



**Honorable Mayor and City Council Agenda
1st Floor Council Conference Room, City Hall
City of New Rochelle
Committee of the Whole
Tuesday, July 14, 2026
3:45 PM**

Call to Order

Presentation(s)

1. CITY MANAGER PRESENTATION: QUALITY OF LIFE INITIATIVE UPDATE
2. DEVELOPMENT UPDATE

Agenda Review

Commendation(s)

Public Hearing(s) This Evening

3. PROPOSED ORDINANCE APPROVING THE 2026 CDBG & HOME ANNUAL ACTION PLAN AND BUDGET AMENDMENTS — Ordinance authorizing the submission of the 2026 Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) Annual Action Plans to the U.S. Department of Housing and Urban Development; and to amend Ordinance No. 198 of 2025, the 2026 Budget of the City of New Rochelle, to reflect actual funding allocations (Intro. 6/9/26; Public Hearing 7/14/26)

Department of Buildings

Law Department

Department of Finance

4. PROPOSED CHANGE IN WESTCHESTER COUNTY TAX COLLECTION DATE — Resolution authorizing the change in Westchester County Tax Collection date.

Department of Public Works

5. PROPOSED AMENDMENT TO THE CODE OF THE CITY OF NEW ROCHELLE RE: PARKING REGULATION CHANGES - WHITESTONE PLACE - Ordinance amending Section 312-83, Schedule XII: Parking Prohibited at All Times, of Chapter 312, Vehicles and Traffic, of the Code of the City of New Rochelle.
6. PROPOSED AMENDMENT TO THE CODE OF THE CITY OF NEW ROCHELLE RE: PARKING

REGULATION CHANGES - 111 CENTRE AVENUE - Ordinance amending Section 312-83, Schedule XII: Parking Prohibited at All Times, of Chapter 312, Vehicles and Traffic, of the Code of the City of New Rochelle.

7. PROPOSED AMENDMENT TO THE CODE OF THE CITY OF NEW ROCHELLE RE: TRAFFIC REGULATION CHANGE - TRINITY PLACE AT CHURCH STREET - 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.
8. PROPOSED AMENDMENT TO THE CODE OF THE CITY OF NEW ROCHELLE RE: TRAFFIC REGULATION CHANGES ON NARDOZZI PLACE AND INDUSTRIAL LANE - Ordinance amending Section 312-76, Schedule V: Prohibited Turns at Intersections, and 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.
9. PROPOSED AMENDMENT TO THE CODE OF THE CITY OF NEW ROCHELLE RE: SNOW EMERGENCY STREETS - Ordinance amending Section 312-95 Schedule XXIV: Snow Emergency Streets, of Chapter 312, Vehicles and Traffic, of the Code of the City of New Rochelle.

Department of Parks and Recreation

10. PROPOSED RESOLUTION ACCEPTING THE DONATION OF 200 SOCCER BALLS – Resolution authorizing the acceptance of a donation of 200 soccer balls from the United States Conference of Mayors. (Sponsored by Mayor Yadira Ramos-Herbert)

Police Department

Fire Department

Department of Human Resources

City Manager

11. PROPOSED AMENDMENT TO CHAPTER 290 OF THE CODE OF THE CITY OF NEW ROCHELLE RE: TAXICABS - Ordinance amending Chapter 290, Taxicabs, of the Code of the City of New Rochelle. (Sponsored by Council Member Martha Lopez)
12. PROPOSED RESOLUTION AUTHORIZING AN INCREASE TO THE EMPRESS AMBULANCE CONTRACT FOR ADDITIONAL AMBULANCE COVERAGE - Resolution authorizing an increase to the Empress Ambulance Contract for additional ambulance coverage.
13. PROPOSED AMENDMENT TO THE 2026 BUDGET (CAPITAL BUDGET) - Ordinance amending Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026, relative to the City's Capital Budget.

Department of Development

14. PROPOSED AMENDMENTS TO CHAPTER 133, FEES, AND CHAPTER 331, ZONING RE: ONE-FAMILY WATERFRONT RESIDENCE DISTRICT (R1-WF-10 DISTRICT) — Ordinance amending Chapter 133, Fees, and Chapter 331, Zoning, of the Code of the City of New Rochelle relative to the One-Family Waterfront Residence District (R1-WF-10 District). (Intro. 7/14/26; Public Hearing 9/8/26).
15. PROPOSED LEAD AGENCY STATUS RE: PROPOSED AMENDMENTS TO CHAPTER 133, FEES, AND CHAPTER 331, ZONING RE: ONE-FAMILY WATERFRONT RESIDENCE DISTRICT (R1-

WF-10 DISTRICT) - Resolution declaring Lead Agency Status regarding the proposed amendments to Chapter 133, Fees, and Chapter 331, Zoning, of the Code of the City of New Rochelle relative to the One-Family Waterfront Residence District (R1-WF-10 District).

16. PROPOSED PUBLIC HEARING RE: PROPOSED AMENDMENTS TO CHAPTER 133, FEES, AND CHAPTER 331, ZONING RE: ONE-FAMILY WATERFRONT RESIDENCE DISTRICT (R1-WF-10 DISTRICT) – Resolution scheduling a Public Hearing regarding the proposed amendments to Chapter 133, Fees, and Chapter 331, Zoning, of the Code of the City of New Rochelle relative to the One-Family Waterfront Residence District (R1-WF-10 District).
17. PROPOSED ADOPTION OF DOWNTOWN OVERLAY ZONE (DOZ) AMENDMENTS/FINDINGS - Proposed resolutions adopting Findings and zoning related to the Supplemental Final Generic Environmental Impact Statement (SFGEIS) for the 2026 DOZ Amendments.
18. PROPOSED AUTHORIZATION TO NEGOTIATE AND EXECUTE AGREEMENT WITH SOCIAL SECURITY ADMINISTRATION (SSA) OFFICE RE: PARKING PERMITS – Proposed resolution authorizing the City Manager to enter into an agreement with SSA related to parking permits at New Roc Garage.
19. PROPOSED ACCEPTANCE OF NEW YORK STATE HOMES AND COMMUNITY RENEWAL PRO-HOUSING COMMUNITIES TECHNICAL ASSISTANCE GRANT – Ordinance authorizing the City Manager to accept a grant award of \$250,000 from New York State Homes and Community Renewal under the 2025 Pro-Housing Communities Technical Assistance Program and to amend Ordinance No. 198 of 2025, the Budget of the City of New Rochelle.
20. PROPOSED AUTHORIZATION RE: SUBMISSION OF 2026 NEW YORK STATE CONSOLIDATED FUNDING APPLICATIONS – Resolution authorizing the City Manager to submit New York State Consolidated Funding Application (CFA) and related State grant applications and to commit matching funds.
21. PROPOSED RESOLUTION RE: HOUSING CHOICE VOUCHER PROGRAM (SECTION 8) 2027 ANNUAL PUBLIC HOUSING AUTHORITY (PHA) PLAN AND ADMINISTRATIVE (ADMIN) PLAN — Proposed resolution adopting, and approving for submission to HUD, the City of New Rochelle's Housing Choice Voucher Program's (Section 8) 2027 Annual Public Housing Authority (PHA) Plan and 2026/2027 Administrative (ADMIN) Plan (Intro. 7/14/2026; Public Hearing 9/8/2026).
22. PROPOSED PUBLIC HEARING RE: HOUSING CHOICE VOUCHER PROGRAM (SECTION 8) 2027 ANNUAL PUBLIC HOUSING AUTHORITY (PHA)PLAN AND ADMINISTRATIVE PLAN - Proposed resolution scheduling a Public Hearing relative to the City of New Rochelle's Housing Choice Voucher Program's (Section 8) 2027 Annual Public Housing Authority (PHA) Plan and 2026/2027 Administrative Plan.
23. PROPOSED AMENDMENT TO CHAPTER 270 OF THE CODE OF THE CITY OF NEW ROCHELLE RE: SIGNS, AWNINGS, CANOPIES, AND MARQUEES – Ordinance amending Chapter 270, Signs, of the Code of the City of New Rochelle.
24. PROPOSED LEAD AGENCY STATUS RE: AMENDMENT TO CHAPTER 270 OF THE CODE OF THE CITY OF NEW ROCHELLE RE: SIGNS, AWNINGS, CANOPIES, AND MARQUEES — Resolution declaring Lead Agency Status relative to the proposed amendments to Chapter 270, Signs, of the Code of the City of New Rochelle.
25. PROPOSED AMENDMENT TO CHAPTERS 133 AND 312 OF THE CODE OF THE CITY OF NEW ROCHELLE RE: PARKING FEES AND TIME LIMITS - Ordinance amending Section 133-1,

Enumeration of Fees, of Chapter 133, Fees; Section 312-62, Parking Lots; Section 312-64, New Roc Garage; Section 312-64.1, Penalties for Offenses; Section 312-68, Penalties for Offenses; Section 312-68.1, Surcharge on Convictions; and Section 312-94, Schedule XXIII: Parking-Meter Zones; and adding Section 312-62E(10)(w) and Section 312-101, Schedule XXX: Penalties for Parking, Standing, and Compliance Violations, of Chapter 312, Vehicles and Traffic, to the Code of the City of New Rochelle.

26. **PROPOSED AUTHORIZATION OF HOMELESSNESS ASSISTANCE AGREEMENT AND AMENDMENT TO 2026 CITY BUDGET** — Ordinance authorizing the City Manager to negotiate and enter into an agreement with HOPE Community Services to provide homelessness assistance services; and amending Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026.

City Council

Supplemental Item(s)

Unfinished Business

New Business

Discussion Item(s)

27. **CITY COUNCIL REPRESENTATIVE FOR THE NEW ROCHELLE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT (BID)** - Requested by Council Member Shane A. Osinloye

Executive Session

Public Hearing(s) 7:00 PM

Community to Be Heard

Adjournment

RESOLUTION NUMBER:

Item # 1.

City of New Rochelle
City Manager

MEMORANDUM

To: Honorable Mayor and City Council
Thru: Wilfredo Melendez, City Manager
Date: July 14, 2026
From: Wilfredo Melendez, City Manager
Subject: CITY MANAGER PRESENTATION: QUALITY OF LIFE INITIATIVE
UPDATE

Presentation by City Manager Wilfredo Melendez, P.E.

Attachments:
None

RESOLUTION NUMBER:

Item # 2.

City of New Rochelle
Development

MEMORANDUM

To: Honorable Mayor and City Council
Thru: Wilfredo Melendez, City Manager
Date: July 14, 2026
From: Adam Salgado, Development Commissioner
Subject: DEVELOPMENT UPDATE

Attachments:
None

City of New Rochelle
Development

MEMORANDUM

To: Honorable Mayor and City Council

Thru: Wilfredo Melendez, City Manager

Date: July 14, 2026

From: Adam Salgado, Development Commissioner

Subject: PROPOSED ORDINANCE APPROVING THE 2026 CDBG & HOME ANNUAL ACTION PLAN AND BUDGET AMENDMENTS — Ordinance authorizing the submission of the 2026 Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) Annual Action Plans to the U.S. Department of Housing and Urban Development; and to amend Ordinance No. 198 of 2025, the 2026 Budget of the City of New Rochelle, to reflect actual funding allocations (Intro. 6/9/26; Public Hearing 7/14/26)

Background:

On April 6, 2026, the U.S. Department of Housing and Urban Development (HUD) announced the City's actual allocations for fiscal year 2026 for the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs. Funding allocations for 2026 support priority initiatives but reflect a 2.43% decrease in funding for CDBG and a 4.76% increase to the HOME program. The budgets adopted by City Council in December 2025 (Ordinance No. 198 of 2025) were based on estimates that were derived from the 2025 allocations and must be amended.

Issue:

New Rochelle annually receives CDBG and HOME funding support for public service programs and infrastructure projects benefitting the community. Now that we have received the actual CDBG and HOME obligations from HUD, the City's 2026 budget must be amended. The 2026 allocation allows for focused investment addressing 'quality-of-life' strategic priorities that will enhance the vitality and sustainability of our neighborhoods. Specific project areas include sidewalk and ADA roadway improvements; park enhancements; economic development initiatives; and community services to assist low-income individuals and families—especially youth, the elderly, those with special needs, and other vulnerable residents.

A high-level comparison of the anticipated budgets versus the actual allocations is listed below:

Description	Anticipated 2026 Budget	Actual 2026 Allocation	Variance
CDBG	\$1,385,726	\$1,351,992	(\$33,734)
HOME	\$ 446,046	\$ 467,289	\$21,243

Revised budgets with specific program amounts detailed for 2026 are included in the attachment.

CDBG spending is allocated across four strategic categories based on caps established by HUD.

Public Facilities and Infrastructure Improvements account for 60% of the 2026 CDBG budget—an investment of \$809,845 directly focused on strengthening our community’s quality of life. These funds are dedicated to revitalizing neighborhoods, parks, and public facilities, while also expanding meaningful public engagement in how these spaces are shaped. A substantial amendment of the Fiscal Year 2026 and prior years allocations is in process to align 2026 public facilities funds toward projects that are ready for timely implementation.

Public Service Programs are capped at 15% of the allocation with \$185,747 programmed in 2026 to continue and expand support services to address community needs in the areas of food insecurity, underemployment, and quality of life issues for youth, the elderly and the homeless population.

Economic development initiatives expand job access, foster business growth, and support activities that promote long-term community vitality. These efforts empower low- to moderate-income residents to achieve greater self-sufficiency. These projects align with the City’s economic development and neighborhood revitalization goals by improving the visual appeal and marketability of local businesses—particularly small, locally owned, and minority-owned enterprises. In 2026, 6% or \$86,002 of the annual budget is proposed for Economic Development projects

Administration and Planning is capped at 20% of the allocation, amounting to \$270,398 in 2026. These funds are used to operate the CDBG program successfully.

HOME funds are used to provide decent affordable housing options for qualifying residents, including preserving and rehabilitating affordable housing stock, reducing discriminatory barriers, and incentives for home ownership for low- to moderate-income households. Of the

\$467,289 allocation in 2026, 75% or \$350,467 is programmed for Tenant Based Rental Assistance (TBRA). Community Housing Development Organization (CHDO) funds are reserved at the 15% cap (\$70,093) to allow for engagement with a non-profit, community-based organization to develop affordable housing for the community. Administration fees are capped at 10% and amount to \$46,729 in 2026.

