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## LEGISLATION

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ORDINANCE APPROVING THE PETITION OF QUAKER RIDGE OWNERS LLC (“APPLICANT”), AMENDING SECTION 331-56, NB NEIGHBORHOOD BUSINESS DISTRICT, AMENDING ARTICLE XII, SPECIAL PERMIT USES, BY ADDING SECTION 331-108.1, COMMERCIAL INDOOR RECREATIONAL FACILITY, AMENDING SECTION 331-87, APPROVING AGENCIES, FORMING PART OF CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF NEW ROCHELLE.  
(Corrected title; text revised 7/18/23)

BE IT ORDAINED by the City of New Rochelle:

Section 1. Section 331-56, NB Neighborhood Business District, of Chapter 331, Zoning, of the Code of the City of New Rochelle is hereby amended as follows:

§ 331-56. NB Neighborhood Business District.

C. Uses allowed by special permit.

(15) Commercial indoor recreational facility as regulated by § 331-108.1.

Section 2. Article XII, Special Permit Uses, is hereby amended by adding the following:

§ 108.1. Commercial Indoor Recreational Facility

A. A Commercial Indoor Recreational Facility shall be permitted in the NB District by special permit from the Planning Board. Commercial indoor recreational facilities may include skating rinks, bowling alleys, health clubs, tennis, golf, paddle tennis, squash and pickle ball facilities, along with uses accessory and incidental to commercial indoor recreation, such as locker rooms, exercise equipment and group training/stretching space, office space, eating and drinking facilities, and retail sale of goods directly related to the primary activity.

B. Commercial indoor recreation facilities’ lot and bulk requirements shall be as follows:

1. Minimum lot area: 80,000 square feet

- 2. Maximum coverage:
  - a. Building Coverage: 55%
  - b. Impervious Coverage: 85%
- 3. Floor Area Ratio: 0.6
- 4. Stories 4
- 5. Maximum height: 30
- 6. Minimum yards: Where any parcel's rear or side yards abut a residence district, an abutting rear yard shall be a minimum of 30 feet and abutting side yards shall be a minimum of 20 feet.

- C. Commercial indoor recreational facilities shall be located within a totally enclosed structure with soundproofing as necessary to prevent excessive noise from disturbing neighboring properties.
- D. The minimum number of off-street parking and loading spaces shall be provided in accordance with the requirements of Article XIV of this chapter.
- E. The hours of operation shall be set by the Planning Board at the time of site plan review.
- F. All exterior lighting shall be designed and oriented so as to minimize the visual impact upon adjacent and nearby residential properties. The Planning Board shall determine what time exterior lights shall be dimmed and/or turned off for the night.
- G. Commercial indoor recreation facilities shall not be located within 1,000 feet of each other.

Section 3. Section 331-87 Approving agencies, of Chapter 331, Zoning, of the Code of the City of New Rochelle is hereby amended as follows:

B. Planning Board

(1) The Planning Board shall have authority to approve the following listed special permit uses, in addition to any other specially permitted uses not specifically identified in this section:

(kk) Commercial Indoor Recreational Facilities as regulated by Section 331-108.1.

Matter underlined added.

ATTACHMENTS:

- 1. Quaker Ridge Ownwers LLC - Petition to Amend Chapter 331 of the New Rochelle Zoning Code

2. Quaker Ridge Ownwers LLC - PROPOSED ZONING TEXT AMENDMENT
3. Quaker Ridge Ownwers LLC - Tennis Club Plans
4. Short Environmental Assessment Form Part 2 - Impact Assessment - Commercial Indoor Recreation SIGNED
5. Planning Board Res re Quaker Ridge Road; PH 7 11 23

# QUAKER RIDGE OWNERS LLC

92 North Avenue, Suite 101  
New Rochelle, New York 10801

RECEIVED  
DEPT. OF DEVELOPMENT  
3 MAY -5 P 12:57  
OF NEW ROCHELLE NY

May 2, 2023

## By Hand Delivery

Mayor Noam Bramson  
and Members of the City Council  
City of New Rochelle  
City Hall  
515 North Avenue  
New Rochelle, NY 10801

2023 MAY -4 PM 2:00

Re: Petition to Amend Chapter 331 of the New Rochelle Zoning Code  
To establish in the NB Neighborhood Business District a special permit  
Known as Commercial Indoor Recreational Facility  
Premises: 55 Quaker Ridge Road, New Rochelle

Dear Mayor Bramson and Members of the City Council:

The attached Petition is hereby submitted on behalf of Quaker Ridge Owners LLC (the "Petitioner") relative to its proposal to redevelop 55 Quaker Ridge Road (the former Fountainhead) with a first-class indoor tennis facility. The Petition includes Architectural Designs and Conceptual Site Plans in Exhibit C, a proposed Zoning Text Amendment in Exhibit D, and a Short Form Environmental Assessment Form in Exhibit E.

The Petitioner respectfully requests the City Council review the Petition, hold the required public hearing, and pass the proposed zoning text amendments. The Petitioner's proposed indoor tennis facility would then be subject to review and approval by the Planning Board in accordance with the newly established special permit criteria and the environmental regulations under the SEQRA.

To that end, Petitioner requests this matter be placed on the Council's next available agenda for discussion, referral to the requisite interested agencies and departments, and scheduling of the public hearing.

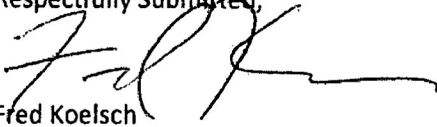
Petitioner, and Bob Young specifically as member of the Petitioner, look forward to working with the City Council, other City representatives, and interested stakeholders to make the proposed indoor tennis facility a beneficial addition to the City of New Rochelle.

Attachment: Quaker Ridge Owners LLC - Petition to Amend Chapter 331 of the New Rochelle Zoning Code (2023-142 : PETITION TO AMEND



Please contact me or Bob if you have any questions or need any additional information.

Respectfully Submitted,



Fred Koelsch

Director of Realty

The Young Companies LLC

[fkoelsch@youngcompanies.com](mailto:fkoelsch@youngcompanies.com)

914.654.9470

Attachment: Quaker Ridge Owners LLC - Petition to Amend Chapter 331 of the New Rochelle Zoning Code (2023-142 : PETITION TO AMEND

**NEW ROCHELLE CITY COUNCIL  
COUNTY OF WESTCHESTER: STATE OF NEW YORK**

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*In the Matter of the Application of*

**VERIFIED**

**PETITION**

**QUAKER RIDGE OWNERS LLC**

May 2, 2023

*To amend Chapter 331 of the City of New Rochelle Zoning Code to establish in the NB Neighborhood Business District a special permit use known as Commercial Indoor Recreational Facility.*

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Quaker Ridge Owners LLC (the "Petitioner") hereby respectfully petition the City Council of the City of New Rochelle pursuant to Section 331-142 of the Zoning Code of the City of New Rochelle (the "Zoning Code") to create in the NB Neighborhood District a new special permit use entitled Commercial Indoor Recreational Facility.

**THE PETITIONER**

The Petitioner is a limited liability company organized and existing under laws of the State of Delaware, having its address at 92 North Avenue, Suite 101, New Rochelle, New York 10801. Petitioner is organized to acquire and develop real estate. The Petitioner is the owner of the Property defined below.

Attachment: Quaker Ridge Owners LLC - Petition to Amend Chapter 331 of the New Rochelle Zoning Code (2023-142 : PETITION TO AMEND

The proposed tennis facility will be operated by Tennis Innovators Academy (TIA). TIA was formed by Cesar Andrade and Bob Young, and brings nearly thirty (30) years of real estate development, business development and tennis facility management in Westchester County, New York City, and Long Island.

TIA operates its flagship indoor/outdoor facility, Tennis Innovators Academy at Delfino Park in White Plains, New York. Its New York City affiliates operate in numerous other facilities throughout New York City.

Cesar Andrade, as Director of Operations has most recently focused on developing Tennis Innovators Academy at Delfino Park to become the most popular academy in the Westchester area for all ages and levels. Prior to that, Cesar successfully launched and developed a number of tennis projects from 2001 to 2014, including the John McEnroe Tennis Academy in Eastchester and Sportime in Randall’s Island.

Bob Young, as lifelong resident of New Rochelle and managing partner, brings over thirty (30) years experience in real estate development, construction, and business management focused in the City of New Rochelle.

Together, Cesar Andrade and Bob Young will operate the proposed tennis facility through Tennis Innovators Academy at New Rochelle (TINR). TINR’s programming will include a number of significant community programs designed to benefit the New Rochelle community and quality of life as set forth below in “The Proposed Project” section.

**THE PROPERTY AND SURROUNDING LAND USE**

The Petitioner owns the property known as 55 Quaker Ridge Road and designated on the New Rochelle Official Tax Assessment Map as Section 6, Block 2550, Lot 56 (the “Property”). The Petitioner purchased the Property from the former owner, 55 Quaker Ridge Road LLC, in February 2023.

The Property consists of 2.13-acres of vacant land located on the south side of Quaker Ridge Road. The general location of the Property is depicted on Exhibit A.

