ADOPTED: 2019-266 December 16, 2019

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'
From Centre Ave to Division St	B Street	<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					
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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 designate	ed street	type for a portion of Hug	uenot	Street,	
Name of Applicant or Sponsor:	Telep	hone:		····	
City Council - City of New Rochelle	E-Ma	il:			
Address:					
515 North Avenue				٠	
City/PO:		State:	Zip	Code:	
New Rochelle		NY	1080		
1. Does the proposed action only involve the legislative adoption of a plan, lo administrative rule, or regulation?	cal law	, ordinance,		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the affected in the manifestation of the intent of the proposed action and the second of the	ho anvi	iunnuut-1 41	[
may be affected in the municipanty and proceed to Part 2. If no, continue to	questio	n 2.	hat		V
2. Does the proposed action require a permit, approval or funding from any of Yes, list agency(s) name and permit or approval:	other go	vernmental Agency?		NO	YES
11 1 cs, list agency(s) maine and permit or approval:				\Box	
2 - Total					
3.a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed?		acres	_		
c. Total acreage (project site and any contiguous properties) owned		_ acres			
or controlled by the applicant or project sponsor?		acres			
4. Check all land uses that occur on, adjoining and near the proposed action.					
		Residential (suburb	an)		
☐Forest ☐Agriculture ☐Aquatic ☐Other (s	pecify):	:		,	

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	Ш		
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural		NO	YES
landscape?			
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental A	rea?	NO	YES
If Yes, identify:			125
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
	-		
b. Are public transportation service(s) available at or near the site of the proposed action?		묶	+
		ᆜ	<u> </u>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed ac	tion?		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:			
		Ш	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
	.	NO	IES
If No, describe method for providing potable water:		\Box	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
			123
If No, describe method for providing wastewater treatment:			
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic		NO	YES
Places?	Γ		
b. Is the proposed action located in an archeological sensitive area?	F	+	
13 a Does any portion of the site of the proposed and a state of the proposed and a state of the site of the proposed and a state of the site of the s		<u> </u>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	' F	NO	YES
	L		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		\Box	
	-	<u></u>	
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14 Identify the typical habitet types that common that			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check at Shoreline Forest Agricultural/grasslands Early mid-succession	I that ap	ply:	
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successic ☐ Wetland ☐ Urban ☐ Suburban	11 81		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	L)	NO	YES
16. Is the project site located in the 100 year flood plain?		NO	YES
	Π	11	
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO	YES
If Yes,	Ī	\neg	
a. Will storm water discharges flow to adjacent properties?		_	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains	12	$\neg \neg$	
If Yes, briefly describe:	"		
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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)?	NO	YES
If Yes, explain purpose and size:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:		
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE I KNOWLEDGE	BEST O	FMY
Applicant/sponsor name: City Council - City of New Rochelle Date: 10/29/19 Signature:		

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Agency use only [11 applicable]		
Project:		
Date:		
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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?	V	
2.	Will the proposed action result in a change in the use or intensity of use of land?	V	
3.	Will the proposed action impair the character or quality of the existing community?	V	
4.	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	V	
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?	V	
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?	7	
7.	Will the proposed action impact existing: a. public / private water supplies?	V	
	b. public / private wastewater treatment utilities?	$\overline{\mathbf{A}}$	
8.	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	✓	
9.	Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	7	
10.	Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	$ \overline{\mathbf{V}} $	
11.	Will the proposed action create a hazard to environmental resources or human health?	\	

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Agency Use Only [If applicable]

Project: Date:

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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.

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.	
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 Rockette	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)

Page 2 of 2

PRINT FORM

LEGEND DOWNTOWN OVERLAY **A STREET B STREET C STREET** DSTREET **E STREET F STREET** IIIII P STREET -PEDESTRIAL STOREFRONTS REQUIR FREQUENT ENTRYWAY! CROSS AVE Anninnining. proposed Street Type Change Location (A -> B) 300 300 300 Joo