2026 CDBG BUDGET

Appropriations will be increased (decreased) as follows:

Org-Object-Project	Description	Change
CD26.41700.5164	CULTURAL PROGRAM EXP	(\$1,000.00)
CD26.41700.24138	CULTURAL/PROGRAM EXP	(\$987.00)
CD26.41700.26009	CULTURAL/PROGRAM EXP	(\$10,000.00)
CD26.41700.8005	CULTURAL/PROGRAM EXP	(\$5,000.00)
CD26.41700.8011	CULTURAL/PROGRAM EXP	(\$5,000.00)
CD26.11000.8021	PROJECT IMPLEMENTATION	(\$5,000.00)
CD26.46000.6006	CONSULTING SERVICES	(\$3,000.00)
CD26.45100.6006	INDIRECT COSTS	(\$500.00)
CD26.48500.6006	TRAINING & DEVELOPMENT	(\$400.00)
CD26.11000.6006	SALARIES & FRINGE BENEFITS	(\$2,847.00)

Revenues will be increased (decreased) as follows:

Org-Object-Project	Description	Change
CD26.4989	FEDERAL AID-CDBG	(\$33,734)

2026 HOME BUDGET

Appropriations for funds will be increased (decreased) as follows:

Org-Object-Project	Description	Change
HM26.46100	CONTRACTED OPS SVCS	\$3,186.44

HM26.47000.6001	TBRA – TENANT BASED RENTAL ASSISTANCE	\$15,732.21
HM26.45100.6006	INDIRECT COSTS	\$2,124.30
HM26.45500.6006	PRINTING AND ADVERTISING	\$200.00

Revenues will be increased (decreased) as follows:

Org-Object-ProjectDescription		Change
HM26.4989	FEDERAL AID-CDBG	\$21,243

In addition to amending the City of New Rochelle’s FY 2026 adopted budget, it is the requirement of HUD that the City submit an Annual Action Plan which is due by August 16, 2026. The Action Plan identifies the activities to be funded with CDBG and HOME funds during the 2026 program year.

Per HUD Regulations, the City must conduct a 30-day Public Comment Period that will extend from June 10, 2026 to July 17, 2026 and a Public Hearing on the 2026 CDBG & HOME Annual Action Plan and Budgets to be held July 14, 2026.

Recommendation:

In order to implement the actions described above, the Department of Development is requesting the following actions be taken by City Council:

1. Introduce the Annual Plan and proposed budget amendments at the June 9, 2026 Committee of the Whole meeting and adopt a resolution directing a Public Hearing for July 14, 2026 for the 2026 Annual Action Plan and amended budgets.
2. At the Regular Legislative Meeting on July 21, 2026:
 - a) Authorize the amended 2026 CDBG Budget;
 - b) Authorize the amended 2026 HOME Budget; and
 - c) Authorize the submission of the 2026 Annual Action Plan to HUD.

Attachments:

1. 2026 COMMUNITY DEVELOPMENT BLOCK GRANT PROPOSED REVISED BUDGET
2. 2026 HOME Partnership Investment Proposed Revised Budget

RESOLUTION NUMBER:
MEETING DATE: July 14, 2026

Item # 3.

LEGISLATION

ORDINANCE AUTHORIZING THE SUBMISSION OF THE 2026 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) ANNUAL ACTION PLANS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND TO AMEND ORDINANCE NO. 198 OF 2025, THE 2026 BUDGET OF THE CITY OF NEW ROCHELLE, TO REFLECT ACTUAL FUNDING ALLOCATIONS.

WHEREAS, on April 6, 2026, the U.S. Department of Housing and Urban Development (HUD) announced the City of New Rochelle's actual allocations for fiscal year 2026 for the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs; and

WHEREAS, the funding allocations for 2026 support priority initiatives but reflect a 2.43% decrease in funding for CDBG and a 4.76% increase to the HOME program and the budget adopted by City Council in December 2025 (Ordinance No. 198 of 2025) were based on estimates that were derived from the 2025 allocations and must be amended; and

WHEREAS, the 2026 allocation allows for focused investment addressing 'quality-of-life' strategic priorities that will enhance the vitality and sustainability of our neighborhoods and specific project areas include sidewalk and ADA roadway improvements; park enhancements; economic development initiatives; and community services to assist low-income individuals and families—especially youth, the elderly, those with special needs, and other vulnerable residents; and

WHEREAS, the City Council has reviewed the proposed amendments, which reflect adjustments to funding allocations and project priorities to better address the evolving needs of the community.

NOW, THEREFORE, BE IT ORDAINED, by the City of New Rochelle, as follows:

Section 1: The City Council hereby adopts the amended 2026 CDBG and HOME Annual Action Plan, as set forth in the attached, which includes revised funding allocations and project priorities.

Section 2: The City Manager is hereby authorized to execute and submit all necessary documentation to the U.S. Department of Housing and Urban Development (HUD) to effectuate the amendments to the 2026 CDBG and HOME Annual Action Plan and associated budgets.

2026 COMMUNITY DEVELOPMENT BLOCK GRANT BUDGET - PROPOSED REVISED

DRAFT

Account Number		2025 FINAL ADOPTED	2026 ADOPTED	2026 PROPOSED REVISED	Difference
	CDBG Entitlement Allocation	\$ 1,385,726.00	\$ 1,385,726.00	\$ 1,351,992.00	\$ (33,734.00)
	15% Public Services Cap	\$ 207,858.90	\$ 207,858.90	\$ 202,798.80	\$ (5,060.10)
	20% Admin & Planning Cap	\$ 277,145.20	\$ 277,145.20	\$ 270,398.40	\$ (6,746.80)

PUBLIC SERVICE PROGRAMS					
Outside Agencies					
	Better Way New York Inc.	\$ 4,500.00	\$ -	\$ -	\$ -
CD26.41700.1069	Grow! Lincoln	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -
CD26.41700.8015	Meals-on-Wheels - Frail Elderly Meal Program	\$ 8,000.00	\$ 10,000.00	\$ 10,000.00	\$ -
	WestCop - Food Pantry	\$ 3,000.00	\$ -	\$ -	\$ -
	Women's Enterprise Dev. Ctr (WEDC) Entrepreneurial Program	\$ 15,000.00	\$ -	\$ -	\$ -
	WESTHAB Occupational Services	\$ 7,500.00	\$ -	\$ -	\$ -
CD26.41700.8009	WJCS - Parent Child Center	\$ 4,400.00	\$ 5,000.00	\$ 5,000.00	\$ -
CD26.41700.5163	WJCS - Disabled Housing Program	\$ 4,400.00	\$ 5,000.00	\$ 5,000.00	\$ -
CD26.41700.5164	Human Development Services of Westchester	\$ -	\$ 5,000.00	\$ 4,000.00	\$ (1,000.00)
CD26.41700.24137	Choice of New Rochelle - NR OYP Employment Enhancement Program	\$ 4,400.00	\$ 4,934.00	\$ 4,934.00	\$ -
	Songcatchers, Inc. - Early Childhood	\$ 5,000.00	\$ -	\$ -	\$ -
CD26.41700.24138	Songcatchers, Inc. - After School Music Program	\$ 5,000.00	\$ 10,000.00	\$ 9,013.00	\$ (987.00)
CD26.41700.26007	Songcatchers, Inc. - Orchestra	\$ -	\$ 5,000.00	\$ 5,000.00	\$ -
CD26.41700.26008	United Community Center of Westchester, Inc.	\$ -	\$ 5,000.00	\$ 5,000.00	\$ -
CD26.41700.26009	Urban League of Westchester County, Inc.	\$ -	\$ 10,000.00	\$ -	\$ (10,000.00)
CD26.41700.25006	Young Coaches Program Corp	\$ 4,400.00	\$ -	\$ -	\$ -
CD26.41700.26010	Young Coaches Program Corp - After School Development Program	\$ -	\$ 4,000.00	\$ 4,000.00	\$ -
	Subtotal - Outside Agencies	\$ 80,600.00	\$ 78,934.00	\$ 66,947.00	\$ (11,987.00)
City Programs					
CD26.41700.8007	NR Parks & Rec - Developmentally Disabled Minicamp	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ -
CD26.41700.8005	NR Parks & Rec - Lincoln Park Pool Summer Program	\$ -	\$ 50,000.00	\$ 45,000.00	\$ (5,000.00)
CD26.41700.8011	NR Parks & Rec - Senior Recreation Programs	\$ 20,000.00	\$ 25,000.00	\$ 20,000.00	\$ (5,000.00)
CD26.41700.8013	NR Parks & Rec - Summer Camp Scholarship Program	\$ 14,800.00	\$ 14,800.00	\$ 14,800.00	\$ -
CD26.41700.8012	NR Parks & Rec - Jefferson Daycamp	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ -
CD26.41700.8001	NR Youth Bureau - Middle School Drop-In Program	\$ 28,440.00	\$ 20,000.00	\$ 20,000.00	\$ -
	NR Youth Bureau - Network Youth Leadership Program	\$ 40,000.00	\$ -	\$ -	\$ -
	Subtotal - City Programs	\$ 122,240.00	\$ 128,800.00	\$ 118,800.00	\$ (10,000.00)
	TOTAL PUBLIC SERVICE PROGRAMS	\$ 202,840.00	\$ 207,734.00	\$ 185,747.00	\$ (21,987.00)

2026 COMMUNITY DEVELOPMENT BLOCK GRANT BUDGET - PROPOSED REVISED (continued)

DRAFT

Account Number		2025 FINAL ADOPTED	2026 ADOPTED	2026 PROPOSED REVISED	Difference
PUBLIC FACILITIES/INFRASTRUCTURE IMPROVEMENTS					
CD26.20000.25011	New Rochelle Transit Center Redesign	\$ 500,000.00	\$ 409,844.80	\$ -	\$ (409,844.80)
CD26.20000.23131	Sidewalk & Roadway Improvements in CDBG Eligible Areas - DPW	\$ 327,280.00	\$ 150,000.00	\$ 759,844.80	\$ 609,844.80
CD26.23000.5160	Park Improvements - Donofrio Field	\$ -	\$ 250,000.00	\$ 50,000.00	\$ (200,000.00)
	TOTAL PUBLIC FACILITIES/INFRASTRUCTURE IMPROVEMENTS	\$ 827,280.00	\$ 809,844.80	\$ 809,844.80	\$ -
ECONOMIC DEVELOPMENT					
CD26.11000.8021	Proj Implementation Costs - Façade Improvement	\$ 5,000.00	\$ 5,000.00		\$ (5,000.00)
CD26.41700.8021	Signage, Awnings, & Façade Improvement Program	\$ 76,002.00	\$ 86,002.00	\$ 86,002.00	\$ -
	TOTAL ECONOMIC DEVELOPMENT	\$ 81,002.00	\$ 91,002.00	\$ 86,002.00	\$ (5,000.00)
ADMINISTRATION & PLANNING					
CD26.46000.6006	Consulting services	\$ 5,000.00	\$ 3,000.00	\$ -	\$ (3,000.00)
CD26.45100.6006	Indirect Costs	\$ 9,595.00	\$ 7,226.20	\$ 6,726.20	\$ (500.00)
CD26.41000.6006	Office Supp & Exp	\$ 600.00	\$ 800.00	\$ 800.00	\$ -
CD26.41200.6006	Postage & Freight	\$ 400.00	\$ 400.00	\$ 400.00	\$ -
CD26.45500.6006	Printing & Advertising	\$ 1,490.00	\$ 1,414.00	\$ 1,414.00	\$ -
CD26.48500.6006	Training & Development	\$ 1,400.00	\$ 1,400.00	\$ 1,000.00	\$ (400.00)
CD26.11000.6006	Salaries & Fringe Benefits (110 & 800's)	\$ 256,119.00	\$ 262,905.00	\$ 260,058.00	\$ (2,847.00)
	TOTAL ADMINISTRATION & PLANNING	\$ 274,604.00	\$ 277,145.20	\$ 270,398.20	\$ (6,747.00)
	TOTAL	\$1,385,726.00	\$1,385,726.00	\$1,351,992.00	-\$33,734.00

* 2026 Adopted changed via Substantial Amendment May 2026

2026 HOME Partnership Investment BUDGET - PROPOSED REVISED

DRAFT

Account Number		2025 FINAL ADOPTED	2026 ADOPTED	2026 PROPOSED REVISED	Difference
	HOME ALLOCATION	\$ 446,045.84	\$ 446,045.84	\$ 467,288.79	\$ 21,242.95
	Admin CAP (2026 - 10%)	\$ 44,604.58	\$ 44,604.58	\$ 46,728.88	\$ 2,124.30
	CHDO Reserve (2026 - 15%)	\$ 66,906.88	\$ 66,906.88	\$ 70,093.32	\$ 3,186.44
HM26 46100	CHDO Community Housing Development Organization	\$ 66,906.88	\$ 66,906.88	\$ 70,093.32	\$ 3,186.44
	SUB TOTAL - CHDO	\$ 66,906.88	\$ 66,906.88	\$ 70,093.32	\$ 3,186.44
HM26.47000.6001	TBRA - Tenant Based Rental Assistance	\$ 334,734.96	\$ 334,734.96	\$ 350,467.17	\$ 15,732.21
HM26.41700.8038	Downpayment Assistance	\$ -	\$ -	\$ -	\$ -
	SUB TOTAL - PROGRAMS	\$ 334,734.96	\$ 334,734.96	\$ 350,467.17	\$ 15,732.21
	ADMINISTRATION				
HM26.xxxx.6006	Salaries/Benefits	\$ 38,917.00	\$ 39,857.00	\$ 39,857.00	\$ -
HM26.46000.6006	Consultant	\$ -	\$ -	\$ -	\$ -
HM26.45100.6006	Indirect Costs (6.5% of All Salaries/Benefits)	\$ 2,487.00	\$ 1,547.00	\$ 3,671.30	\$ 2,124.30
HM26.48500.6006	Training & Development	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -
HM26.45500.6006	Printing & Advertising	\$ 1,000.00	\$ 1,000.00	\$ 1,200.00	\$ 200.00
HM26.41000.6006	Office Supp & Exp	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -
	SUB TOTAL - ADMINISTRATION	\$ 44,404.00	\$ 44,404.00	\$ 46,728.30	\$ 2,324.30
	TOTAL	\$ 446,045.84	\$ 446,045.84	\$ 467,288.78	\$ 21,242.95