Attachment: Quaker Ridge Owners LLC - Petition to Amend Chapter 331 of the New Rochelle Zoning Code (2023-142 : PETITION TO AMEND

The Property was formerly occupied by various commercial buildings including cement storage and lumber storage. The cement storage building was constructed sometime in the 1920's then remodeled to a restaurant in 1955 which eventually evolved into the Fountainhead, a premier banquet hall/catering facility for weddings, fundraisers and other events.

The Fountainhead operated on the Property until 2018 when the business was closed. The building was demolished soon after closure and the Property remains vacant. Currently, the Property is a mixture of grass, pavement, cobblestone, and pavers associated with the former Fountainhead.

The Property is bordered by Quaker Ridge Road to the north, commercial properties to the northeast and southwest, and an apartment complex to the south. Specific surrounding uses include Quaker Ridge Shopping Center on the west, with an ACME Market, Chase Bank and U.S. Post Office, Stamen Animal Hospital to the east and the six to seven (6-7) story Wykagyl Gardens apartment complex and Wykagyl Country Club to the south. Single family and two-family housing exist on the opposite side of Quaker Ridge Road. A diagram showing surrounding land uses is included in Exhibit B.

The Property currently is zoned NB, Neighborhood Business with the surrounding neighborhood classified within several other zoning districts, as shown on the New Rochelle Zoning Map. Permitted principal uses in the NB Neighborhood Business District include but are not limited to: i) business and governmental offices; ii) health clubs; iii) community purpose buildings; iv) work/live resident/professional studio and/or residential/office uses; and v) restaurants. Uses allowed by special permit in the NB Neighborhood Business District include but are not limited to: i) schools; ii) gas stations; iii) car washes; iv) catering establishments; and v) discount variety stores.

The City of New Rochelle Comprehensive Plan adopted November 16, 2016 (the "Comprehensive Plan") states relative to the zoning and character of the Property and surrounding neighborhood:

"The NB Neighborhood Business District serves the retail, personal service, and office uses located in residential neighborhoods throughout the city" (Comprehensive Plan page 62).

The subject Quaker Ridge Road neighborhood “serves neighborhood retail functions in strip shopping centers. These uses provide a mix of retail, service and restaurant uses that serve the surrounding apartments and single-family home neighborhoods (Comprehensive Plan page 51). It goes on to recognize these shopping centers “serve local residents from both New Rochelle and adjacent neighborhoods on Scarsdale.”

It is noted the Proposed Project described below is very similar to a health club, which is a permitted principal use in the NB Neighborhood Business District. The Proposed Project also promotes the NB Neighborhood Business District purpose of supporting the surrounding residential neighborhood by providing an attractive recreational alternative.

### **THE PROPOSED PROJECT**

Petitioner proposes to redevelop the Property with a state-of-the-art indoor tennis facility with eight (8) indoor tennis courts, locker rooms with showers and a sauna, a stretching and training area, office area for the teaching professionals, retail space for tennis related items, vending machines providing snacks and beverages, and the TNR Community Program as described below (the “Proposed Project”).

The proposed building will be a pre-engineered, high bay, long span building. The exterior will be composed of EIFS with a brick façade and brick accent on the building entrances, along with brick banding along the lower portion of the building. The exterior also will include blue tinted glazing set in storefront framing and a colored standing seam metal roof.

The site will be attractively landscaped throughout, with a landscape strip provided along Quaker Ridge Road and a thirty (30’) foot buffer provided along the southern property line to preserve the existing row of mature trees. All outdoor lighting will comply with applicable regulations. The sidewalks will be concrete. The proposed first floor grades for the building will be at or near existing grades.

The building will be two (2) stories and thirty-one and a half (31.5’) feet in height. Compared to other types of buildings in the surrounding neighborhood, this is only one and a half feet taller than the permitted height for single-family homes, less

than the permitted height for two-family homes, and well less than half the seventy (70') foot building height permitted for the Wykagyl Gardens multi-family housing immediately adjacent to the Property.

The tennis courts and other improvements will be entirely enclosed within the building year-round. The court surface will be acrylic-topped hard court. Surface level parking for fifty (50) parking spaces and drive areas also are included on the Property.

Architectural Designs and Conceptual Site Plans dated April 3, 2023 prepared by Sullivan Architecture Group are attached to this Petition as Exhibit C.

TINR community programs ("TINR Community Programming") will include the following:

- **Complimentary New Rochelle High School Team Training**
  - TINR will offer a week of training for both the boys and girls high school team every year to help prepare them for the tennis season.
- **Complimentary New Rochelle Elementary Schools & New Rochelle Boys & Girls Club Weekly Program**
  - Once a week 60-minute program open to all public New Rochelle Elementary Schools & Boys and Girls Club during the school year.
- **City of New Rochelle TINR Scholarship Program**
  - TINR will hold annual tryouts and select two (2) players for scholarship training – scholarship value per player can reach \$40,000.00 in tennis training per year.
- **Complimentary Adapted Weekly Program for the Disabled**
  - Once a week 60-minute program open to people with disabilities. TINR will work with New Rochelle organizations to coordinate.
- **Complimentary Annual Fund Raiser for one New Rochelle Non-Profit Organization**
  - Yearly event with a New Rochelle non-profit organization to be selected each year.

- **Complimentary Tennis Racquets for all Community Programs**
  - All community programs will include racquets for participants to use during such programming.

**PETITION TO AMEND THE ZONING CODE**

This petition to amend the City of New Rochelle Zoning Code is made to advance the Proposed Project as set forth herein along with the various related public benefits such as increased recreational opportunities for people of all ages, scholarship opportunities to play tennis for New Rochelle youth and playing opportunities for handicapped individuals.

The Petitioner respectfully requests the City Council amend Section 331-56, NB Neighborhood Business District of the Zoning Code by adding new Subsection (15) to 331-56(C), "Uses Allowed by Special Permit", and adding new Subsection 331-108.1 to create a new special permit use referred to as "Commercial Indoor Recreational Facility", as set forth in Exhibit D attached hereto.

The requested amendment would allow by special permit a commercial indoor recreational facility in the NB Neighborhood Business District. The special permit alternative avoids altering the permitted uses in the NB Neighborhood Business District and/or rezoning the Property. The proposed special permit use is similar to the already permitted principal use, health clubs.

The requested amendment would create area and bulk standards and other special permit criteria similar to the zoning standards existing for the NB Neighborhood Business District as set forth in Exhibit D attached hereto, to ensure Commercial Indoor Recreational Facilities are compatible with other development in the surrounding neighborhood.

To be eligible for a special permit for an Indoor Recreational Facility in the NB Neighborhood Business District, the proposed zoning amendments require a minimum lot area of 80,000 square feet, which is a larger minimum lot size than most in the NB District. This larger minimum lot size offsets a higher FAR in the NB zone.

It is noted the existing RMF-1.3 multi family zone adjacent to the southern property line for the Property allows an FAR of 1.3 (more than double the FAR of the proposed building), and building heights up to seventy (70') feet (significantly more than double the height of the proposed building).

The Proposed Project will maintain a thirty (30') foot building setback from the rear property line contiguous to the adjacent RMF-1.3 zoned property, preserving the existing row of mature trees. The RMF-1.3 calls for a twenty-five (25') foot building setback in addition to this thirty (30') foot setback, for a total separation of fifty-five (55') feet.

The Proposed Project will be subject to environmental impact review under the SEQRA Regulations by the New Rochelle Planning Board as set forth below. This environmental review will help ensure there are no significant adverse environmental impacts associated with the Proposed Project, including but not limited to traffic, stormwater management, erosion control, and neighborhood character.

New Rochelle's Comprehensive Plan recognizes "The City of New Rochelle's Department of Parks and Recreation's mission is to provide a wide variety of recreational opportunities for all ages and abilities and to manage parks, playgrounds, community centers, beaches, athletic fields, the New Rochelle Municipal Marina and other open spaces to improve and enhance the quality of life for all residents of New Rochelle (Comprehensive Plan page 145, 146).

The Comprehensive Plan recognizes on page 145 "tight municipal budgets often result in budget shortfalls for parks and recreation."

To help meet these challenges, the Comprehensive Plan recognizes "Partnership with other City departments, community groups, not-for-profit organizations and other entities are critical to serve the increasing demands for recreation services" (Comprehensive Plan page 153).

The Comprehensive Plan further recognizes partnerships can help address "current staffing and funding constraints and establish a sustainable mechanism to deliver high end recreational services to a broader population of New Rochelle Residents" (Comprehensive Plan page 157).



The list of public facilities on page 148 of the Comprehensive Plan showing the many New Rochelle parks and other passive areas along with outdoor active recreation facilities such as ball fields, playgrounds, basketball, does not indicate any tennis court or indoor recreation areas.

The Comprehensive Plan recognizes indoor recreation facilities are beneficial to residents – Downtown District Wide Recommendations include “encourage indoor recreation and fitness uses” (Comprehensive Plan 6.57, page 183).

The proposed zoning code amendments will help meet the New Rochelle Comprehensive Plan goals to enhance the City’s recreational opportunities and quality of life, as well as promote physical activity and create safe and accessible recreation opportunities. The Proposed Project will provide through private funding a first-class year-round recreation option providing valuable community benefits through the TINR Community Programming set forth above, further enhancing New Rochelle’s recreational offerings.

