendment to the Downtown Overlay Zone (DOZ) pertaining to the designated street type for a portion of Huguenot Street.			
Name of Applicant or Sponsor: City Council - City of New Rochelle		Telephone:	
		E-Mail:	
Address: 515 North Avenue			
City/PO: New Rochelle		State: NY	Zip Code: 10801
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: City Council - City of New Rochelle		Date: 10/29/19
Signature: <i>[Handwritten Signature]</i>		

Attachment: DOZ Street Type EAF Signed (2019-266 : PROPOSED AMENDMENT TO CHAPTER 331, ZONING CODE, RE: DOWNTON OVERLAY

Agency Use Only [If applicable]

Project: Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

Agency Use Only [If applicable]

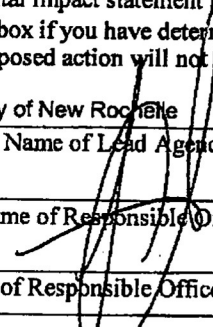
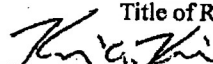
Project: _____

Date: _____

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

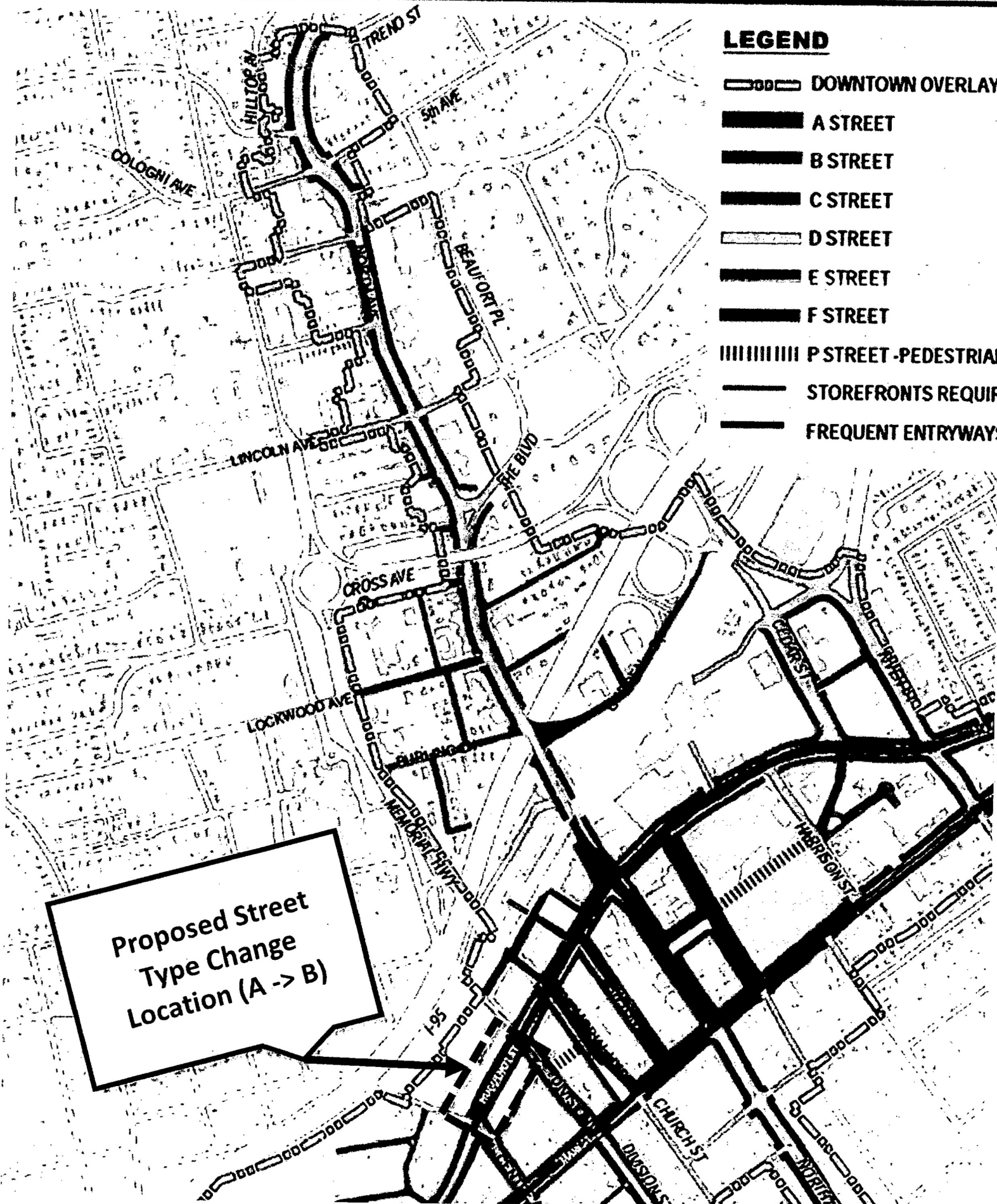
The proposed zoning amendment to the Downtown Overlay Zone (DOZ) street type for a one block section of Huguenot Street will have no adverse impact on the environment as it is a minor change, not substantially different for the existing designation, and in greater keeping with the surrounding character and designations. Accordingly, no further analysis under SEQRA is required.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
City Council - City of New Rochelle	10/29/19
Name of Lead Agency	Date
Luiz Aragon	Commissioner of Development
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)






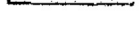



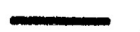
PRINT FORM

Attachment: DOZ Street Type EAF Signed (2019-266 : PROPOSED AMENDMENT TO CHAPTER 331, ZONING CODE, RE: DOWNTON OVERLAY

75.08F DOZ STREET TYPES MAP



LEGEND

-  DOWNTOWN OVERLAY
-  A STREET
-  B STREET
-  C STREET
-  D STREET
-  E STREET
-  F STREET
-  P STREET - PEDESTRIAN
-  STOREFRONTS REQUIRE
-  FREQUENT ENTRYWAY

Proposed Street
Type Change
Location (A -> B)