2026 HOME Partnership Investment BUDGET - PROPOSED REVISED

DRAFT

<u>Account Number</u>		<u>2025 FINAL ADOPTED</u>	<u>2026 ADOPTED</u>	<u>2026 PROPOSED REVISED</u>	<u>Difference</u>
	HOME ALLOCATION	\$ 446,045.84	\$ 446,045.84	\$ 467,288.79	\$ 21,242.95
	Admin CAP (2026 - 10%)	\$ 44,604.58	\$ 44,604.58	\$ 46,728.88	\$ 2,124.30
	CHDO Reserve (2026 - 15%)	\$ 66,906.88	\$ 66,906.88	\$ 70,093.32	\$ 3,186.44
HM26 46100	CHDO Community Housing Development Organization	\$ 66,906.88	\$ 66,906.88	\$ 70,093.32	\$ 3,186.44
	SUB TOTAL - CHDO	\$ 66,906.88	\$ 66,906.88	\$ 70,093.32	\$ 3,186.44
HM26.47000.6001	TBRA - Tenant Based Rental Assistance	\$ 334,734.96	\$ 334,734.96	\$ 350,467.17	\$ 15,732.21
HM26.41700.8038	Downpayment Assistance	\$ -	\$ -	\$ -	\$ -
	SUB TOTAL - PROGRAMS	\$ 334,734.96	\$ 334,734.96	\$ 350,467.17	\$ 15,732.21
	ADMINISTRATION				
HM26.xxxx.6006	Salaries/Benefits	\$ 38,917.00	\$ 39,857.00	\$ 39,857.00	\$ -
HM26.46000.6006	Consultant	\$ -	\$ -	\$ -	\$ -
HM26.45100.6006	Indirect Costs (6.5% of All Salaries/Benefits)	\$ 2,487.00	\$ 1,547.00	\$ 3,671.30	\$ 2,124.30
HM26.48500.6006	Training & Development	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -
HM26.45500.6006	Printing & Advertising	\$ 1,000.00	\$ 1,000.00	\$ 1,200.00	\$ 200.00
HM26.41000.6006	Office Supp & Exp	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -
	SUB TOTAL - ADMINISTRATION	\$ 44,404.00	\$ 44,404.00	\$ 46,728.30	\$ 2,324.30
	TOTAL	\$ 446,045.84	\$ 446,045.84	\$ 467,288.78	\$ 21,242.95

City of New Rochelle
Finance

MEMORANDUM

To: Honorable Mayor and City Council
Thru: Wilfredo Melendez, City Manager
Date: July 14, 2026
From: Alistair Featherstone, Finance Commissioner
Subject: PROPOSED CHANGE IN WESTCHESTER COUNTY TAX COLLECTION
DATE — Resolution authorizing the change in Westchester County Tax
Collection date.

Background:

The City of New Rochelle has historically collected tax payments for Westchester County in June. Following the January 2025 amendment that moved the City School District of New Rochelle Tax collection from April to March, the City's tax collection calendar now provides an opportunity to reconsider the timing of the County collection.

Issue:

Through staff research, it has been determined that most towns, villages, and cities in Westchester County collect the County Tax in April. New Rochelle's later collection schedule creates a misalignment with regional practice.

In addition, Westchester County withdraws approximately 60% of its annual tax levy from the City on May 15th each year. Under the current June collection schedule, the City is required to remit these funds before receiving any of the corresponding revenue from property owners. This timing mismatch negatively impacts cash flow and requires the City to advance County tax payments using its own resources. As a result, the City experiences unnecessary pressure on liquidity and fund balance management during the second quarter of the fiscal year.

Based on comments from our most recent audit presentation, and the fact that the 2026 County Tax collection has concluded, staff believes this is the opportune time to revise the County Tax collection period from June to May.

The proposed change is expected to have a positive impact on the City's cash flow and liquidity by reducing the period during which County tax payments must be advanced before corresponding revenues are collected. The proposal does not create new expenditures or require

additional staffing resources.

Specifically, in 2026, the City remitted approximately \$32 million to Westchester County on May 15. Advancing the County Tax collection from June to May would eliminate the need for the City to temporarily finance this amount, improving short-term liquidity and cash flow stability. It should be noted that the majority of tax payments come through escrow payments from banking institutions.

The proposed change will also align New Rochelle's tax collection schedule more closely with regional practice and improve the timing of cash inflows relative to County remittance requirements.

If approved, the Property Tax Collection Schedule for 2027 would be as follows:

January 2027 — City Property Taxes

March 2027 - Second Half of School & Library Property Taxes for the 2026/2027 Fiscal Year (January 1 to June 30)

May 2027 - Westchester County Property Taxes

September 2027 - First Half of School & Library Property Taxes for the 2027/2028 Fiscal Year (July 1 to December 31)

In addition, if approved, staff will develop a robust communications plan to provide notification to all affected parties including property owners and banking institutions.

Recommendation:

Staff recommends that the City Council adopt a resolution authorizing the aforementioned change moving the Westchester County Tax Collection from June to May beginning in 2027.

Attachments:

None

RESOLUTION NUMBER:
MEETING DATE: July 14, 2026

Item # 4.

LEGISLATION

RESOLUTION AUTHORIZING THE CHANGE IN
WESTCHESTER COUNTY TAX COLLECTION DATE.

WHEREAS, the City of New Rochelle has historically collected tax payments for Westchester County in June; and

WHEREAS, following the January 2025 change that moved the City School District of New Rochelle tax collection from April to March, the City's tax collection calendar now provides an opportunity to reconsider the timing of the County collection; and

WHEREAS, the City is required to remit approximately 60% of the County tax levy to Westchester County on May 15th each year, prior to receiving the corresponding tax revenues under the current June collection schedule, thereby requiring the City to temporarily advance County tax payments and negatively impacting cash flow and liquidity; and

WHEREAS, advancing the County tax collection from June to May, beginning in 2027, will better align New Rochelle's tax collection schedule with the County's remittance requirements, improve cash flow and liquidity, and conform more closely with regional tax practices.

NOW, THEREFORE, that the City Council of the City of New Rochelle hereby authorizes revising the annual Westchester County property tax collection date from June to May, beginning in the 2027 tax year; and

BE IT FURTHER RESOLVED, that the 2027 Property Tax Collection Schedule will be as follows:

- January 2027 — City Property Taxes
- March 2027 - Second Half of School & Library Property Taxes for the 2026/2027 Fiscal Year (January 1 to June 30)
- May 2027 - Westchester County Property Taxes
- September 2027 - First Half of School & Library Property Taxes for the 2027/2028 Fiscal Year (July 1 to December 31)

BE IT FURTHER RESOLVED, that the City Manager and the City's Finance Commissioner are authorized to take all actions necessary to implement this revised collection schedule, including providing appropriate notice to property owners, mortgage escrow servicers,

and other affected parties.

City of New Rochelle
Public Works

MEMORANDUM

To: Honorable Mayor and City Council
Thru: Wilfredo Melendez, City Manager
Date: July 14, 2026
From: Alvaro Alfonso-Larrain, Public Works Commissioner
Subject: PROPOSED AMENDMENT TO THE CODE OF THE CITY OF NEW ROCHELLE RE: PARKING REGULATION CHANGES - WHITESTONE PLACE - Ordinance amending Section 312-83, Schedule XII: Parking Prohibited at All Times, of Chapter 312, Vehicles and Traffic, of the Code of the City of New Rochelle.

Background: Residents of Whitestone Place have petitioned the Department of Public Works to restrict parking on a section of the street having a reverse curve alignment. The Department has no objection to this request and recommends the following amendment to the municipal code:
(matter underlined is added)

§ 312-83 Schedule XII: Parking Prohibited at All Times.

In accordance with the provisions of § 312-39, no person shall park a vehicle at any time upon any of the following described streets or parts of streets:

Name of Street	Side	Location
<u>Whitestone Place</u>	<u>East</u>	<u>From 19 to 25 Whitestone Place</u>
<u>Whitestone Place</u>	<u>West</u>	<u>From 22 to 40 Whitestone Place</u>

Attachments:

1. Whitestone Pl - Signatures (April 2026)
2. Whitestone Pl - Signatures (July 2025)_1
3. Whitestone Pl - Location Map

RESOLUTION NUMBER:
MEETING DATE: July 14, 2026

Item # 5.

LEGISLATION

ORDINANCE AMENDING SECTION 312-83,
SCHEDULE XII: PARKING PROHIBITED AT ALL
TIMES, OF CHAPTER 312, VEHICLES AND
TRAFFIC, OF THE CODE OF THE CITY OF NEW
ROCHELLE.

WHEREFORE, residents of Whitestone Place have requested that parking be prohibited along a portion of the street due to its reverse-curve roadway alignment, which limits sight distance and creates conditions that may adversely affect the safe movement of vehicles; and

WHEREAS, the Department of Public Works has reviewed the request and determined that prohibiting parking along the affected portion of Whitestone Place is appropriate and has no objection to the proposed restriction.

NOW, THEREFORE, BE IT ORDAINED by the City of New Rochelle:

Section 1. The Code of the City of New Rochelle, Section 312-83, Schedule XII: Parking Prohibited at All Times, of Chapter 312 (Vehicles and Traffic) is hereby amended as follows:

§ 312-83. Schedule XII: Parking Prohibited at All Times.

In accordance with the provisions of § 312-39, no person shall park a vehicle at any time upon any of the following described streets or parts of streets:

Name of Street	Side	Location
<u>Whitestone Place</u>	<u>East</u>	<u>From 19 to 25 Whitestone Place</u>
<u>Whitestone Place</u>	<u>West</u>	<u>From 22 to 40 Whitestone Place</u>

Matter [bracketed] deleted.
Matter underlined added.

Appendix A

REQUEST FOR CHANGE IN PARKING REGULATIONS

Please indicate the street where parking regulation changes are requested. Also include the limits of the area along those streets.

Street Name: Whitestone Place
From: Mayflower Ave To: Rosdale Ave

Please describe the type of regulation requested and the reason for the request.

Propose to install no parking at any time from
19 Driveway to 23 Driveway Whitestone Place and
front of 22 to 40 Whitestone Place

Contact Name: Gaetano Fuschetto Address: 11 Whitestone Pl

Daytime Phone: 914 403 6517 E-mail: GuyFuschetto@gmail.com

Return this form to:

Director of Traffic Engineering
City of New Rochelle
Department of Public Works
515 North Avenue
New Rochelle, NY 10801

Appendix B

PETITION REQUESTING PARKING REGULATION CHANGE

Description of Street(s) Winding C (Blinded turn)

Proposed Parking Regulation(s) No Parking Sign

Primary Contact Name: Francesca Condino Daytime Phone: 914.804.7339

"As evidenced by my signature, I support the proposed change to existing parking regulations referenced above. I understand that 75 percent of the residents of this street must support this request for the area to be evaluated." **Only 1 resident can sign per household or apartment unit.**

Street Address	Signature/ Name Printed	Phone/Email
14 Whitestone Pl	Rosemary Salvatore <i>Rosemary Salvatore</i>	914.235.9073 thesalvatores@outlook.com
11 Whitestone Pl	GABRILO FUSCHOTTO <i>Gabriel Fuschotto</i>	914.403.6517 GusFuschetto82@gmail.com
12 Whitestone Pl.	Ana Fennor <i>Ana Fennor</i>	917.916.7164 millefennor@gmail.com
15 White Stone Pl	MARY ADAMS <i>Mary Adams</i>	914-572-6638
23 White Stone Pl	MARCA DEMOSTRER <i>Nicole Mason</i>	MARCH/seq 47 845-709-1185 ngmason20@gmail.com
45 Whitestone Place	Margaret Sugre <i>Margaret Sugre</i>	914-982-0999 mmsugre45@gmail.com
61 Randa's Ave	<i>McConforti</i>	914.636.4614
NORMA REYES	<i>Norma Reyes</i>	917.627.4411
303 Mayflower Ave Corner Whitestone Pl.	Francesca DiMareno	914.804.7339



RESOLUTION NUMBER:

Item # 6.

City of New Rochelle
Public Works

MEMORANDUM

To: Honorable Mayor and City Council
Thru: Wilfredo Melendez, City Manager
Date: July 14, 2026
From: Alvaro Alfonzo-Larrain, Public Works Commissioner
Subject: PROPOSED AMENDMENT TO THE CODE OF THE CITY OF NEW ROCHELLE RE: PARKING REGULATION CHANGES - 111 CENTRE AVENUE - Ordinance amending Section 312-83, Schedule XII: Parking Prohibited at All Times, of Chapter 312, Vehicles and Traffic, of the Code of the City of New Rochelle.

Background: The Department of Public Works received a request to examine sight lines exiting the parking garage for 111 Centre Avenue. After analysis, parking restrictions on either side of the building's driveway are recommended and the following amendment to the municipal code is recommended:(matter underlined is added)

§ 312-83 Schedule XII: Parking Prohibited at All Times.

In accordance with the provisions of § 312-39, no person shall park a vehicle at any time upon any of the following described streets or parts of streets:

Name of Street	Side	Location
<u>Centre Avenue</u>	<u>West</u>	<u>In front of 111 Centre Avenue for 60 feet</u>

Attachments:

None

RESOLUTION NUMBER:
MEETING DATE: July 14, 2026

Item # 6.

LEGISLATION

ORDINANCE AMENDING SECTION 312-83,
SCHEDULE XII: PARKING PROHIBITED AT ALL
TIMES, OF CHAPTER 312, VEHICLES AND
TRAFFIC, OF THE CODE OF THE CITY OF NEW
ROCHELLE.

WHEREAS, following an analysis of the existing roadway conditions, the Department of Public Works determined that parked vehicles along the west side of Centre Avenue adjacent to the driveway impede visibility for motorists exiting the parking garage; and

WHEREAS, the Department of Public Works has recommended that parking be prohibited along a portion of the west side of Centre Avenue to improve sight lines and promote the safe movement of vehicular traffic.

NOW, THEREFORE, BE IT ORDAINED by the City of New Rochelle:

Section 1. The Code of the City of New Rochelle, Section 312-83, Schedule XII: Parking Prohibited at All Times, of Chapter 312 (Vehicles and Traffic) is hereby amended as follows:

§ 312-83. Schedule XII: Parking Prohibited at All Times.