The Proposed Project also will help the New Rochelle economy by creating jobs for local residents (anticipate 25 new temporary construction jobs, 20 teaching professionals and 4 other full time permanent jobs), supporting local businesses by attracting visitors to New Rochelle, and generating revenue through memberships, lessons and tournaments.

By adding new recreational opportunities in the NB District for a wide range of people, the proposed zoning amendments advance the Comprehensive Plan Land Use and Zoning Recommendations/Key Concept to Enhance and Support Neighborhood Commercial Clusters to “strengthen New Rochelle’s neighborhoods by promoting diverse land use within neighborhood commercial clusters and corridors” (Comprehensive Plan 4.7, pages 68, 180).

**ENVIRONMENTAL QUALITY REVIEW OF THE PROPOSED ZONING CODE AMENDMENT**

The requested amendment to Section 331-56, NB Neighborhood Business District by adding new Subsection (15) to 331-56(C), “Uses Allowed by Special Permit”, and adding new Subsection 331-108.1 to create a new special permit use referred

to as “Commercial Indoor Recreational Facility”, along with related minor conforming amendments to the Code, is an Unlisted Action pursuant to the State Environmental Quality Review Act.

Petitioner will comply in all respects with the requirements of Section 8-0101, et. Seq. of the Environmental Conservation Law and the regulations promulgated thereunder by the New York State Department of Environmental Conservation, which appear at 6 N.Y.C.R.R. Part 617 (The SEQRA Regulations). To that end, the Petitioner attaches hereto as Exhibit E a Short Form Environmental Assessment in support of the required SEQRA review for the requested zoning code amendment.

Any Commercial Indoor Recreational Facility proposed by special permit in the NB Neighborhood Business District pursuant to the proposed amendment to the zoning code would be subject to further review under the SEQRA Regulations upon such application.

**REQUESTED ACTION**

The Petitioner requests the New Rochelle Council amend the New Rochelle Zoning Code to establish a new special permit use in the NB Neighborhood Business District allowing a commercial indoor recreational facility as reflected in Exhibit D.

Petitioner, therefore, respectfully requests the City Council pass a resolution, pursuant to the SEQRA Regulations and the New Rochelle Zoning Code, that:

Designates the New Rochelle City Council as Lead Agency for purposes of all environmental procedures required under the SEQRA Regulations to amend the New Rochelle Zoning Code as set forth in Exhibit D

Refers this Petition to the Planning Board of the City of New Rochelle, the Corporation Counsel, and such other agencies, boards, and departments as the Mayor and City Council deem appropriate, for purposes of recommendation to the New Rochelle City Council in connection with this matter.

Attachment: Quaker Ridge Owners LLC - Petition to Amend Chapter 331 of the New Rochelle Zoning Code (2023-142 : PETITION TO AMEND

Petitioner further respectfully requests that thereafter, the New Rochelle City Council:

Schedule a public hearing on the amendment to the City Zoning Code to establish a new special permit use in the NB Neighborhood Business District allowing a commercial indoor recreational facility as reflected in Exhibit D.

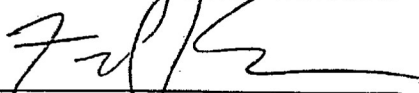
After circulation and the required public hearing: (i) determine the creation of the proposed new special permit use in the NB Neighborhood Business District allowing a commercial indoor recreational facility will not have a significant adverse environmental impact by issuing a negative declaration pursuant to the SEQRA Regulations, and (ii) adopt the required ordinance or local law amending the New Rochelle Zoning Code to create a new special permit use in the NB Neighborhood Business District allowing a commercial indoor recreational facility. Upon adoption, Petitioner will apply to the New Rochelle Planning Board for the requisite special permit and related project specific environmental review pursuant to the SEQRA Regulations.

WHEREFORE, the Petitioner respectfully requests the New Rochelle City Council grant this Petition and adopt the amendments to the City Zoning Code as set forth herein.

Dated: May 2, 2023  
New Rochelle, New York

Respectfully Submitted,

QUAKER RIDGE OWNERS LLC

By: 

Fred Koelsch, Esq., AICP  
Director of Realty  
92 North Avenue, Suite 101  
New Rochelle, New York 10801

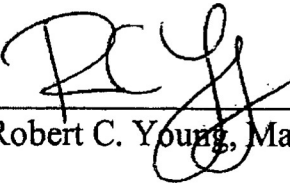
Attachment: Quaker Ridge Owners LLC - Petition to Amend Chapter 331 of the New Rochelle Zoning Code (2023-142 : PETITION TO AMEND

**VERIFICATION**

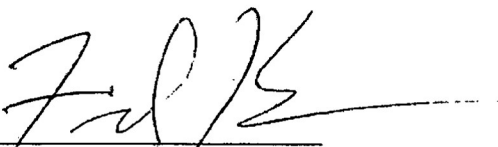
STATE OF NEW YORK                    )  
  ) ss.:  
COUNTY OF WESTCHESTER        )

Robert C. Young, managing member of Quaker Ridge Owners LLC, Petitioner in this proceeding, being duly sworn, states deponent has read the Petition, the contents of the Petition are true to deponent’s own knowledge, and the material allegations are within the personal knowledge of the deponent.

QUAKER RIDGE OWNERS LLC

By:   
Robert C. Young, Managing Member

Sworn to before me this  
2<sup>nd</sup> day of May, 2023

  
Notary Public

**FREDERICK J. KOELSCH**  
**NOTARY PUBLIC, STATE OF NEW YORK**  
Registration No. 02K06430729  
Qualified in Westchester County  
Commission Expires March 21, 2026

Attachment: Quaker Ridge Owners LLC - Petition to Amend Chapter 331 of the New Rochelle Zoning Code (2023-142 : PETITION TO AMEND

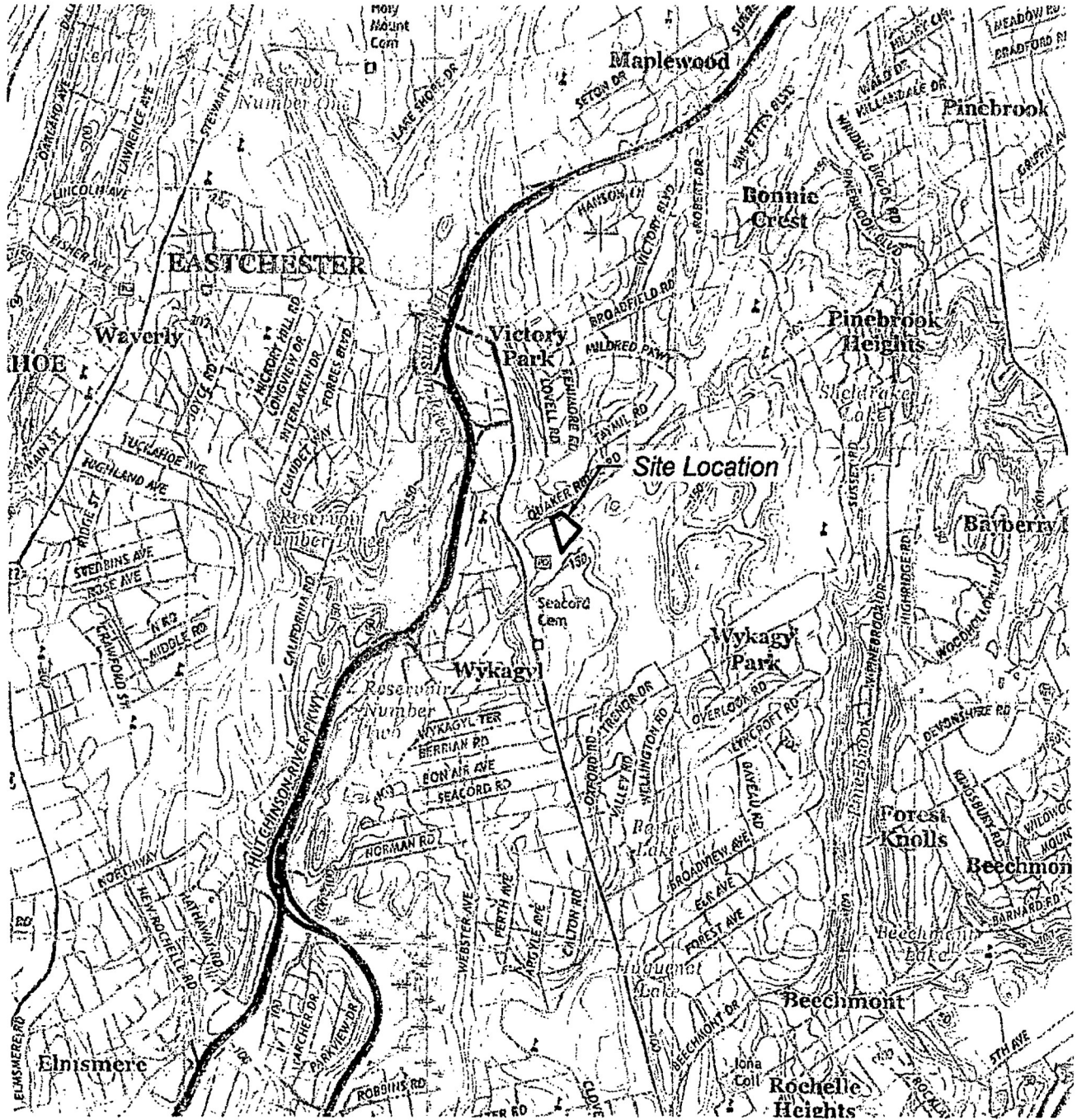
**EXHIBIT A**  
**SITE LOCATION MAP**

Attachment: Quaker Ridge Owners LLC - Petition to Amend Chapter 331 of the New Rochelle Zoning Code (2023-142 : PETITION TO AMEND

Drawn By: RAC  
Checked: MS  
Approved: DJ  
DWG Date: 08/23/22

A

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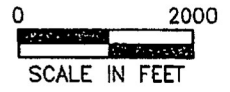


SOURCE: USGS TOPOGRAPHIC QUADRANGLE MOUNT VERNON, NEW YORK (2016).