In accordance with the provisions of § 312-39, no person shall park a vehicle at any time upon any of the following described streets or parts of streets:

Name of Street	Side	Location
<u>Centre Avenue</u>	<u>West</u>	<u>In front of 111 Centre Avenue for 60 feet</u>

Matter [bracketed] deleted.

Matter underlined added.

City of New Rochelle
Public Works

MEMORANDUM

To: Honorable Mayor and City Council

Thru: Wilfredo Melendez, City Manager

Date: July 14, 2026

From: Alvaro Alfonso-Larrain, Public Works Commissioner

Subject: PROPOSED AMENDMENT TO THE CODE OF THE CITY OF NEW ROCHELLE RE: TRAFFIC REGULATION CHANGE - TRINITY PLACE AT CHURCH STREET - 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.

Background: The Department of Public Works received a request to consider restricting right turns on a red signal from Trinity Place onto Church Street during school hours. As the intersection is less than 500 feet from a school entrance and there are numerous school children crossing Trinity Place at this intersection, the Department of Public Works recommends the following amendment to the municipal code:
(matter underlined is added)

§ 312-77 Schedule VI: Prohibited Turns on Red Signal.

In accordance with the provisions of § 312-32, no person shall make a turn of the kind indicated (right turns or left turns from one-way street onto a one-way street) when facing a steady red signal (stop indication) at any of the following locations:

Name of Street	Direction of Travel	Prohibited Turns	Hours/Days	Prohibited Turn on Red Signal Onto
<u>Trinity Place</u>	<u>East</u>	<u>Right</u>	<u>7:00 a.m. to 6:00 p.m. school days</u>	<u>Church Street</u>

Attachments:

None

RESOLUTION NUMBER:
MEETING DATE: July 14, 2026

Item # 7.

LEGISLATION

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.

WHEREAS, the Department of Public Works determined that the intersection of Trinity Place and Church Street is located within 500 feet of a school entrance and experiences substantial pedestrian activity by school children crossing Trinity Place; and

WHEREAS, the Department of Public Works has concluded that prohibiting right turns on red at this location during school hours will enhance pedestrian safety and promote the orderly movement of traffic.

NOW, THEREFORE, BE IT ORDAINED by the City of New Rochelle:

Section 1. The Code of the City of New Rochelle, Section 312-77 (Schedule V: Prohibited Turns on Red Signal) of Chapter 312 (Vehicles and Traffic) is hereby amended as follows:

§312-77. Schedule VI: Prohibited Turns on Red Signal.

In accordance with the provisions of §312-32, no person shall make a turn of the kind indicated (right turns or left turns from one-way street onto a one-way street) when facing a steady red signal (stop indication) at any of the following locations:

Name of Street	Direction of Travel	Prohibited Turns	Hours/Days	Prohibited Turn on Red Signal Onto
<u>Trinity Place</u>	<u>East</u>	<u>Right</u>	<u>7:00 a.m. to 6:00 p.m.</u> <u>school days</u>	<u>Church Street</u>

Matter [bracketed] deleted.

Matter underlined added.

City of New Rochelle
Public Works

MEMORANDUM

To: Honorable Mayor and City Council

Thru: Wilfredo Melendez, City Manager

Date: July 14, 2026

From: Alvaro Alfonso-Larrain, Public Works Commissioner

Subject: PROPOSED AMENDMENT TO THE CODE OF THE CITY OF NEW ROCHELLE RE: TRAFFIC REGULATION CHANGES ON NARDOZZI PLACE AND INDUSTRIAL LANE - Ordinance amending Section 312-76, Schedule V: Prohibited Turns at Intersections, and 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.

Background: Concerns regarding excessive traffic delays leaving the shopping areas on Industrial Lane and Nardozzi Place have been brought to the attention of the Department of Public Works. The following turn restrictions are recommended as a preliminary step toward reducing traffic conflicts in the area:
(matter underlined is added, matter bracketed is deleted)

§ 312-76 Schedule V: Prohibited Turns at Intersections.

In accordance with the provisions of § 312-31, no person shall make a turn of the kind designated below at any of the following locations:

Name of Street	Direction of Travel	Prohibited Turn	Hours	At Intersection Of
[Home Depot Drive Access Road]	[South]	[Left]	[All]	[Home Depot]
<u>Nardozzi Place</u>	<u>Southwest</u>	<u>Left</u>	<u>All</u>	<u>Home Depot west driveway entrance</u>
<u>Home Depot Drive Access Road</u>	<u>North</u>	<u>Left</u>	<u>All</u>	<u>Nardozzi Place</u>

§ 312-77Schedule VI: Prohibited Turns on Red Signal.

In accordance with the provisions of § 312-32, no person shall make a turn of the kind indicated

(right turns or left turns from one-way street onto a one-way street) when facing a steady red signal (stop indication) at any of the following locations:

Name of Street	Direction of Prohibited Travel	Prohibited Turn	Hours/Days Prohibited	Prohibited Turn on Red Signal Onto
<u>Industrial Lane</u>	<u>North</u>	<u>Right</u>	<u>All/All</u>	<u>Nardozzi Place</u>

Attachments:

1. Costco-Home Depot

RESOLUTION NUMBER:
MEETING DATE: July 14, 2026

Item # 8.

LEGISLATION

ORDINANCE AMENDING SECTION 312-76,
SCHEDULE V: PROHIBITED TURNS AT
INTERSECTIONS, AND 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.

WHEREAS, the Department of Public Works ("Department") has received concerns regarding excessive traffic delays and congestion affecting vehicles exiting the commercial areas located on Industrial Lane and Nardozzi Place; and

WHEREAS, following an evaluation of traffic operations in the area, the Department has determined that implementing certain turn restrictions as an initial traffic management measure will reduce vehicular conflicts, improve traffic flow, and enhance public safety, and has recommended amendments to Chapter 312 of the Code of the City of New Rochelle.

NOW, THEREFORE, BE IT ORDAINED by the City of New Rochelle:

Section 1. The Code of the City of New Rochelle, Section 312-76, Schedule V: Prohibited Turns at Intersections, of Chapter 312, Vehicles and Traffic, is hereby amended as follows:

§312-76. Schedule V: Prohibited Turns at Intersections.

In accordance with the provisions of §312-31, no person shall make a turn of the kind designated below at any of the following locations:

Name of Street	Direction of Travel	Prohibited Turn	Hours	At Intersection Of
[Home Depot Drive Access Road]	[South]	[Left]	[All]	[Home Depot]
<u>Nardozzi Place</u>	<u>Southwest</u>	<u>Left</u>	<u>All</u>	<u>Home Depot west driveway entrance</u>

<u>Home Depot Drive</u> <u>Access Road</u>	<u>North</u>	<u>Left</u>	<u>All</u>	<u>Nardozzi Place</u>
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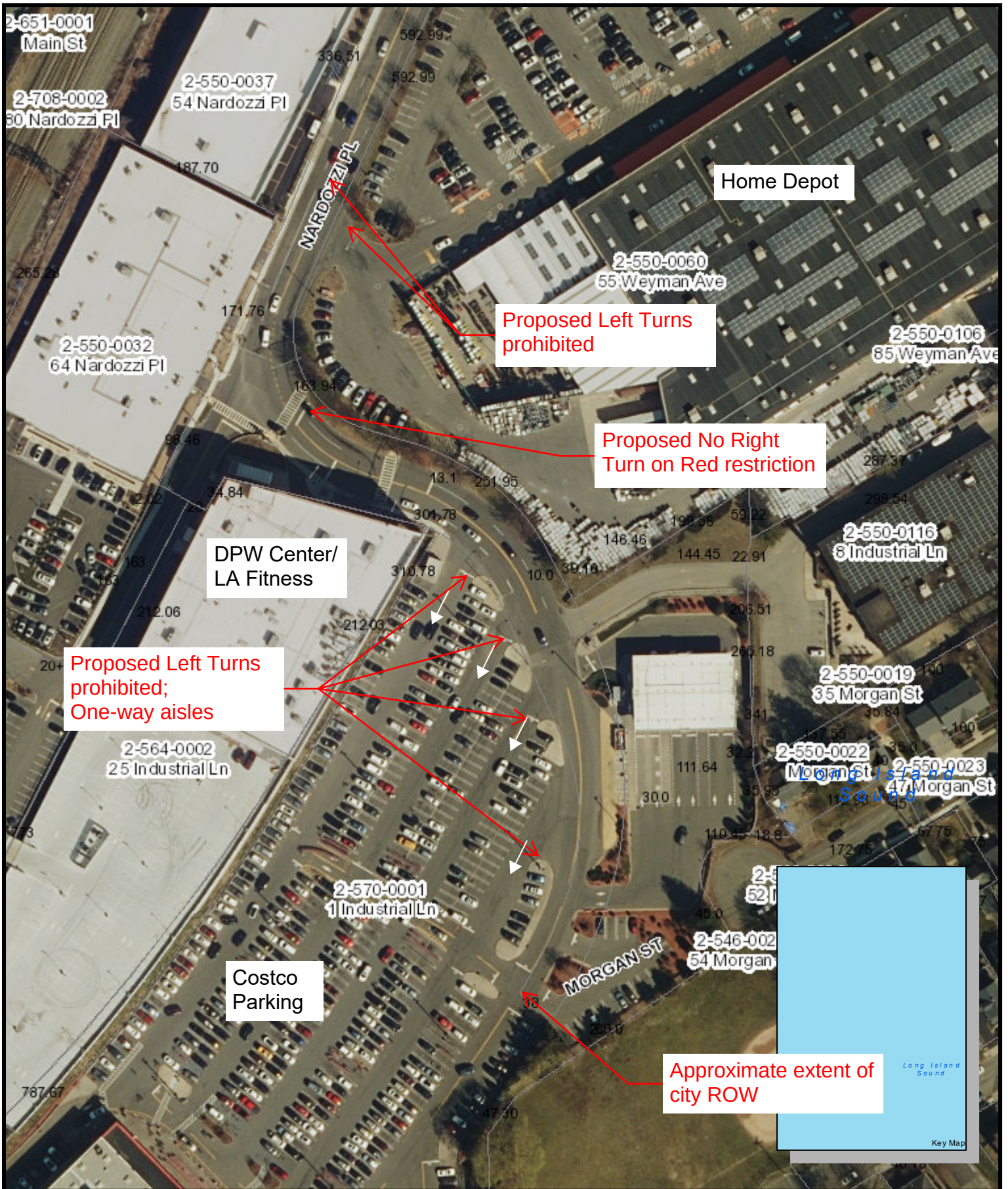
Section 2. The Code of the City of New Rochelle, Section 312-77, Schedule VI: Prohibited Turns on Red Signal, of Chapter 312, Vehicles and Traffic, is hereby amended as follows:

§ 312-77 Schedule VI: Prohibited Turns on Red Signal.

In accordance with the provisions of § 312-32, no person shall make a turn of the kind indicated (right turns or left turns from one-way street onto a one-way street) when facing a steady red signal (stop indication) at any of the following locations:

Name of Street	Direction of Travel	Prohibited Turn	Hours/Days	Prohibited Turn on Red Signal Onto
<u>Industrial Place</u>	<u>North</u>	<u>Right</u>	<u>All/All</u>	<u>Nardozzi Place</u>

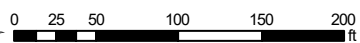
Matters
[bracketed]
deleted.
Matters
underlined
added.



- Legend**
- ▬ Zoning
 - Parcels
 - Building Footprints
 - Westchester Municipalities
 - Paved Roads

Property Map

Creation date: 6/24/2026



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CITY OF
NEW ROCHELLE,
NEW YORK

City of New Rochelle
Public Works

MEMORANDUM

To: Honorable Mayor and City Council
Thru: Wilfredo Melendez, City Manager
Date: July 14, 2026
From: Alvaro Alfonso-Larrain, Public Works Commissioner
Subject: PROPOSED AMENDMENT TO THE CODE OF THE CITY OF NEW ROCHELLE RE: SNOW EMERGENCY STREETS - Ordinance amending Section 312-95 Schedule XXIV: Snow Emergency Streets, of Chapter 312, Vehicles and Traffic, of the Code of the City of New Rochelle.

Background:

During a review of the snow-related sections of the City Code, an error was identified in § 312-95 Schedule XXIV: Snow Emergency Streets. The Code had "The Boulevard" listed as a Snow Emergency Route, when it should have been the "Boulevard East".

In order to correct the aforementioned error, the following revision to the Code of the City of New Rochelle is recommended:
(matter underlined is added; matter bracketed is deleted)

§ 312-95 Schedule XXIV: Snow Emergency Streets.

In accordance with the provisions of § 312-61A and B it shall be unlawful to stand or park a motor vehicle or operate a motor vehicle not equipped with snow tires or tire chains on the following described streets or parts thereof:

Name of Street	Limits
[The] Boulevard <u>East</u>	From Schuyler Street to Rockland Place

Attachments:

None

RESOLUTION NUMBER:
MEETING DATE: July 14, 2026

Item # 9.

LEGISLATION

ORDINANCE AMENDING SECTION 312-95 SCHEDULE XXIV:
SNOW EMERGENCY STREETS, OF CHAPTER 312, VEHICLES
AND TRAFFIC, OF THE CODE OF THE CITY OF NEW
ROCHELLE.

WHEREAS, during a review of the snow emergency provisions of Chapter 312 of the Code of the City of New Rochelle, the Department of Public Works identified a clerical error in Section 312-95, Schedule XXIV: *Snow Emergency Streets*, which incorrectly identifies "The Boulevard" as a designated Snow Emergency Street; and

WHEREAS, the intended designation is "Boulevard East," and the proposed amendment will correct the clerical error to accurately reflect the City's designated Snow Emergency Route;

NOW, THEREFORE, BE IT ORDAINED by the City of New Rochelle:

Section 1. The Code of the City of New Rochelle, Section 312-95, Schedule XXIV: Snow Emergency Streets, of Chapter 312, Vehicles and Traffic, is hereby amended to read as follows:

§ 312-95. Schedule XXIV: Snow Emergency Streets.

In accordance with the provisions of § 312-61 A and B it shall be unlawful to stand or park a motor vehicle or operate a motor vehicle not equipped with snow tires or tire chains on the following described streets or parts thereof:

Name of Street	Limits
[The] Boulevard <u>East</u>	From Schuyler Street to Rockland Place

Matter [bracketed] deleted.

Matter underlined added.