LEGEND

— PROPERTY BOUNDARY



**wsp**  
 WSP USA Inc.  
 6 Research Drive  
 Suite 260  
 Shelton, Connecticut 06484  
 (203) 929-8555

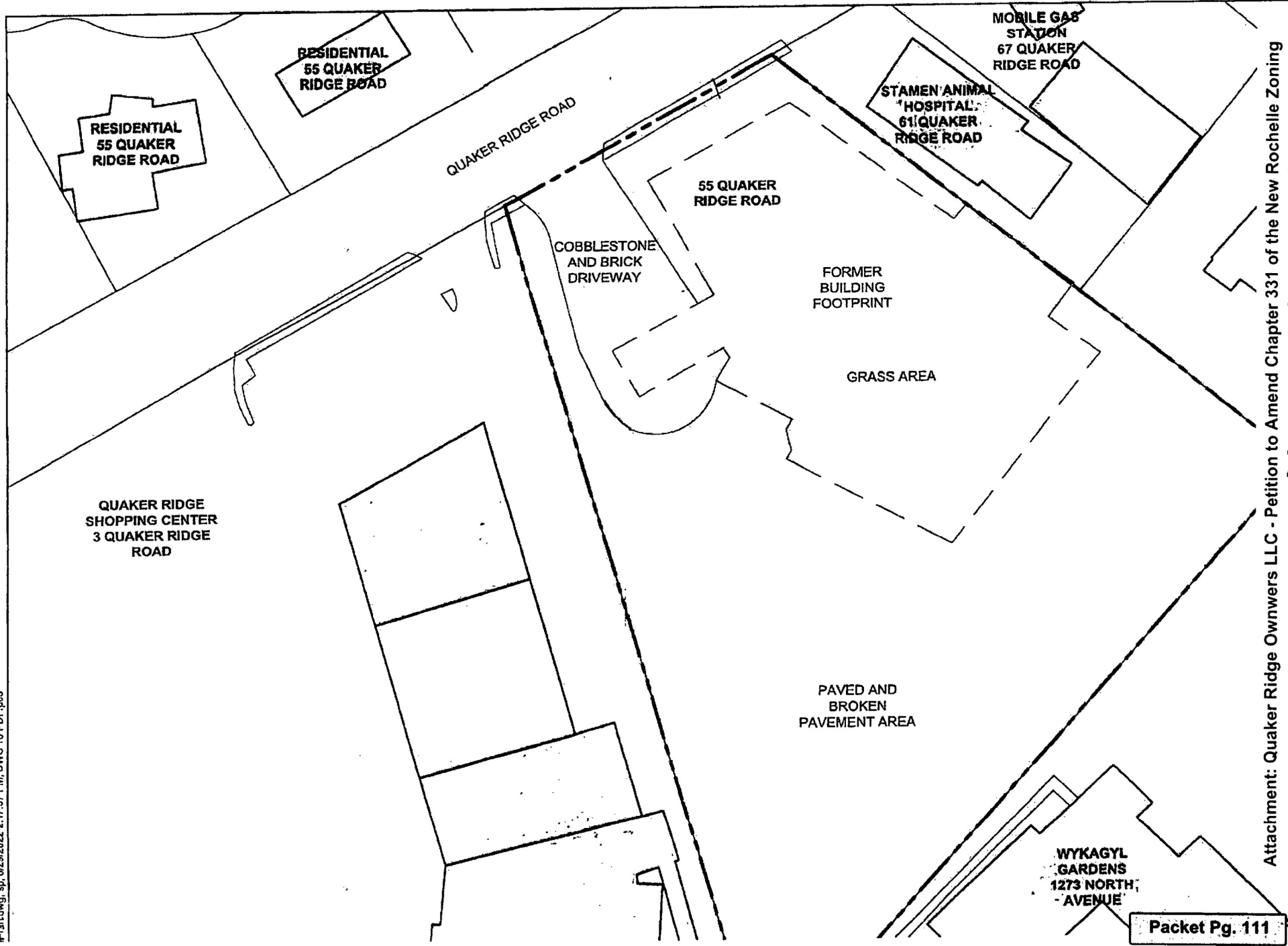
Young Companies LLC  
 55 Quaker Ridge Road  
 New Rochelle, New York

SITE LOCATION MAP  
 FIGURE 1

Attachment: Quaker Ridge Owners LLC - Petition to Amend Chapter 331 of the New Rochelle Zoning Code (2023-142 : PETITION TO AMEND

**EXHIBIT B**  
**SURROUNDING LAND USES**

Attachment: Quaker Ridge Owners LLC - Petition to Amend Chapter 331 of the New Rochelle Zoning Code (2023-142 : PETITION TO AMEND



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Attachment: Quaker Ridge Owners LLC - Petition to Amend Chapter 331 of the New Rochelle Zoning



**EXHIBIT C**

**ARCHITECTURAL DESIGNS AND CONCEPTUAL SITE PLANS**

Attachment: Quaker Ridge Owners LLC - Petition to Amend Chapter 331 of the New Rochelle Zoning Code (2023-142 : PETITION TO AMEND

**EXHIBIT D**  
**PROPOSED ZONING TEXT AMENDMENT**

Attachment: Quaker Ridge Owners LLC - PROPOSED ZONING TEXT AMENDMENT (2023-142 : PETITION TO AMEND CHAPTER 331, ZONING

Amend Section 331-56, NB Neighborhood Business District by adding new Subsection (15) to 331-56(C), Uses allowed by special permit. Such new Section 331-56(C)(15) to read "Commercial Indoor Recreational Facility, as regulated by newly added Section 331-108.1"

Amend Article XII, Special Permit Uses by adding new Subsection 331-108.1, Commercial Indoor Recreational Facility as follows:

Section 108.1. Commercial Indoor Recreational Facility.

- A. A Commercial Indoor Recreational Facility shall be permitted in the NB District by special permit from the Planning Board. Commercial indoor recreational facilities may include skating rinks, bowling alleys, health clubs, tennis, golf, paddle tennis, squash, and pickle ball facilities, along with uses accessory and incidental to commercial indoor recreation, such as locker rooms, exercise equipment and group training/stretching space, office space, eating and drinking facilities, and retail sale of goods directly related to the primary activity.
- B. Commercial indoor recreation facilities' lot and bulk requirements shall be as follows:
  - 1. Minimum lot area: 80,000 square feet
  - 2. Maximum coverage:
    - a. Building Coverage: 60%
    - b. Impervious Coverage: 85%
  - 3. Floor Area Ratio: 0.65
  - 4. Stories 2
  - 5. Maximum height: 35
  - 6. Minimum Yards: Where any parcel's rear or side yards abut a residence district, an abutting rear yard shall be a minimum of 30 feet and abutting side yards shall be a minimum of 20 feet.
- C. Commercial Indoor Recreation Facilities shall be located within a totally enclosed structure with soundproofing as necessary to prevent excessive noise from disturbing neighboring properties.
- D. The minimum number of off-street parking and loading spaces shall be provided in accordance with the requirements of Article XIV of this chapter.
- E. The hours of operation shall be limited to 6 a.m. to 11 p.m.
- F. All exterior lighting shall be designed and oriented so as to minimize the visual impact upon adjacent and nearby residential properties. The Planning Board shall determine what time exterior lights shall be dimmed and/or turned off for the night.

Amend Section 331-87, Approving agencies, by adding a new subsection (kk) to 331-87(B)(1) as follows:

(kk) Commercial Indoor Recreational Facilities as regulated by Section 331-108.1.

**EXHIBIT E**

**ENVIRONMENTAL ASSESSMENT FORM**

Attachment: Quaker Ridge Owners LLC - PROPOSED ZONING TEXT AMENDMENT (2023-142 : PETITION TO AMEND CHAPTER 331, ZONING

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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? 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: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

Attachment: Quaker Ridge Owners LLC - PROPOSED ZONING TEXT AMENDMENT (2023-142 : PETITION TO AMEND CHAPTER 331, ZONING

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline    Forest    Agricultural/grasslands    Early mid-successional  
 Wetland    Urban    Suburban

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?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Is the project site located in the 100-year flood plan?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources?  
If Yes,

a. Will storm water discharges flow to adjacent properties?  NO  YES

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  NO  YES

If Yes, briefly describe:

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18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?  
If Yes, explain the purpose and size of the impoundment:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

---



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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
<input checked="" type="checkbox"/>	<input type="checkbox"/>

---



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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
<input checked="" type="checkbox"/>	<input type="checkbox"/>

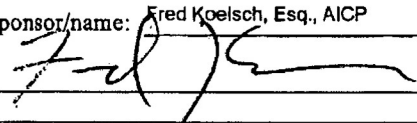
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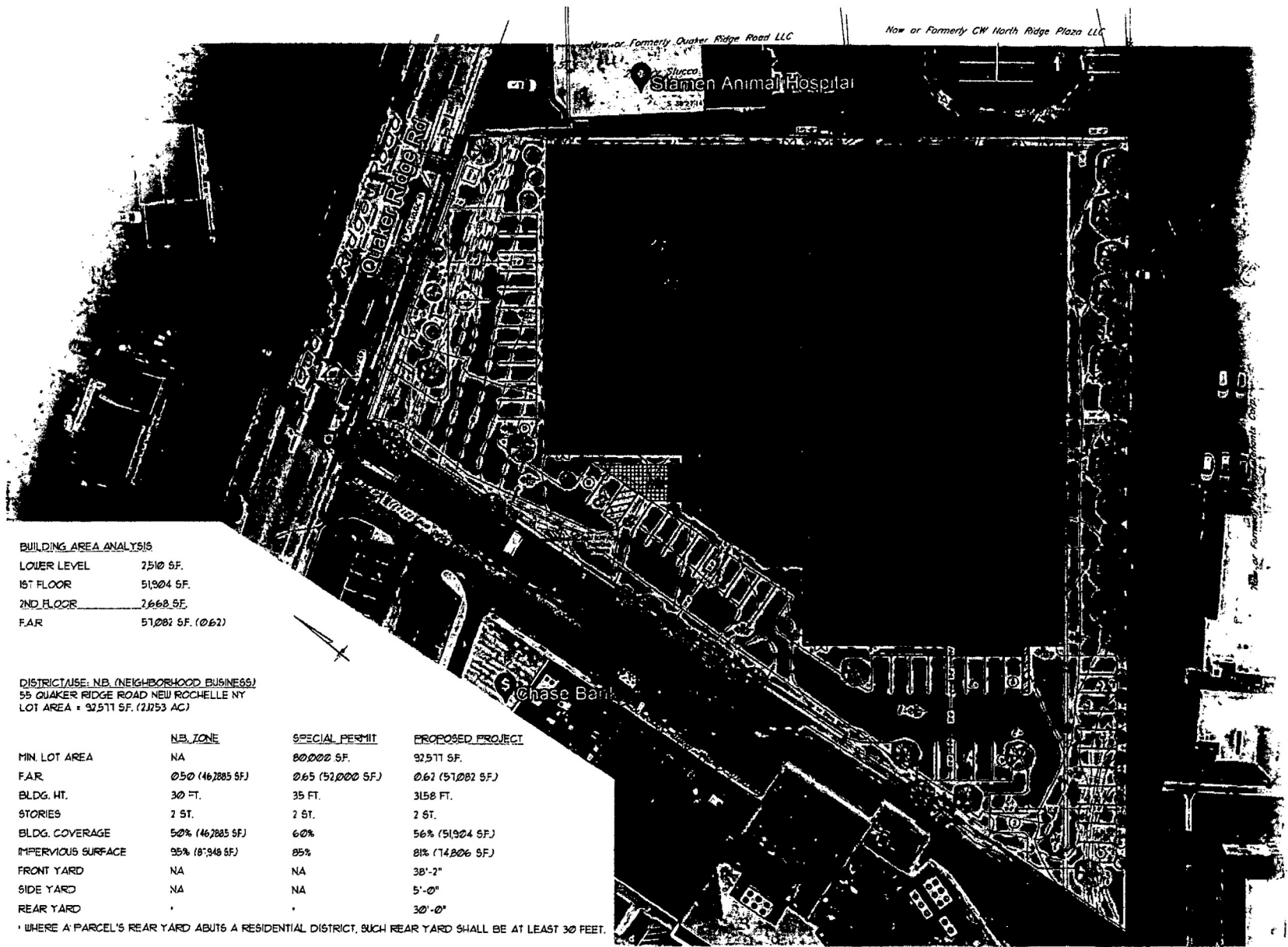
**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: Fred Koelsch, Esq., AICP Date: April 20, 2023

Signature:  Title: Director of Realty

Attachment: Quaker Ridge Owners LLC - PROPOSED ZONING TEXT AMENDMENT (2023-142 : PETITION TO AMEND CHAPTER 331, ZONING

PRINT FORM



**BUILDING AREA ANALYSIS**

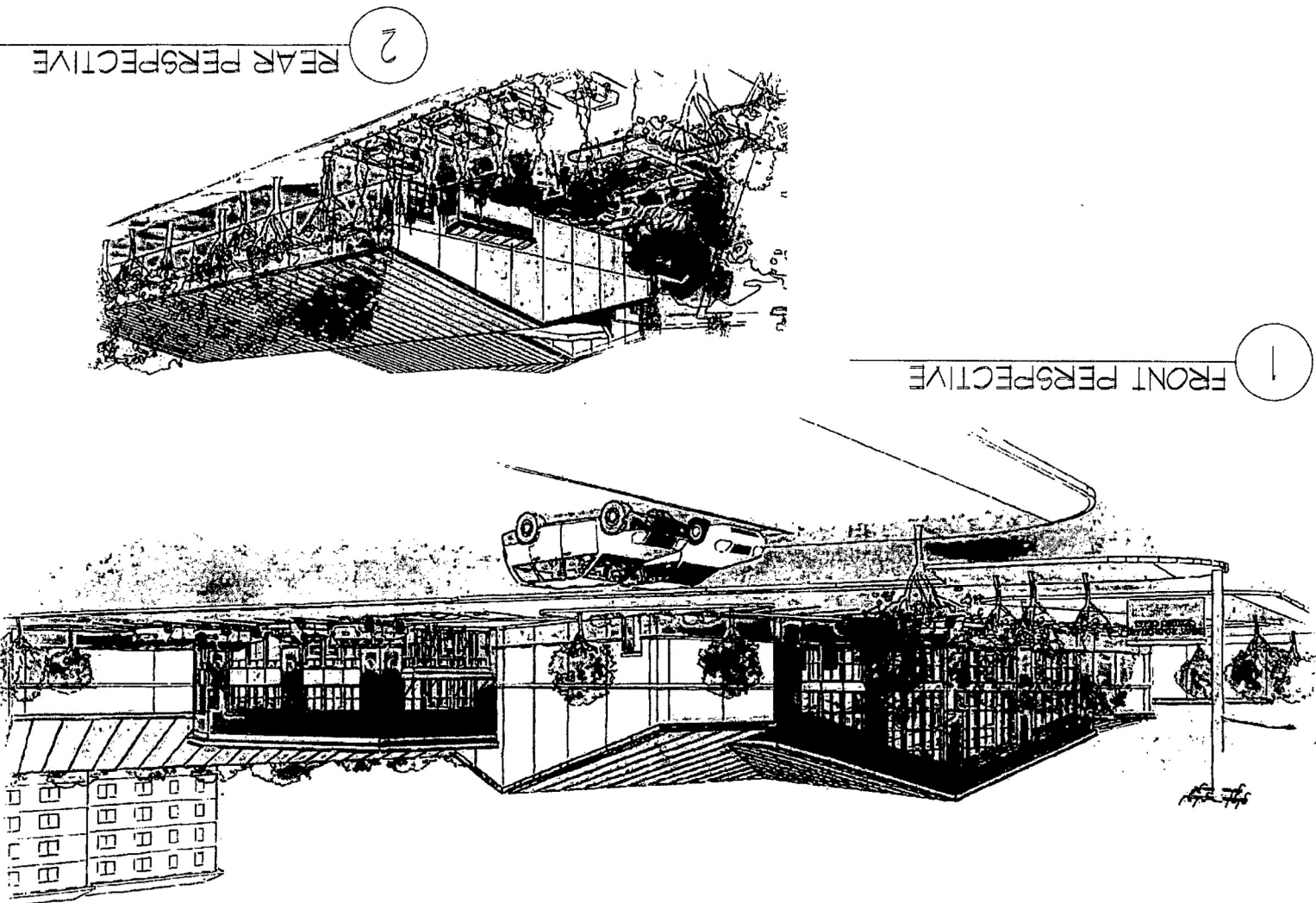
LOWER LEVEL	7,510 SF.
1ST FLOOR	51,904 SF.
2ND FLOOR	2,668 SF.
F.A.R.	57,082 SF. (0.67)

DISTRICT USE: NB. (NEIGHBORHOOD BUSINESS)  
 55 QUAKER RIDGE ROAD NEW ROCHELLE NY  
 LOT AREA = 92,511 SF. (2.1753 AC)

	NB_ZONE	SPECIAL PERMIT	PROPOSED PROJECT
MIN. LOT AREA	NA	80,000 SF.	92,511 SF.
F.A.R.	0.50 (46,285 SF.)	0.65 (52,000 SF.)	0.67 (57,082 SF.)
BLDG. HT.	30 FT.	35 FT.	31.58 FT.
STORIES	2 ST.	2 ST.	2 ST.
BLDG. COVERAGE	50% (46,285 SF.)	60%	56% (51,904 SF.)
IMPERVIOUS SURFACE	95% (8,348 SF.)	85%	81% (74,806 SF.)
FRONT YARD	NA	NA	38'-2"
SIDE YARD	NA	NA	5'-0"
REAR YARD	*	*	30'-0"

\* WHERE A PARCEL'S REAR YARD ADJUTS A RESIDENTIAL DISTRICT, SUCH REAR YARD SHALL BE AT LEAST 30 FEET.