City of New Rochelle
Parks & Recreation

MEMORANDUM

To: Honorable Mayor and City Council
Thru: Wilfredo Melendez, City Manager
Date: July 14, 2026
From: Vincent Parise, Parks and Recreation Commissioner
Subject: PROPOSED RESOLUTION ACCEPTING THE DONATION OF 200 SOCCER BALLS – Resolution authorizing the acceptance of a donation of 200 soccer balls from the United States Conference of Mayors. (Sponsored by Mayor Yadira Ramos-Herbert)

Background: The City of New Rochelle is celebrating the Summer of Soccer, for the FIFA World Cup and related soccer-themed community programming and events.

The City of New Rochelle has been offered the donation of 200 soccer balls from The United States Conference of Mayors as part of the FIFA World Cup 2026 Soccer Balls Initiative.

Acceptance of this in-kind donation will enhance recreational opportunities for residents.

Issue:

In order for the donation to move forward, City Council needs to adopt a resolution accepting the in-kind donation.

Recommendation:

City staff recommends that the City Council adopt a resolution for the acceptance of the donation of soccer balls from the United States Conference of Mayors. Acceptance of the donation will provide a direct public benefit without requiring the expenditure of City funds for the acquisition of the equipment.

Attachments:

None

RESOLUTION NUMBER: 2026-90

Item # 10.

MEETING DATE: July 14, 2026

LEGISLATION

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF A
DONATION OF 200 SOCCER BALLS FROM THE UNITED
STATES CONFERENCE OF MAYORS.**

WHEREAS, the City of New Rochelle has been offered the donation of 200 soccer balls from The United States Conference of Mayors as part of the FIFA World Cup 2026 Soccer Balls Initiative; and

WHEREAS, the City Council finds that acceptance of this in-kind donation will enhance recreation for residents and is in the best interest of the City and its residents.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of New Rochelle hereby accepts the in-kind donation of soccer balls from the United States Conference of Mayors in support of the 2026 FIFA World Cup; and

BE IT FURTHER RESOLVED, that the City Manager, or the City Manager's designee, is authorized to take such actions as are necessary to receive, administer, and distribute the donated soccer balls through appropriate City-supported recreational and community outreach programs.

City of New Rochelle
City Manager

MEMORANDUM

To: Honorable Mayor and City Council
Thru: Wilfredo Melendez, City Manager
Date: July 14, 2026
From: Wilfredo Melendez, City Manager
Subject: PROPOSED AMENDMENT TO CHAPTER 290 OF THE CODE OF THE CITY OF NEW ROCHELLE RE: TAXICABS - Ordinance amending Chapter 290, Taxicabs, of the Code of the City of New Rochelle. (Sponsored by Council Member Martha Lopez)

Background:

The City of New Rochelle has regulated taxicab operations under Chapter 290 of the City Code for many years. These regulations establish requirements for licensing, vehicle inspections, fare schedules, driver qualifications, insurance coverage, and operating standards to ensure the safe and reliable provision of taxi services throughout the City.

Historically, the local taxi industry has served as an essential transportation option for residents, including seniors, commuters, individuals without personal vehicles, and those requiring transportation during late-night hours, inclement weather, and other periods of limited transit availability. The industry continues to play an important role in supporting mobility across the City.

Like many municipalities, New Rochelle's taxi industry has experienced significant change due to the rise of app-based transportation services, advances in dispatch and payment technologies, and increasing operational costs such as insurance, fuel, maintenance, and inspections. These trends have prompted periodic reviews of the City's regulatory framework to ensure it remains current and effective.

The most recent comprehensive request from the New Rochelle Taxi Association occurred in 2022, when operators requested fare adjustments in response to rising fuel prices, insurance premiums, and general inflationary pressures. The City reviewed and acted on that request, resulting in adjustments to the fare structure to help offset increased operating costs while maintaining affordable service for the public.

Issue:

On May 29, 2026, the New Rochelle Taxi Association submitted a letter requesting additional amendments to Chapter 290. The Association cites continued increases in operating expenses, including insurance, fuel, maintenance, and inspection costs.

The current request includes the following:

- Updates to the City's taxi fare schedule and related fees
- Authorization of GPS-based meter applications in place of traditional physical taxi meters
- Replacement of handwritten trip logs with electronic trip recordkeeping systems
- Modification of inspection requirements for vehicles utilizing approved digital metering systems

Recommendation:

Staff recommends that City Council adopt the proposed amendments, as contained in the attached Legislation, to Chapter 290, Taxis, of the Code of the City of New Rochelle.

Attachments:

None

RESOLUTION NUMBER:
MEETING DATE: July 14, 2026

Item # 11.

LEGISLATION

**ORDINANCE AMENDING CHAPTER 290, TAXICABS,
OF THE CODE OF THE CITY OF NEW ROCHELLE.**

WHEREAS, Chapter 290 of the Code of the City of New Rochelle regulates taxicab operations within the City; and

WHEREAS, historically, the local taxi industry has served as an essential transportation option for residents, including seniors, commuters, individuals without personal vehicles, and those requiring transportation during late-night hours, inclement weather, and other periods of limited transit availability and the industry continues to play an important role in supporting mobility across the City; and

WHEREAS, like many municipalities, New Rochelle's taxi industry has experienced significant change due to the rise of app-based transportation services, advances in dispatch and payment technologies, and increasing operational costs such as insurance, fuel, maintenance, and inspections and these trends have prompted periodic reviews of the City's regulatory framework to ensure it remains current and effective.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of New Rochelle, New York, as follows:

Section 1. The Code of the City of New Rochelle, Section 290-1, Definitions, of Chapter 290 (Taxicabs) is hereby amended as follows:

§ 290-1, Definitions.

As used in this chapter, the following terms shall have the meaning indicated:

TAXIMETER

A mechanical instrument or [device] approved software-based GPS taxi meter, approved by the Police Commissioner, by which the charge for hire of a taxicab is mechanically calculated and on which said charge is plainly indicated.

Section 2. The Code of the City of New Rochelle, Section 290-4, Application for taxicab medallion license, of Chapter 290 (Taxicabs) is hereby amended as follows:

§ 290-4, Application for taxicab medallion license.

Application for a taxicab medallion license shall be made by the registered owner of the vehicle, notarized or signed in the presence of the licensing police officer, and filed with the Police Commissioner upon forms furnished by the Police Commissioner and shall contain:

A. The full name and current address of the owner, and an electronic mail address for receipt of official notices from the City.

* * *

K. The name and address of a registered agent or other person authorized to accept service of process of notices within the state of New York.

[K.]L. Such other information deemed necessary by the Police Commissioner for the preservation of the public health and welfare.

The Applicant shall notify the Police Commissioner, in writing, if any changes to the information required by this Section within ten (10) business days of such change.

Section 3. The Code of the City of New Rochelle, Section 290-9, Suspension, revocation or refusal to renew license, of Chapter 290 (Taxicabs) is hereby amended as follows:

§ 290-9, Suspension, revocation or refusal to renew license.

A. A taxicab operator's license or taxicab medallion license may be suspended, revoked, or refused to be renewed by the Police Commissioner for the following causes:

* * *

(9) Failure to provide written notice to the Police Commissioner of any change to the information required by Section 240-9 within ten (10) business days after such change.

Section 4. The Code of the City of New Rochelle, Section 290-13, Rates of fare, of Chapter 290 (Taxicabs) is hereby amended as follows:

§ 290-13, Rates of fare.

A. The maximum rate of fare for public taxicabs shall be as follows:

(1) For conveying passengers, the first 2/8 of a mile or less: [\$4.50] \$5.00.

(2) For conveying passengers any distance exceeding 2/8 of a mile, for the next 1/8 of a mile and for each 1/8 of a mile thereafter: [~~\$0.40~~] \$0.50, with the charge for waiting time to be [~~\$30~~] \$35 per hour.

C. The taxicab medallion license owner shall display the rates of fare as outlined in Subsections A[(1) and (2)] of this section, and they shall be displayed in the interior portion of the vehicle in such a manner as to be visible at all times to all passengers and shall not obstruct the driver's view of the windshield.

* * *

F. For the conveyance of passengers between the hours of 11:00 p.m. and [6]5:00 a.m., the rate shall be 1 1/2 times the day rate, including on City declared snow emergencies and all Federal holidays.

-

* * *

I. The owner of a taxicab shall display the senior citizen discount in the amount of [~~\$0.40~~] \$0.50 off the initial fare [of \$4], which discount shall be applicable all days and all hours, and all other discounts offered to all senior citizens in the interior portion of the vehicle in such a manner as to be visible at all times to all passengers and shall not obstruct the driver's view of the windshield.

Section 5. The Code of the City of New Rochelle, Section 290-22, Taximeter, of Chapter 290 (Taxicabs) is hereby amended as follows:

§ 290-22, Taximeter.

A. A taximeter shall not be operated from any wheel to which the power is applied but shall be geared to the transmission or main drive shaft of the taxicab by a cable in a tamperproof or sealed casing. [The taximeter of each taxicab shall be so arranged and lighted that the meter will be at all times discernible and capable of being read by any passenger in the taxicab.]

B. The taximeter of each taxicab, regardless of the mechanical instrument or approved software-based GPS taxi meter, shall be so arranged and lighted that the meter will be at all times discernible and capable of being read by any passenger in the taxicab.

[B]C. The taximeter shall be kept in a recording position at all times when the taxicab is occupied.

Matter [bracketed] deleted.

Matter underlined added.

City of New Rochelle
City Manager

MEMORANDUM

To: Honorable Mayor and City Council
Thru: Wilfredo Melendez, City Manager
Date: July 14, 2026
From: Wilfredo Melendez, City Manager
Subject: PROPOSED RESOLUTION AUTHORIZING AN INCREASE TO THE EMPRESS AMBULANCE CONTRACT FOR ADDITIONAL AMBULANCE COVERAGE - Resolution authorizing an increase to the Empress Ambulance Contract for additional ambulance coverage.

Background:

Pursuant to Section 122-b of the New York State General Municipal Law, the City of New Rochelle may provide emergency medical services, general ambulance services, or a combination thereof for the purpose of providing pre-hospital emergency medical treatment and transporting sick or injured persons found within the boundaries of the municipality, or municipalities acting jointly, to a hospital, clinic, sanatorium, or other treatment facility.

Empress Ambulance Service, Inc. has provided Advanced Life Support (ALS) ambulance services in the City of New Rochelle for many years. Throughout its contractual relationship with the City, Empress and its employees have worked closely with members of the New Rochelle Fire Department and the New Rochelle Police Department to provide residents with high-quality emergency medical response services.

In May 2025, the City Council authorized a two-year extension of the Empress Ambulance contract, commencing on July 1, 2025, and expiring on June 30, 2027. The contract amount for Year 1 was \$826,545. For Year 2, the contract was permitted to increase by no more than 2%, resulting in a contract amount of \$843,076.

Currently, the City contracts with Empress for three ambulance units: two 24-hour Advanced Life Support (ALS) ambulances and one 12-hour ALS ambulance.

Issue

Staff from the Fire Department and the City Manager's Office have been in discussions with Empress Ambulance over the past several months regarding the addition of a third 24-hour

ambulance, to be stationed at Fire Station No. 4 (Drake Avenue), beginning on October 1, 2026.

To implement this enhancement, the Year 2 contract amount under the existing extension must be increased by \$60,416.66 per month for nine months (October 2026 through June 2027). This results in a total contract increase of \$543,749.94 and a revised Year 2 contract value of \$1,386,825.54.

Funding for the additional service from October through December 2026 is already included in the adopted 2026 City Operating Budget. The additional costs for January through June 2027 will be incorporated into the proposed 2027 City Operating Budget.

Recommendation

Staff recommends that the City Council adopt a resolution authorizing an increase to the Empress Ambulance contract in the amount of \$543,749.94, for a revised total Year 2 contract value of \$1,386,825.54.

Attachments:

None

RESOLUTION NUMBER:
MEETING DATE: July 14, 2026

Item # 12.

LEGISLATION

**RESOLUTION AUTHORIZING AN INCREASE TO THE
EMPRESS AMBULANCE CONTRACT FOR ADDITIONAL
AMBULANCE COVERAGE.**

WHEREAS, pursuant to Section 122-b of the New York State General Municipal Law, the City of New Rochelle is authorized to provide emergency medical services and ambulance services for the purpose of providing pre-hospital emergency medical treatment and transporting sick or injured persons; and

WHEREAS, the City currently contracts with Empress Ambulance Service, Inc. ("Empress") to provide two (2) 24-hour Advanced Life Support ("ALS") ambulances and one (1) 12-hour ALS ambulance; and

WHEREAS, the City Council previously authorized a two-year extension of the Empress contract commencing on July 1, 2025 and expiring on June 30, 2027, with a Year 2 contract amount of \$843,076; and

WHEREAS, the City Manager's Office and the Fire Department have determined that an addition of a third 24-hour ALS ambulance, to be stationed at Fire Station No. 4 (Drake Avenue) beginning on October 1, 2026, is necessary to enhance emergency medical response throughout the City; and

WHEREAS, the addition of the third 24-hour ALS ambulance requires an increase to the Year 2 contract in the amount of \$543,749.94, resulting in a revised Year 2 contract value of \$1,386,825.54, with funding from October through December 2026 included in the adopted 2026 City Operating Budget, and funding for January through June 2027 to be included in the proposed 2027 City Operating Budget.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of New Rochelle hereby authorizes an increase to the current contract with Empress Ambulance Service Inc. in the amount of \$543,749.94, for a revised total Year 2 contract value of \$1,386,825.54; and

BE IT FURTHER RESOLVED, that the City Manager is hereby authorized to execute any amendments to the agreement and such other documents as may be necessary to effectuate the purposes of this resolution, in a form approved by the Corporation Counsel.

City of New Rochelle
City Manager

MEMORANDUM

To: Honorable Mayor and City Council
Thru: Wilfredo Melendez, City Manager
Date: July 14, 2026
From: Wilfredo Melendez, City Manager
Subject: PROPOSED AMENDMENT TO THE 2026 BUDGET (CAPITAL BUDGET)
- Ordinance amending Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026, relative to the City's Capital Budget.

Background: On December 09, 2025, the City Council of New Rochelle adopted Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026. Included in the adopted ordinance is the City's Capital Budget. Staff in the City Manager's Office and the Departments of Finance are constantly reviewing the Capital Budget with all City Departments who receive capital funding. From time to time, the Capital Budget requires amending in an effort to better allocate resources.