<b>DATE:</b>	4/9/23	<b>PROJECT NO.:</b>	255	<b>DRAWN BY:</b>	SFT	<b>SCALE:</b>	1"=30'
<b>SP-01</b>							
<p style="font-size: small;"> <b>PROJECT:</b> NEW ROCHELLE TENNIS CLUB                  55 Quaker Ridge Road                  New Rochelle, New York    <b>ARCHITECT:</b> The SULLIVAN Architectural Group                  132 N. Street Street, Millbrook, Connecticut 06106                  Tel: (860) 341-0000             </p>							
<p style="font-size: x-small;">                 DRAWING THE ARCHITECTURAL SITE PLAN             </p>							



<b>A-01</b>	
Scale:	NYS
Drawn by:	SJT
Project No.:	2235
Date:	4/2/23

Architect:  
**The SULLIVAN**  
 Architectural Group  
 155 N. Board Street, Millers, Connecticut 06026  
 Tel: (203) 734-9800

Contractor:

Project:  
**NEW ROCHELLE**  
**TENNIS CLUB**  
 55 Quaker Ridge Road  
 New Rochelle, New York

Drawing Title:  
**PERSPECTIVES**

Revisions:



A-02
Scale: 1/8" = 1'-0"
Drawn by: SWT
Project No.: 205
Date: 4/23

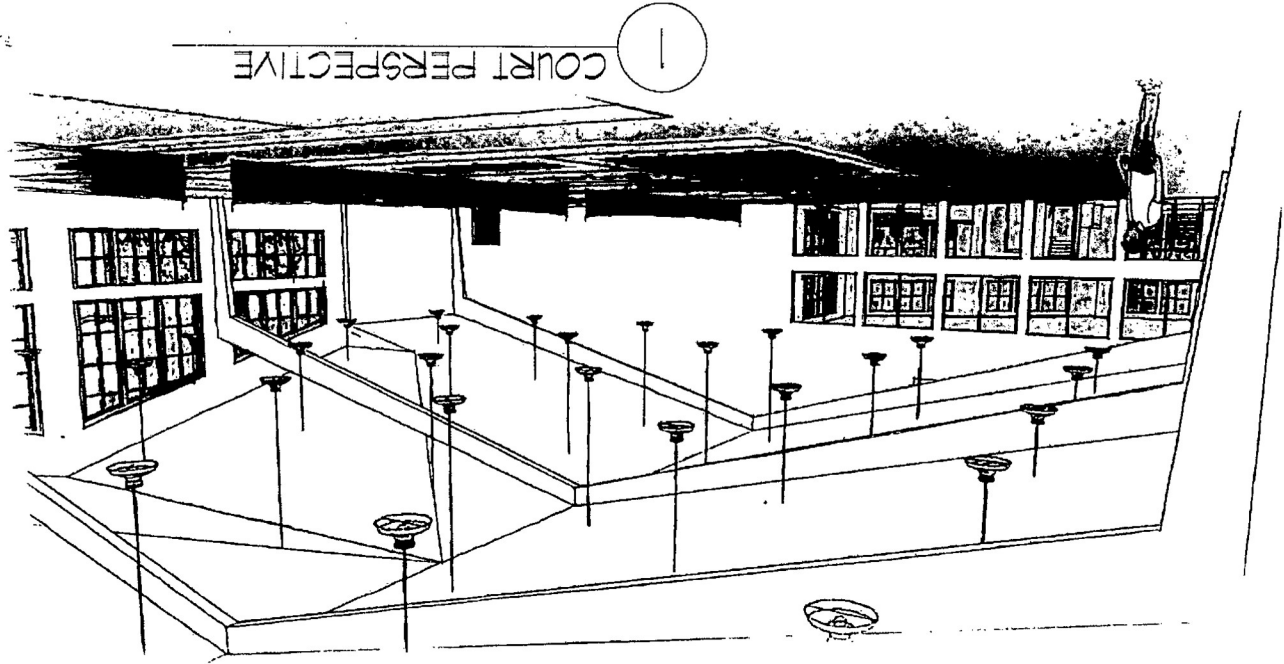
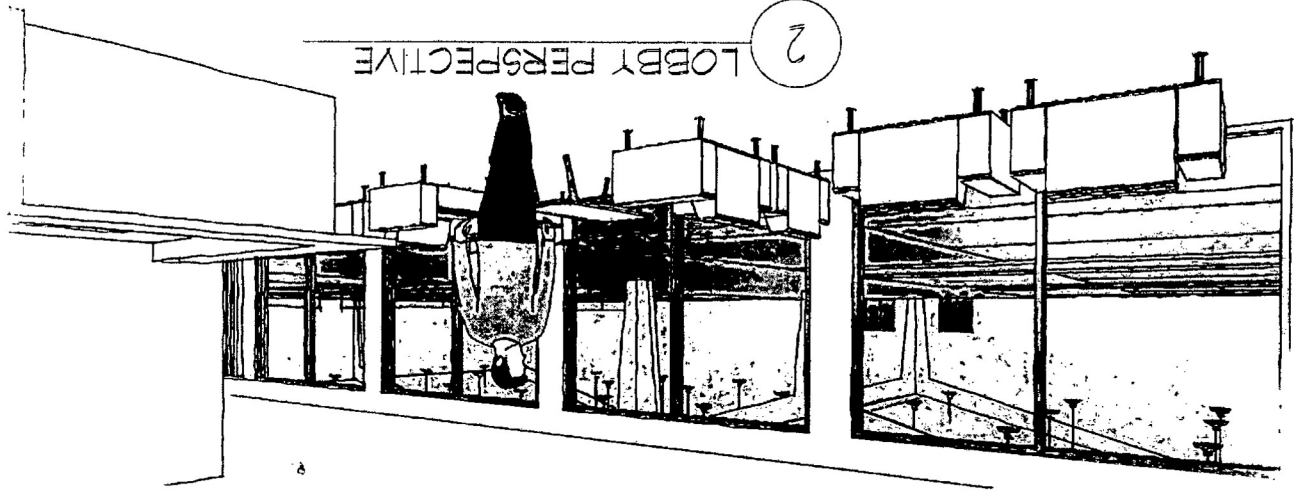
Architect:  
**The SULLIVAN**  
 Architectural Group  
 155 N. Board Street, Midland, Connecticut 06450  
 Tel: (203) 254-8000

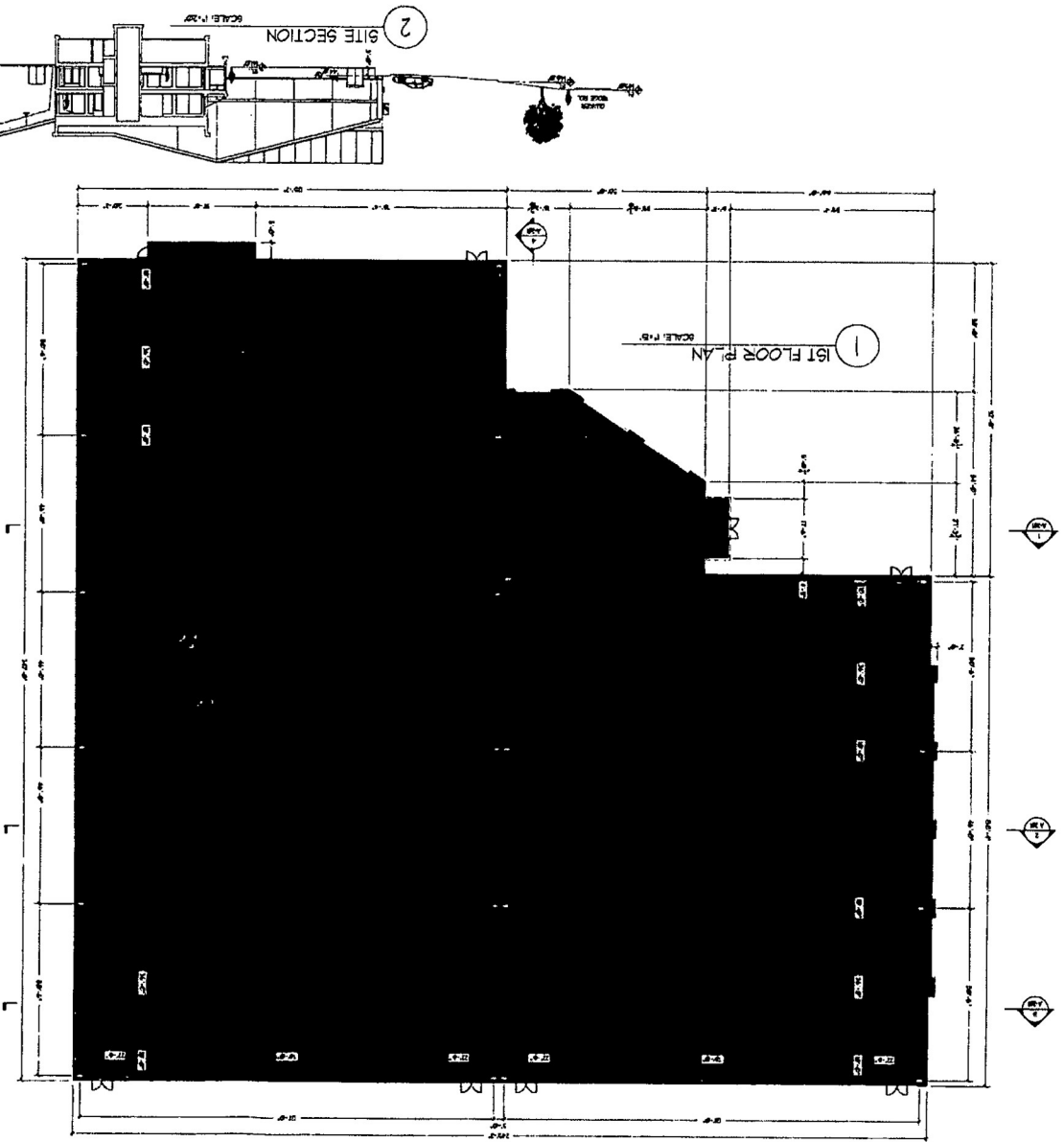
Contractor:

Project:  
**NEW ROCHELLE**  
**TENNIS CLUB**  
 55 Quaker Ridge Road  
 New Rochelle, New York

Drawing Title:  
**PERSPECTIVES**

12/20/2023





Attachment: Quaker Ridge Owners LLC - Tennis Club Plans (2023-142 : PETITION TO AMEND CHAPTER 331, ZONING CODE, REGARDING COMMERCIAL INDOOR RECREATION FACILITIES)

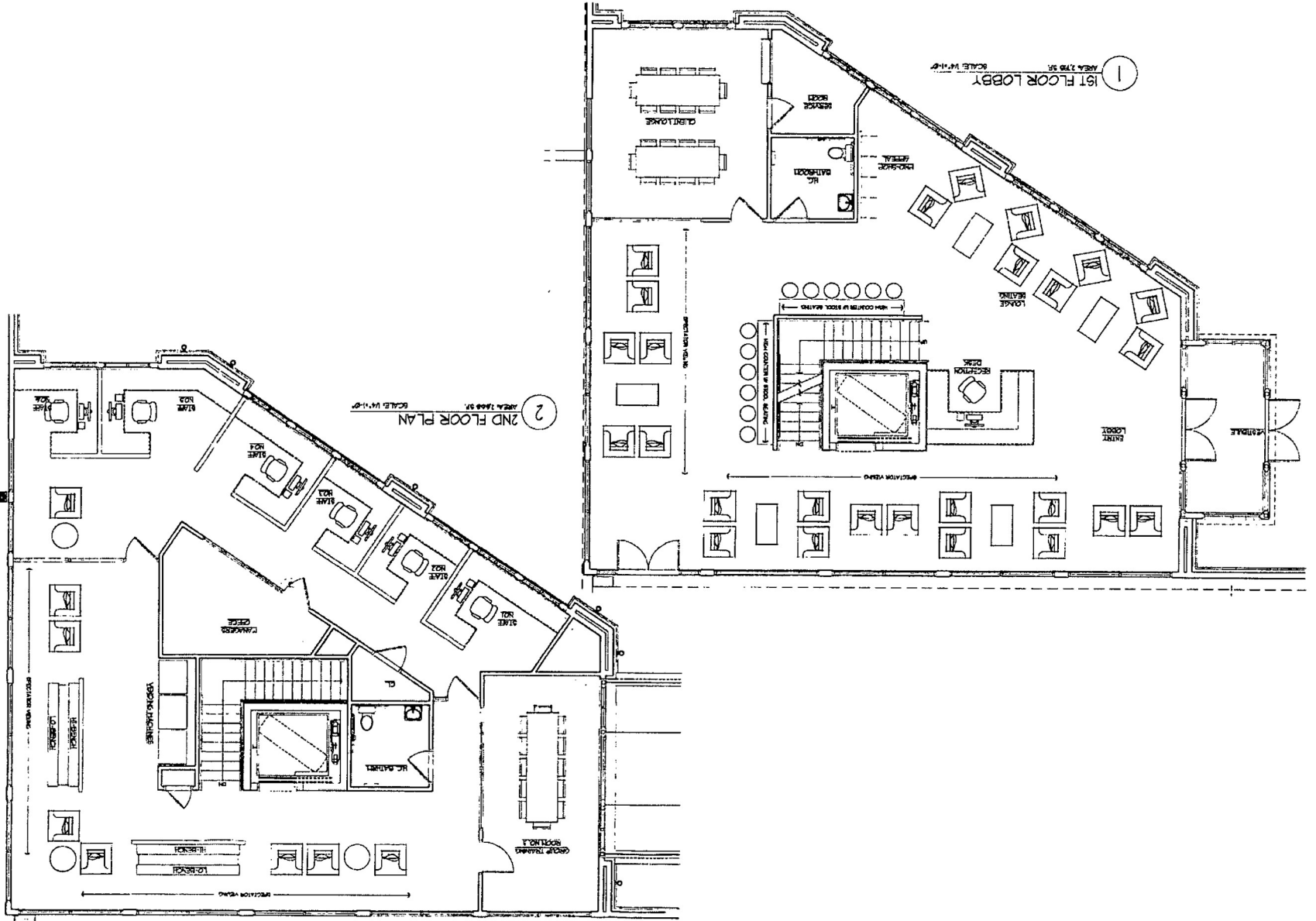
<p><b>A-100</b></p> <p>Scale: AS NOTED</p> <p>Drawn By: SRT</p> <p>Project No.: 2205</p> <p>Date: 4/23</p>	<p>Architect:</p> <p><b>The SULLIVAN</b> Architectural Group</p> <p>135 N. Broad Street, 4th Floor, Camden, NJ 08102 Tel: (609) 291-4600</p>	<p>Project:</p> <p><b>NEW ROCHELLE</b> TENNIS CLUB</p> <p>55 Quaker Ridge Road New Rochelle, New York</p>	<p>Drawing Title:</p> <p><b>FIRST FLOOR PLAN &amp; SITE SECTION</b></p>
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<b>A-101</b>
Scale: AS NOTED
Drawn by: SRT
Project No: 122
Date: 03/23

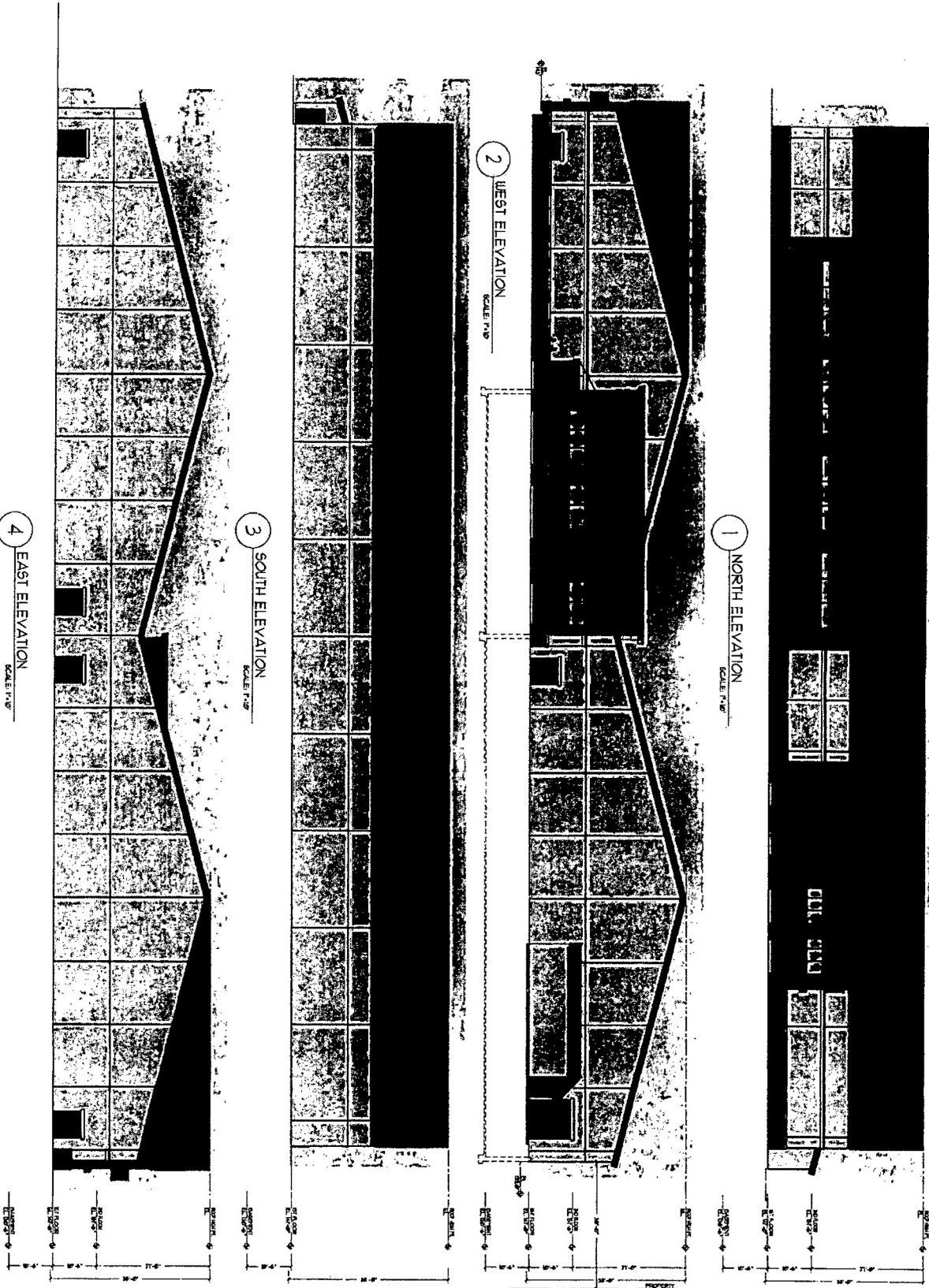
**The SULLIVAN**  
Architectural Group  
135 N. Second Street, 4th Floor, Commerce World  
PA, (717) 234-4800