Issue:

City staff has compiled the Capital Budget amendments attached hereto. These amendments include, but are not limited to, the following:

- Reallocation of Funding;
- Close out old Capital Projects; and,
- Correcting MUNIS Account Coding; and

Recommendation:

Staff recommends that Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026, be amended as specified on the attached schedules and in accordance with City Code Chapter 75-1.

Attachments:

1. July 2026 Capital Budget Adjustment

RESOLUTION NUMBER:
MEETING DATE: July 14, 2026

Item # 13.

LEGISLATION

ORDINANCE AMENDING ORDINANCE NO. 198 OF 2025, THE BUDGET OF THE CITY OF NEW ROCHELLE FOR 2026, RELATIVE TO THE CITY'S CAPITAL BUDGET.

WHEREAS, on December 09, 2025, the City Council of New Rochelle adopted Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026; and

WHEREAS, the City Manager and the Department of Finance are constantly reviewing the Capital Budget with all City Departments who receive capital funding, and from time to time, the Capital Budget requires amending in an effort to better allocate resources; and

WHEREAS, City staff has compiled the Capital Budget amendments attached hereto, which include, but are not limited to, the following:

- Reallocation of Funding;
- Close out old Capital Projects; and,
- Correcting MUNIS Account Coding.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of New Rochelle:

Section 1. Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026, be amended as specified on the attached schedules and in accordance with City Code Chapter 75-1.

Attachments:

1. July 2026 Capital Budget Adjustment

Budget Adjustments						
Org	Object	Project	Description	Amount	Type	Notes
8110H	20100	24546	Palmer Avenue Stormwater Improvement (RISC)	\$ (200,000.00)	Expense	Moving Grant Budget to where actual expenses charged.
8110H	3897	24546	Palmer Avenue Stormwater Improvement (RISC)	\$ (200,000.00)	Revenue	
8110H	20100	25058	Year 2 Citywide Drainage Improvement	\$ 200,000.00	Expense	
8110H	3897	25058	Year 2 Citywide Drainage Improvement	\$ 200,000.00	Revenue	
8110H	20100	24547	NRHS Stormwater Improvement (RISC)	\$ (200,000.00)	Expense	Moving Grant Budget to where actual expenses charged.
8110H	3897	24547	NRHS Stormwater Improvement (RISC)	\$ (200,000.00)	Revenue	
8110H	20100	25058	Year 2 Citywide Drainage Improvement	\$ 200,000.00	Expense	
8110H	3897	25058	Year 2 Citywide Drainage Improvement	\$ 200,000.00	Revenue	
1490H	20000	7096	Green Infrastructure-New Rochelle Train Station	\$ (78,909.21)	Expense	Reallocation
1490H	4089	7096	Green Infrastructure-New Rochelle Train Station	\$ (78,909.21)	Revenue	
1230A	41250		OYP	\$ (21,263.36)	Expense	
ARP	691		Deferred Revenue	\$ (21,263.36)	Revenue	
7140H	23000	2197	Ward Acres Improvements	\$ 68,886.09	Expense	
7140H	4089	2197	Ward Acres Improvements	\$ 68,886.09	Revenue	
7140H	23000	1129	1923 Building	\$ 26,970.63	Expense	
7140H	4089	1129	1923 Building	\$ 26,970.63	Revenue	
1490H	23100	23123	Vehicle Replacement	\$ 4,315.85	Expense	
1490H	4089	23123	Vehicle Replacement	\$ 4,315.85	Revenue	
7140H	23000	7110	Stephenson Park	\$ 250,000.00	Expense	DASNY Grant Revived
7140H	3897	7110	Stephenson Park	\$ 250,000.00	Revenue	

City of New Rochelle
Development

MEMORANDUM

To: Honorable Mayor and City Council

Thru: Wilfredo Melendez, City Manager

Date: July 14, 2026

From: Adam Salgado, Development Commissioner

Subject: PROPOSED AMENDMENTS TO CHAPTER 133, FEES, AND CHAPTER 331, ZONING RE: ONE-FAMILY WATERFRONT RESIDENCE DISTRICT (R1-WF-10 DISTRICT) — Ordinance amending Chapter 133, Fees, and Chapter 331, Zoning, of the Code of the City of New Rochelle relative to the One-Family Waterfront Residence District (R1-WF-10 District). (Intro. 7/14/26; Public Hearing 9/8/26).

Background:

Over the past year, city staff has evaluated proposed amendments to the R1-WF-10 One-Family Waterfront Residence District based on the submission of a developer's petition relating to the Surf Club property. The existing zoning, which covers most of Davenport Neck, permits single-family homes, public schools and existing universities or colleges, existing waterfront clubs, and houses of worship. The district also allows multifamily development by special permit at varying heights (3 to 5 stories). City staff engaged a planning firm to assist with a review and the preparation of a proposal that takes a slightly more comprehensive approach to address the long-term needs of the Davenport Neck community.

In response to ongoing concerns about flooding, infrastructure capacity, traffic congestion, climate resilience, and overdevelopment, the City developed amendments, summarized below, that are intended to guide more balanced and context-sensitive growth. The proposal seeks to preserve the area's waterfront identity, support the long-term viability of marinas and water-dependent businesses, and shift future development away from environmentally vulnerable and flood-prone areas toward more suitable locations.

The amendments are also intended to align with broader resiliency initiatives, including the City's GreeNR sustainability framework, while requiring infrastructure improvements tied to future growth. As part of the process, the City conducted multiple public meetings at Trinity Elementary School.

Proposed Zoning:

The proposed amendments to the R1-WF-10 zoning district would reduce allowable multifamily density in flood-prone areas by lowering the maximum Floor Area Ratio (FAR) from 0.65 to 0.50 and increasing the minimum lot size for multifamily development from one acre to four acres.

Although density would be redistributed to more suitable sites outside the FEMA 100-year floodplain, the total number of multifamily units permitted on Davenport Neck would remain generally similar to what is currently allowed.

The amendments also establish more detailed standards for multifamily projects, including flood protection requirements, mandatory open space, pedestrian improvements, and contributions toward off-site infrastructure upgrades.

A special provision would allow increased density in a limited area north of Davenport Park that contains substantial buildable land outside the floodplain, while simultaneously lowering the allowable building heights, increasing setbacks from single-family residences, and requiring nearly half of the property to remain open space. However, the park itself is protected and will benefit from having a more passive use than a beach club/event space next to it.

In addition, the proposal seeks to legalize and support existing marina and water-dependent uses by allowing them through special permits and permitting related accessory uses such as small inns and restaurants with outdoor dining.

To fund needed infrastructure improvements for existing and future needs, the City also proposes a new fee requiring developers of multifamily projects in the district to either construct off-site improvements or pay \$35,000 per unit to the City.

Recommendation:

Staff recommends that Council take the following actions:

1. Direct that a Public Hearing be scheduled for September 8, 2026, on the proposed amendments and refer same to the Planning Board, and the Westchester County Planning Board;
2. Declare itself Lead Agency for the purposes of an environmental review pursuant to the State Environmental Quality Review Act (SEQRA). The Full Environmental Assessment Form (FEAF) is attached; and
3. Approve the amendments in the attached Legislation pending the outcome of the Public Hearing and responses from the City's Planning Board, and the Westchester County Planning Board.

Attachments:

1. Full Environmental Assessment Form (FEAF), Part 1
2. June 9, 2026 Council Presentation

LEGISLATION

**ORDINANCE AMENDING CHAPTER 133, FEES, AND
CHAPTER 331, ZONING, OF THE CODE OF THE CITY
OF NEW ROCHELLE RELATIVE TO THE ONE-
FAMILY WATERFRONT RESIDENCE DISTRICT (R1-
WF-10 DISTRICT).**

WHEREAS, over the past year, city staff has evaluated proposed amendments to the R1-WF- 10 One-Family Waterfront Residence District based on the submission of a developer's petition relating to the Surf Club property; and

WHEREAS, the existing zoning (R1-WF- 10), which covers most of Davenport Neck, permits single-family homes, public schools and existing universities or colleges, existing waterfront clubs, and houses of worship and the district also allows multifamily development by special permit at varying heights (3 to 5 stories); and

WHEREAS, in response to ongoing concerns about flooding, infrastructure capacity, traffic congestion, climate resilience, and overdevelopment, the City developed amendments, that are intended to guide more balanced and context-sensitive growth and the proposed amendments seeks to preserve the area's waterfront identity, support the long-term viability of marinas and water- dependent businesses, and shift future development away from environmentally vulnerable and flood-prone areas toward more suitable locations; and

WHEREAS, the amendments are also intended to align with broader resiliency initiatives, including the City's GreenNR sustainability framework, while requiring infrastructure improvements tied to future growth.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of New Rochelle, New York, as follows:

Section 1. The Code of the City of New Rochelle, Section 133-1, Enumeration of fees, of Chapter 133 (Fees) is hereby amended as follows:

§ 133-1, Enumeration of fees.

Code Section	Type of Fee	Amount
---------------------	--------------------	---------------

§ 331-115.1 Multifamily \$35,000/unit
Dwelling Units

Section 2. The Code of the City of New Rochelle, Section 331-115.1, Special Permit Uses in the R1-WF-10 District, of Chapter 331 (Zoning) is hereby amended as follows:

§ 331-115.1, Special Permit Uses in the R1-WF-10 District.

A. Multifamily uses in the R1-WF-10 District.

Multifamily Uses are permitted on lots at least [one] four acres in size and subject to the following requirements. For the purposes of calculating the below dimensional regulations of this § 331-115.1, the site area shall be based on the net area above the mean high water elevation in accordance with

§ 331-20.1.

[A.](1) For structures located in the portion of the lot within 150 feet of either the adjacent single-family residential zoning district (R1-10), the lot line of a lot containing a single-family residential building, public park or public road:

([1]a) Maximum building height shall not exceed 35 feet and two stories.

([2]b) Density shall not exceed four units per acre for the area within such one-hundred-fifty-foot setback.

([3]c) Side yard setbacks shall be a minimum of 24 feet each; combined 50 feet.

(d)

Floor Area Ratio for all uses shall not exceed 0.50. All habitable building structures shall be elevated above the FEMA-designated 100-year flood elevation. As part of

Special Permit and Site Plan review, the Planning Board shall determine, based on the recommendation of the Commissioner of Development, whether the project shall provide off-site infrastructure improvements, an in-lieu payment to the City for such improvements, or a combination thereof. The total value of the required improvements and/or in-lieu payment shall be calculated on a per-unit basis, as set forth in the City's Master Fee Schedule.

(e) A minimum of 20% of the lot area shall be dedicated as open space on site and shall be filed and recorded in a restrictive covenant as approved by the Corporation Counsel.

[B.](2) For structures located in the portion of the lot not within 150 feet of either the adjacent single-family residential zoning district (R1-10), the lot line of a lot containing a single-family residential building, public park or public road:

([1]a) Maximum building height shall not exceed 60 feet and five stories.

([2]b) Density may be calculated using the cumulative total area of the lot as follows:

[(a)](1) Four units per acre for the portion of the lot within the 150-foot setback; and

~~[(b)]~~(2) Seven and five-tenths units per acre for the portion of the lot beyond the 150- foot setback.

([3]c) At the discretion of the Building Official, an additional five feet of building height shall be allowed if required to elevate the building above the FEMA base flood elevation (one- hundred-year flood).

([4]d) Rear yard setbacks shall be a minimum of 20 feet.

(e)

Floor Area Ratio for all uses shall not exceed 0.50. All habitable building structures shall be elevated above the FEMA-designated 100-year flood elevation. As part of

Special Permit and Site Plan review, the Planning Board shall determine, based on the recommendation of the Commissioner of Development, whether the project shall provide off-site infrastructure improvements, an in-lieu payment to the City for such improvements, or a combination thereof. The total value of the required improvements and/or in-lieu payment shall be calculated on a per-unit basis, as set forth in the City's Master Fee Schedule.

(f)

A minimum of 20% of the lot area shall be dedicated as open space on site and shall be filed and recorded in a restrictive covenant as approved by the Corporation Counsel.

(3) Notwithstanding the requirements provided for in Section 331-115.1.A.(1) and (2), for lots that border a public park and have substantial buildable land area located outside of the FEMA- designated one-hundred-year floodplain:

(a) Maximum building height shall not exceed 54 feet and 4 stories.

(b) Front yard setback shall be a minimum of 40 feet.

(c) Side yard setback shall be a minimum of 10 feet.

(d) Rear yard setback shall be a minimum of 185 feet.

(e) Any proposed primary structure shall be setback 150 feet from the lot line of

any abutting lot containing a single-family residential building. Notwithstanding such requirement, a covered entrance to a primary structure to permit the discharge of vehicle passengers, such as a porte-cochere, that does not exceed 5% of the primary structure's ground floor area shall be permitted to encroach 50 feet into such setback so long as such structure does not exceed 23 feet in height.

(f) Any proposed accessory structure shall be setback 25 feet from the lot line of any abutting lot containing a single-family residential building.

(g) Density shall not exceed thirteen (13) units per acre.

(h) Floor Area Ratio for all uses shall not exceed 1.0. All habitable building structures shall be elevated above the FEMA-designated 100-year flood elevation. As part of Special Permit and Site Plan review, the Planning Board shall determine, based on the recommendation of the Commissioner of Development, whether the project shall provide off-site infrastructure improvements, an in-lieu payment to the City for such improvements, or a combination thereof. The total value of the required improvements and/or in-lieu payment shall be calculated on a per-unit basis, as set forth in the City's Master Fee Schedule.

(i) A minimum of 45% of the lot area shall be dedicated as open space on site and shall be filed and recorded in a restrictive covenant as approved by the Corporation Counsel.

(j) The following structures may extend up to 20 feet above the maximum height limit as long as the combined total coverage of all features listed in this subsection does not exceed 30 % of the roof area including one or more of the following:

1. "green" energy production or reduction equipment (e.g., solar collectors, wind turbines, solar hot water systems);
2. stair and elevator penthouses;
3. mechanical equipment;
4. greenhouses, urban agriculture structures, and solariums;
5. play equipment and open-mesh fencing that encloses it, as long as fencing is at least 15 feet from the roof edge;
6. minor communication utilities and accessory communication devices;
7. cupolas; and
8. rooftop amenity space that is not used for residential purposes.

[C.](4) For all multifamily uses in the R1-WF-10 District:

([1]a) Building coverage shall not exceed 35%.

[(2)b] Impervious coverage shall not exceed 50%.

[(3) A minimum of 20% of the lot area shall be dedicated as open space on site and shall be filed and recorded in a restrictive covenant as approved by the Corporation Counsel.]

[(4) Floor Area Ratio shall not exceed 0.5. Notwithstanding anything in § 331-115.1C(3) to the contrary, additional development potential in the form of a Floor Area bonus of 0.15 above the maximum permitted Floor Area Ratio of 0.5 shall be earned for a project when such project includes a contiguous area of open space in excess of 1.5 acres, which 1.5 acres of contiguous open space is in addition to the minimum 20% open space of lot area required by § 331-115.1C(3).]

[(5) Lot area per dwelling unit shall be a minimum of 5,500 square feet per unit.]

[(6)c] Must comply with the New Rochelle Flood Protection Regulations and FEMA requirements.

[(7)d] Must reasonably comply with Waterfront Edge Design Guidelines (WEDG) or equivalent as determined by the Planning Board.

(e) All required off-street parking spaces for multifamily structures must be provided within the footprint of the multifamily building. Up to fifteen (15) additional visitor and/or ADA-accessible parking spaces may be provided at grade level within the side or rear yard of a multifamily building.

(f) Sidewalks and pedestrian infrastructure is required for all residential projects.

[D.](5) Waterfront access must be provided or payment in lieu must be paid into a waterfront access fund:

[(1)a] A minimum of 100% of linear frontage of any zoning lot must be reserved for public open space providing access to the water as approved by the Commissioner of Development or, in the alternative, payment in lieu must be made.

[(2)b] Payment in lieu fee is determined on a per unit basis, initially set at \$10,000 per unit and adjusted by the City Council as needed. A prorated fee may be provided where less than 100% of the required linear footage is reserved. A payment in lieu fee will be reduced by the cost of off-site improvements that provide a public benefit as approved by the Commissioner of Development.

B. Water-dependent Uses in the R1-WF-10 District

(1) The following water-dependent uses are permitted by special permit on lots of at least one acre in size and subject to the following requirements:

(a) Pier, dock, marina, boat launching and wet boat storage.

(b) Boat building and boat/sail repair.

(c) Dry boat storage for vessels under 16 feet in length or boats 16 feet or longer.

(d) Establishments for the sale of boards, motors, and accessories.

(e) Yacht, boat, rowing, and other boat-based membership clubs.

(2) Marina uses shall comply with the supplemental regulations contained in § 331-45.E.(1) and (2).

(3) Floor Area Ratio for all uses shall not exceed 1.0.

(4) Maximum building height shall not exceed 36 feet and three (3) stories.

(5) Building coverage shall not exceed 35%.

(6) Impervious coverage shall not exceed 75%.

(7) Restaurants with outdoor dining and Inns are permitted by special permit as an accessory use to a marina. Hours of operation for restaurants with outdoor dining shall be set by the Planning Board as part of the Special Permit process.

(8) For all permitted accessory uses the following standards shall additionally apply:

(a) Must comply with the New Rochelle Flood Protection Regulations and FEMA requirements.

(b) Must reasonably comply with Waterfront Edge Design Guidelines (WEDG) or equivalent as determined by the Planning Board.

(c) For an accessory Inn use the following standards shall additionally apply:

1. Density shall not exceed 10 guest rooms per acre with a maximum permitted density of 25 rooms.

2. Each guest room shall include a full private bathroom.

3. Minimum guest room size, including private bathroom, shall be 250

square feet.

(9) Sidewalks and pedestrian infrastructure is required for all water-dependent projects.

Section 3. The Code of the City of New Rochelle, Section 331-33, R1-WF-10 One-Family Waterfront Residence District, of Chapter 331 (Zoning) is hereby amended as follows:

§ 331-33, R1-WF-10 One-Family Waterfront Residence District.

C. Uses allowed by special permit. (See Article XII for body having jurisdiction to issue special permit.)

(8) Water-dependent uses as regulated by § 331-115.1.

Matter [bracketed] deleted.

Matter underlined added.



Proposed Amendments to the R1-WF-10 Waterfront District Full Environmental Assessment Form Part 1

City of New Rochelle, New York

Lead Agency:
New Rochelle City Council
515 North Avenue
New Rochelle, NY 10801

May 21, 2026

BFJ Planning

Proposed Amendments to the R1-WF-10 Waterfront District

City of New Rochelle, New York

FULL ENVIRONMENTAL ASSESSMENT FORM PART 1

New Rochelle City Council
City of New Rochelle
515 North Avenue
New Rochelle, NY 10801
Contact: Adam Salgado, Commissioner of Development

Prepared by
BFJ Planning
115 Fifth Avenue
New York, NY 10002
Contact: Sarah K. Yackel, AICP, Principal

TABLE OF CONTENTS

1.0 Introduction2

2.0 Project Location3

3.0 Project Goals7

4.0 Proposed Zoning Text Amendments.....8

5.0 Full Environmental Assessment Form – Part 111

Appendix A: Draft Zoning Text Amendments

1.0 INTRODUCTION

Throughout 2025 and 2026, the City of New Rochelle considered the development of proposed zoning amendments to better support the long-term needs of the Davenport Neck area and address concerns related to infrastructure, traffic, flooding, and resilience. The existing R1-WF-10 One-Family Waterfront Residence District, adopted in 2016, which govern development on the Davenport Neck, has shaped current development patterns. The existing zoning currently permits by-right one-family dwellings, public schools and existing universities or colleges, existing waterfront clubs, and houses of worship. Additionally, the district allows multifamily development by special permit at varying heights (3 to 5 stories); no other special permit uses are currently permitted.

Marinas and clubs play a significant role in the identity of Davenport Neck, and the proposed amendments are intended to support the long-term sustainability of these water-dependent businesses by providing zoning and infrastructure improvements that reinforce their role as vital community assets. The City's proposed zoning amendments also aim to promote resilient development in the future by shifting the current overall allowable density from more environmentally sensitive portions of the Neck to portions with less environmental vulnerability to better address flooding and climate resilience concerns.

Pursuant to the New York State Environmental Quality Review Act (SEQR), the proposed action discussed in this Full Environmental Assessment Form (EAF) are proposed amendments to the City of New Rochelle Zoning Code § 331-115.1 Special Permit Uses in the R1-WF-10 District and Zoning Code § 133 Fees to achieve the objectives outlined above.

2.0 PROJECT LOCATION

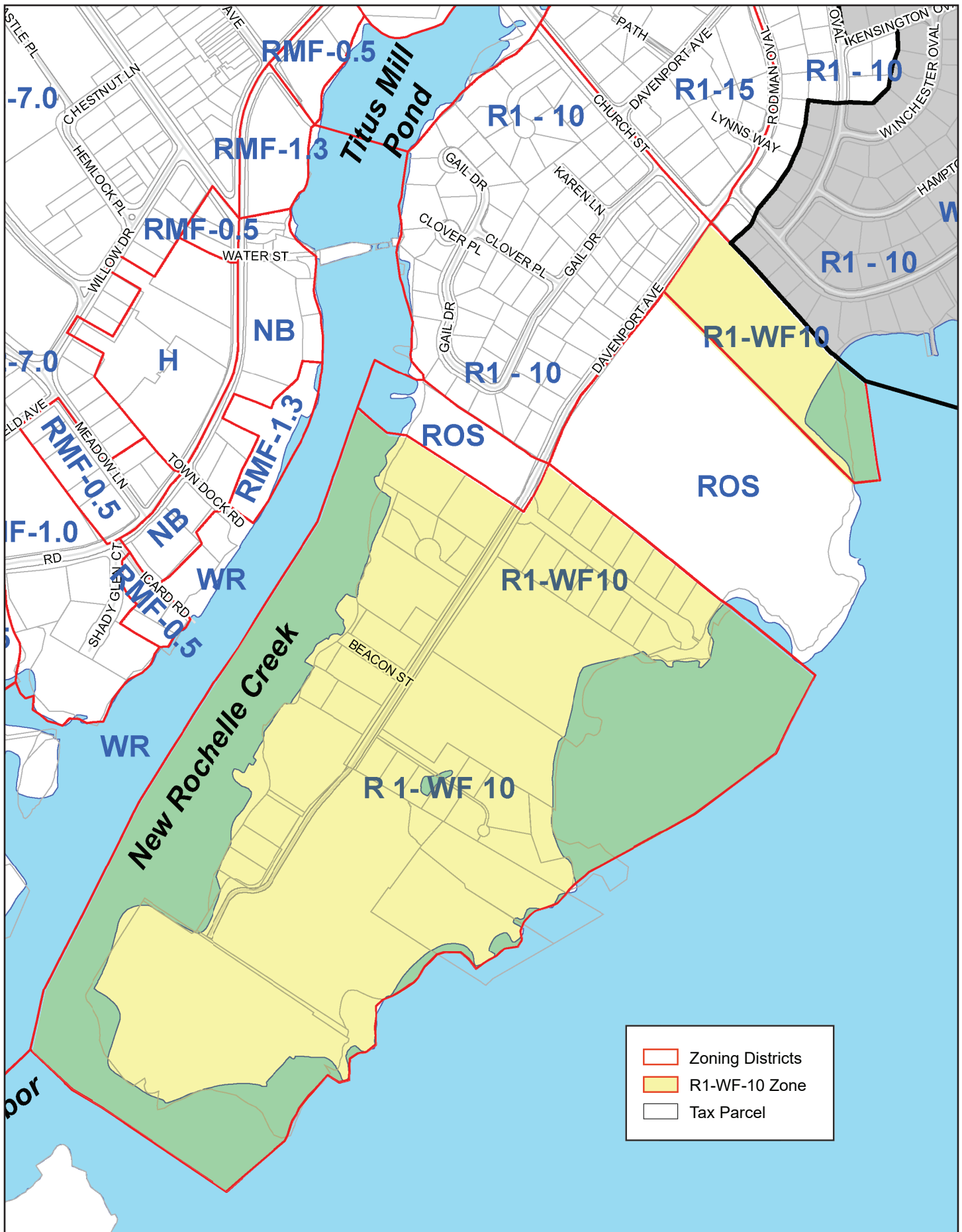
The Davenport Neck peninsula is situated on the easterly side of the City of New Rochelle extending into the Long Island Sound, between Echo Bay to the north and northeast and New Rochelle Harbor to the south and southwest (see Figure 1). It is presently developed with a mixture of residential development, water dependent uses, and clubs, with recreational and open space areas. Zoning district classifications on Davenport Neck include the R1-10, R1-10-A, and R1-15 One-Family Residence zoning districts; the R1-WF-10 One-Family Waterfront Residence zoning district; and the Recreation Open Space zoning district; with a portion of the Sans Souci neighborhood classified within the Water View overlay zone. The proposed zoning amendments would only affect properties within the R1-10-WF District.

Residential development on Davenport Neck includes single-family residential development within the Sans Souci neighborhood at the northernmost portions of Davenport Neck and the Anchorage community on the northwestern portions, as well as along Brittany Lane, Malysana Lane and portions of Davenport Avenue. In addition, multi-family development is present within the Watermark Pointe condominium complex at the southerly tip of Davenport Neck.

Water dependent uses include the Neptune Marina, Castaways Yacht Club, and Imperial Yacht Club, which are located on the western side of Davenport Neck and include marina slips within New Rochelle Harbor. Clubs on Davenport Neck include the VIP Country Club, Greentree Country Club, Davenport Beach Club, and Surf Club on the Sound, which are located on the eastern side of Davenport Avenue and adjacent to the Long Island Sound. The New Dawn Foundation health and wellness center is also located on the eastern side of Davenport Neck adjacent to the Long Island Sound. Recreational spaces on Davenport Neck include Davenport Park, a 20-acre publicly accessible passive recreation area overlooking the Long Island Sound; the Davenport Neck Bird Sanctuary, located across from Davenport Park and home to over 50 species of birds; and Sans Souci Beach, which is accessible to members of the Sans Souci Homeowners Association.

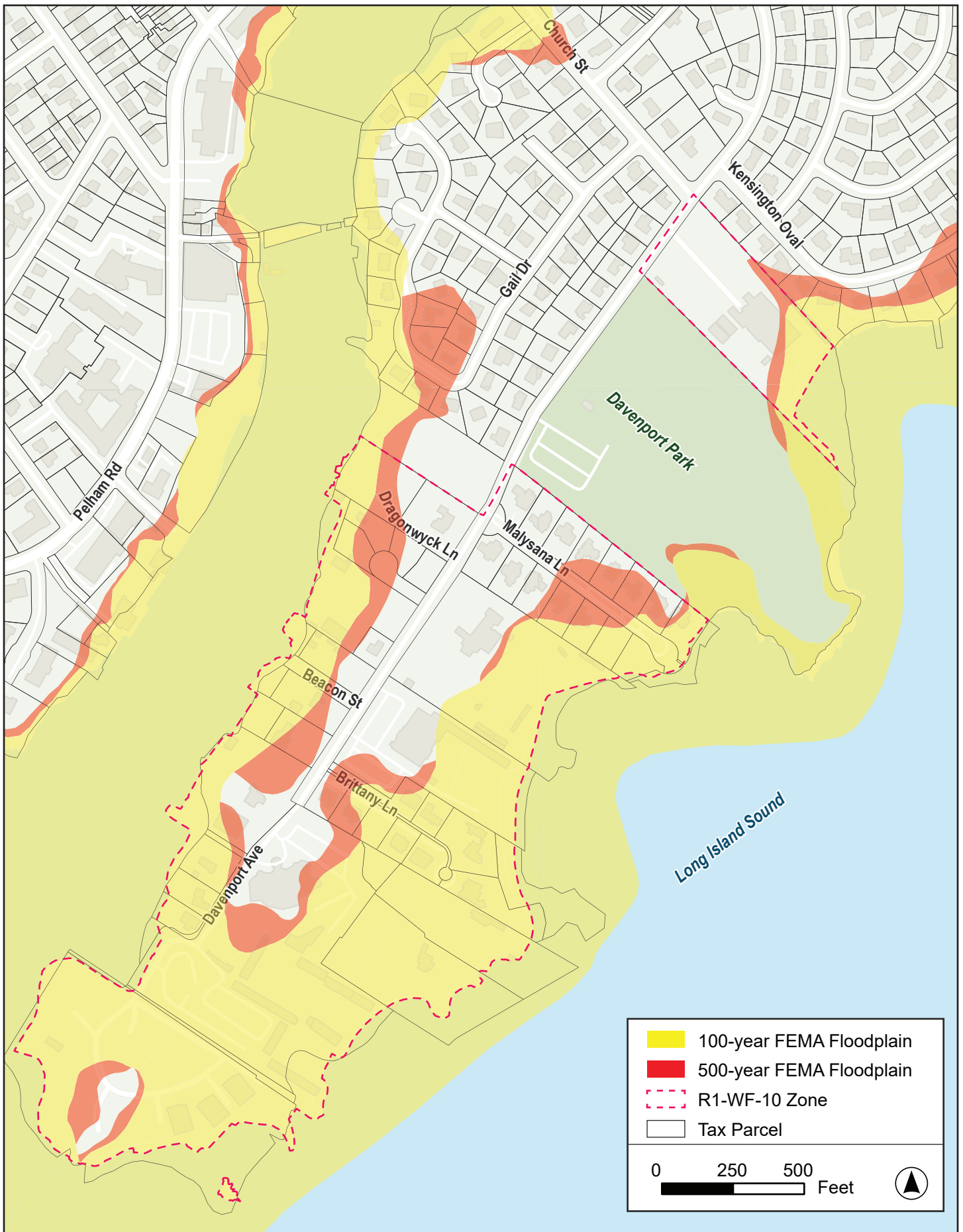
A significant portion of the land within the R1-WF-10 District is located within the 100-year and 500-year FEMA Floodplain (see Figure 2). Flood mitigation is an important goal of the proposed zoning amendments, and targeting growth in less environmentally sensitive areas is key to supporting a resilient future.