**NEW ROCHELLE**  
TENNIS CLUB  
55 Quaker Ridge Road  
New Rochelle, New York

**ENLARGED LOBBY &**  
2ND FLR. MEZZ.



Attachment: Quaker Ridge Owners LLC - Tennis Club Plans (2023-142 : PETITION TO AMEND CHAPTER 331, ZONING CODE, REGARDING COMMERCIAL INDOOR RECREATION FACILITIES)



Attachment: Quaker Ridge Owners LLC - Tennis Club Plans (2023-142 : PETITION TO AMEND CHAPTER 331, ZONING CODE, REGARDING COMMERCIAL INDOOR RECREATION FACILITIES)

<b>A-200</b>	Architect:	<b>The SULLIVAN Architectural Group</b> 155 N. Broad Street, Milford, Connecticut 06460 ph: (203) 254-8580	Contractor:		Project:	<b>NEW ROCHELLE TENNIS CLUB</b> 55 Quaker Ridge Road New Rochelle, New York	Drawn By:	<b>Building Elevations</b>	Revised:	
	Date:	4/2023								
	Project No.:	2023								
	Drawn By:	SVT								
	Scale:	1/4" = 1'-0"								

**A-201**

Scale: 1/4" = 1'-0"

Drawn By: JPT

Project No.: 2305

Date: 4/23

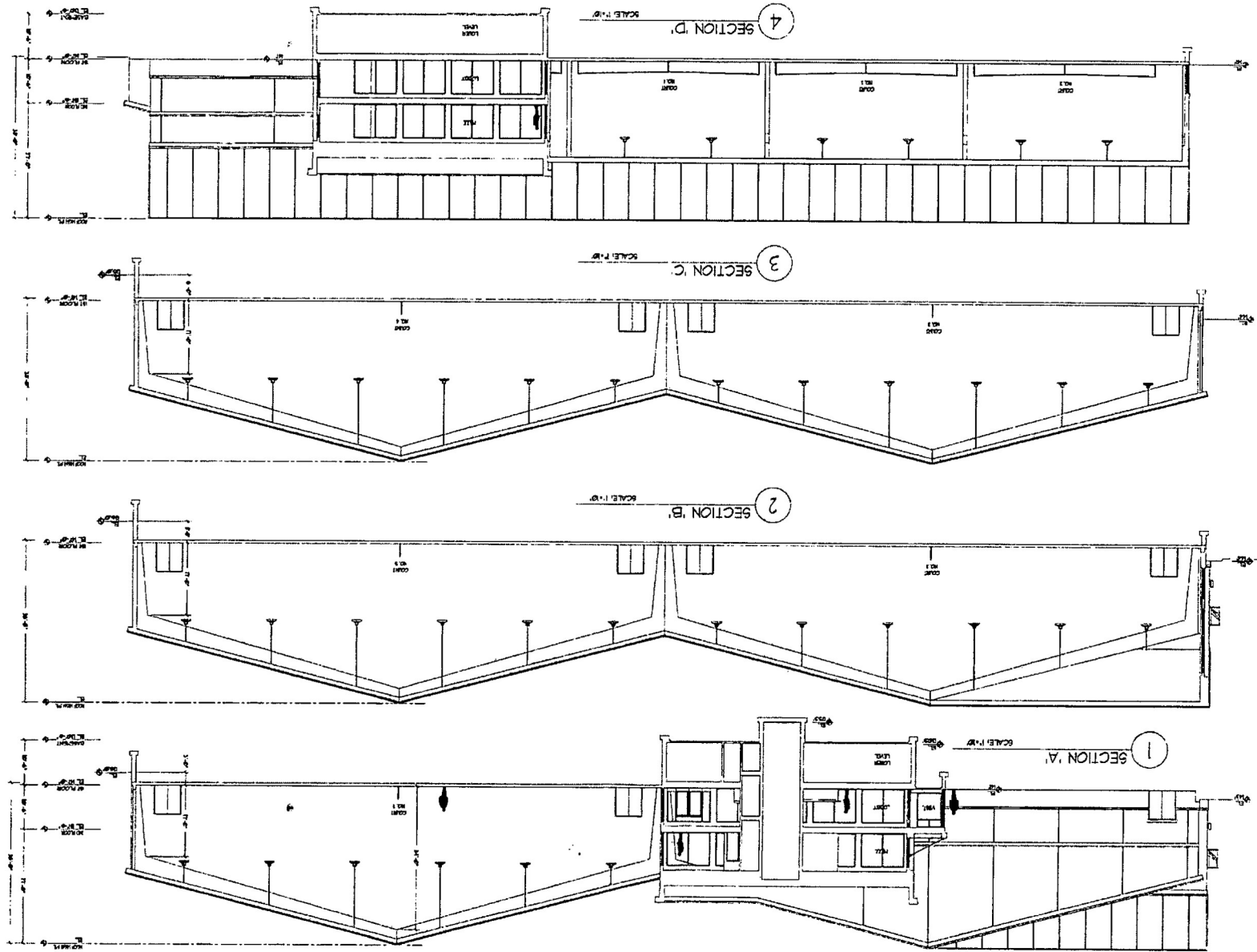
**The SULLIVAN**  
Architectural Group

111 N. Street Street, Albany, Connecticut 06010  
Tel: (203) 254-4800

**NEW ROCHELLE**  
**TENNIS CLUB**

55 Quaker Ridge Road  
New Rochelle, New York

**BUILDING ELEVATIONS**



Attachment: Quaker Ridge Owners LLC - Tennis Club Plans (2023-142 : PETITION TO AMEND CHAPTER 331, ZONING CODE, REGARDING COMMERCIAL INDOOR RECREATION FACILITIES)

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

Attachment: Short Environmental Assessment Form Part 2 - Impact Assessment - Commercial Indoor Recreation SIGNED (2023-142 : PETITION

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 allow commercial indoor recreation facilities as a special permit in the city's Neighborhood Business (NB) zoning district will have no adverse impact on the environment. As proposed, the zoning allows for a use that can be compatible with the existing zoning and surrounding development of NB districts. The proposal is not significantly different than the already allowed health clubs in the NB zone. The zoning requires ample setbacks from adjoining residential districts and other parameters to avoid nuisance and protect surrounding properties. Site specific concerns can be addressed by the Planning Board during the site plan/special permit process.

<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 of New Rochelle - City Council	05/31/23
Name of Lead Agency	Date
Carol Samol	Deputy Commissioner of Development
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<i>Carol Samol</i>	<i>Kia...</i>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**

**CITY OF NEW ROCHELLE, NEW YORK  
DEPARTMENT OF DEVELOPMENT  
PLANNING BOARD**

<b>Members Present:</b>	<i>Brown, Burke, Coelho-Marques Dodds-Brown, Lipow, Mercado</i>
<b>Members Absent:</b>	<i>Smith</i>
<b>Introduced:</b>	<i>June 23, 2023</i>
<b>Adopted:</b>	<i>June 23, 2023</i>
<b>Moved By:</b>	<i>Lipow</i>
<b>Seconded By:</b>	<i>Brown</i>
<b>Abstained:</b>	<i>None</i>
<b>Opposed:</b>	<i>None</i>
<b>Passed:</b>	<i>Unanimously</i>

**Positive Recommendation  
Petition by Quaker Ridge Owners LLC**

**RESOLUTION NO. 47-2023**

**WHEREAS**, the Board received a referral from City Council regarding a petition by Quaker Ridge Owners LLC to amend the City's Zoning to allow Commercial Indoor Recreational Facilities as a special permit use in the NB district; and

**WHEREAS**, the Board finds the proposal consistent with the goals and objectives of the comprehensive plan. Now, therefore, be it

**RESOLVED**, that the New Rochelle Planning Board hereby gives a positive recommendation on the proposed amendments.

Dated: July  4 , 2023

  
 \_\_\_\_\_  
 Kevin A. Kain, PP, AICP  
 Director of Planning & Sustainability

**Filed City Clerk's Office July  11 , 2023**

  
 \_\_\_\_\_  
 City Clerk

Attachment: Planning Board Res re Quaker Ridge Road; PH 7 11 23 (2023-142 : PETITION TO AMEND CHAPTER 331, ZONING CODE,