Figure 3 shows the areas of Davenport Neck which are expected to be most significantly affected by sea level rise. Areas in dark blue are projected to experience up to 30 inches of sea level rise by the 2050s.



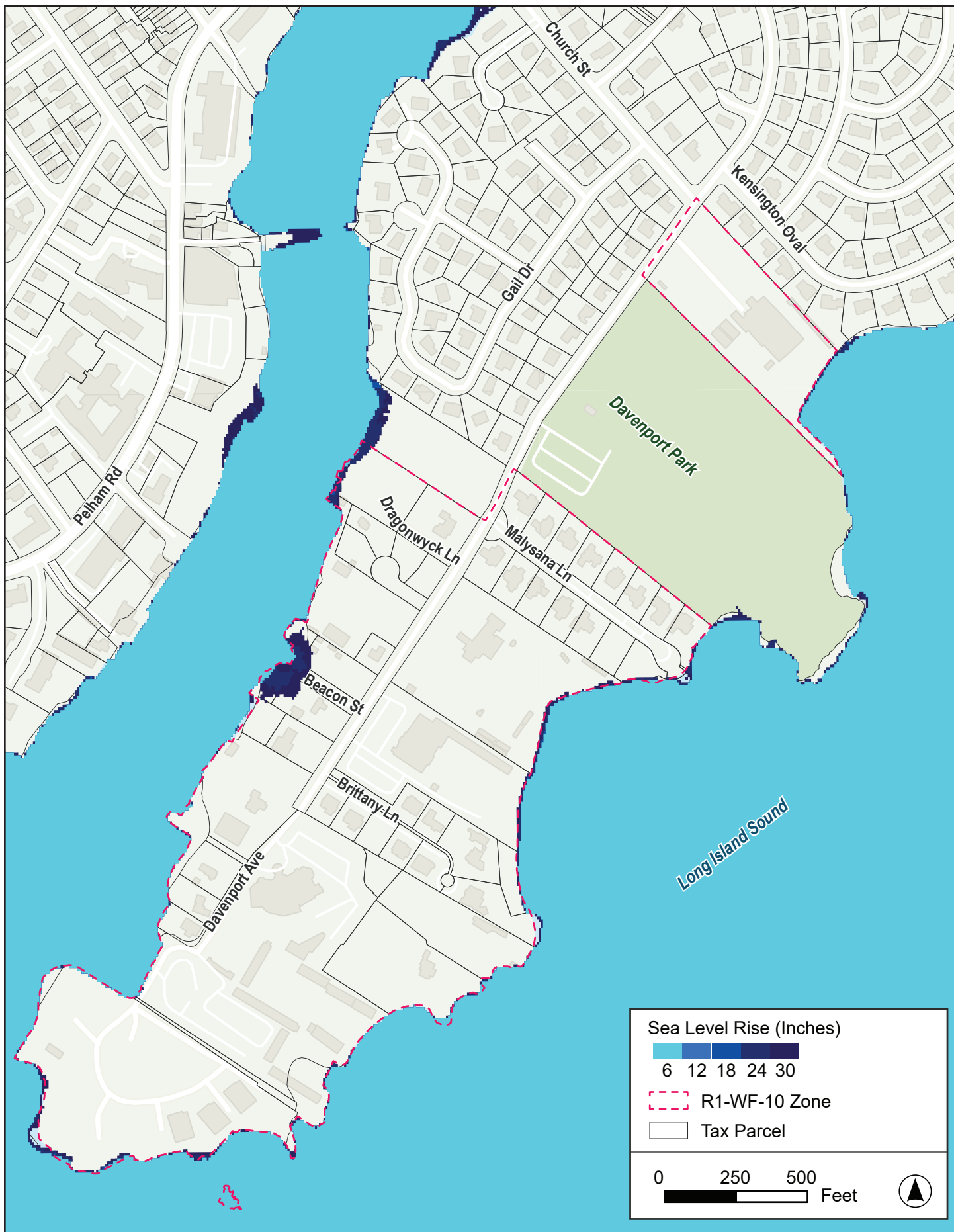
R1-WF-10 District Zoning Analysis

FIGURE 1: PROJECT LOCATION



R1-WF-10 District Zoning Analysis

FIGURE 2: FEMA FLOODPLAINS



R1-WF-10 District Zoning Analysis

FIGURE 3: 2050s PROJECTED SEA LEVEL RISE

3.0 PROJECT GOALS

Goals to enhance the Davenport Neck community include:

- Strategic Planning: Develop long-term, context-sensitive planning for business and residential development that preserves community character while allowing balanced growth.
- Environmental Sustainability: Promote climate-resilient development by directing future density away from environmentally sensitive and flood-prone areas of the Neck toward areas with lower environmental vulnerability.
- Waterfront Leverage: Capitalize on the unique waterfront location to create resilient infrastructure, enhance property values, and preserve community amenities.
- Balance Development: Balance development potential with private-sector investments in public infrastructure and other improvements that align with community goals.
- greeNR: Leverage the latest greeNR resiliency actions to confront challenges head on.

The City of New Rochelle has provided multiple opportunities for public input on the project, including three community meetings. Public input emphasized the need to address:

- Circulation, i.e. insufficient sidewalks, traffic congestion, and need for traffic calming.
- Infrastructure, i.e., flooding/stormwater issues, dredging needs, and water quality problems.
- Private property/development, i.e. poorly maintained properties, concerns about overdevelopment, and questions about economic viability.
- Concerns over increased residential density.

4.0 PROPOSED ZONING TEXT AMENDMENTS

The proposed amendments are intended to refine the R1-WF-10 waterfront zoning district by establishing clearer standards for multifamily and water-dependent development that is sensitive to the existing context of Davenport Neck. Overall, the changes seek to balance future development potential with flood resiliency, neighborhood compatibility, open space preservation, public waterfront access, and improved infrastructure. The amendments would tailor allowable density, height, and open space requirements based on site conditions, proximity to lower-density residential areas and public parks, and vulnerability to flooding. This would be achieved through a reduction in the maximum Floor Area Ratio (FAR) for multifamily uses within the FEMA-designated 100-year floodplain and an increase in the minimum lot size from one acre to four acres for properties seeking to develop with multifamily uses.

Because density is shifting from more environmentally sensitive parcels to less environmentally sensitive parcels, while also increasing the minimum lot size for multifamily development, the number of multifamily units that could be developed on the Neck in the future is substantially similar, if not slightly reduced, from what is currently allowed today under the existing zoning. Additionally, the proposed amendments also introduce a requirement for off-site infrastructure improvements and/or in-lieu payments, while clarifying standards for waterfront access, marina-related uses, accessory restaurants or inns, and compliance with flood protection and waterfront design guidelines. The City is also proposing to amend Zoning Code § 133 Fees to establish a per multifamily unit fee of \$35,000 for all multifamily projects within the R1-WF-10 district to cover the cost of the needed off-site infrastructure improvements. Please see Appendix A for the Proposed Zoning Text Amendments.

The proposed amendments to Zoning Code § 331-115.1 Special Permit Uses in the R1-WF-10 District and Zoning Code § 133 Fees are described below:

Zoning Code § 331-115.1 Special Permit Uses in the R1-WF-10 District

Multifamily Housing

Multi-family housing is currently permitted within the R1-WF-10 waterfront district by special permit. The proposed zoning amendments seek to adjust the zoning to better align with existing environmental conditions on the Neck and with community priorities for the area, including the need infrastructure improvements, transportation and pedestrian network enhancements, stormwater management, and balanced growth.

To support the continued viability of existing marina and water-dependent uses, while directing future residential growth to locations better suited for multifamily development, the proposed zoning would increase the minimum lot size for multifamily uses from one acre to four acres. This change would help preserve the three marina parcels on the north side of the Neck for marine-oriented and

waterfront-dependent activity, rather than encouraging their redevelopment for multifamily residential use.

Additionally, the proposed amendments would reduce the overall allowable density for multifamily development under certain conditions. For structures located within 150 feet of either the adjacent single-family residential zoning district (R1-10), the lot line of a lot containing a single-family residential building, public park, or public road, the maximum Floor Area Ratio (FAR) is proposed to be 0.50; the current regulations permit a FAR of up to 0.65. Additionally, all habitable building structures must be elevated outside of the FEMA-designated one-hundred-year flood and include off-site infrastructure improvements and/or a payment in kind to the City for such infrastructure. A minimum of 20% of the lot area must be dedicated as open space on site. The existing height limit in this area of 3 stories, 35 feet, is not proposed to change. There are no other proposed changes to area or bulk requirements within this area.

For structures that are located in the portion of the lot not within 150 feet of either the adjacent single-family residential zoning district (R1-10), the lot line of a lot containing a single-family residential building, public park, or public road, the proposed FAR is similarly being reduced from an existing maximum of 0.65 to a maximum of 0.50, and all habitable building structures must be elevated outside of the FEMA-designated one-hundred-year flood and include off-site infrastructure improvements and/or a payment in kind for such infrastructure. A minimum of 20% of the lot area must be dedicated as open space on site. The existing height limit in this area of 5 stories, 60 feet is not proposed to change. There are no other proposed changes to area or bulk requirements within this area.

Notwithstanding the requirements provided for under the two conditions outlined above, the proposed zoning allows additional provisions for lots that border a public park and have substantial buildable land area located outside of the FEMA-designated one-hundred-year floodplain. This condition only applies to a limited area located to the north of Davenport Park, as this lot contains the largest area of buildable land outside of the 100 and 500-year FEMA-designated floodplain within the R1-WF-10 District. In this area the maximum FAR is proposed to increase from a maximum of 0.65 to 1.0. This is in recognition of the suitability of lands outside of the 100-year floodplain for development. Heights in this area have been lowered from 5 stories, 60 feet to 4 stories, 54 feet and a minimum of 45% of the lot area must be dedicated as open space on site. Density cannot exceed 13 units per acre and the minimum setback for front yards is proposed to be 40 feet, for side yards is 10 feet, and for rear yards is 185 feet. Any proposed primary structure must be set back 150 feet from the lot line of any abutting lot containing a single-family residential building. All projects in this area must also include off-site infrastructure improvements and/or a payment in kind for such infrastructure.

Additionally, for all multifamily projects, the proposed zoning would require sidewalks and pedestrian infrastructure and as part of Special Permit and Site Plan review, the Planning Board shall determine, based on the recommendation of the Commissioner of Development, whether the

project shall provide off-site infrastructure improvements, an in-lieu payment to the City for such improvements, or a combination thereof. The total value of the required improvements and/or in-lieu payment shall be calculated on a per-unit basis, as set forth in the City’s Master Fee Schedule.

Water Dependent Uses (Marinas)

Proposed zoning amendments are intended to protect and enhance marina operations and water access. This will be achieved through allowing special permit and accessory uses, such as small-scale hospitality and restaurants with outdoor dining. Expanding the allowed business uses will support economic viability without increasing the intensity of activity. Marina uses and other water-dependent uses are currently prohibited in the R1-WF-10 District. The proposed amendments would legalize and support the three existing marina properties by allowing the following water-dependent uses by special permit on lots of at least one acre in size:

- Pier, dock, marina, boat launching and wet boat storage.
- Boat building and boat/sail repair.
- Dry boat storage for vessels under 16 feet in length or boats 16 feet or longer.
- Establishments for the sale of boards, motors, and accessories.
- Yacht, boat, rowing, and other boat-based membership clubs.

The proposed FAR for all uses cannot exceed 1.0, and the maximum proposed building height cannot exceed 36 feet and three stories. The maximum building coverage is 35%, and the maximum impervious coverage is 75%. Marina uses are required to comply with the supplemental regulations contained in § 331-45.E.(1) and (2). Restaurants with outdoor dining and inns are permitted by special permit as an accessory use to a marina. Hours of operation for restaurants with outdoor dining shall be set by the Planning Board as part of the Special Permit process.

Lastly, sidewalks and pedestrian infrastructure is required for all water-dependent projects.

Zoning Code § 133 Fees

In order to fund the needed off-site infrastructure improvements within Davenport Neck and to ensure that additional residential development doesn’t negatively impact the community, the proposed amendments to the R1-WF-10 District regulations, require that developers either include off-site infrastructure improvements and/or a payment in kind for such infrastructure. The City is therefore proposing to establish a per unit fee that would apply to all new multifamily projects within the district. A developer would be required to directly provide the off-site infrastructure improvements in the amount of \$35,000/unit or provide a payment in lieu to the City of \$35,000/unit that would be used for off-site infrastructure improvements. A new row has been added to the City’s fees schedule found in Zoning Code § 133 Fees, as follows:

§ 331-115.1	Multifamily Dwelling Units	\$35,000/unit
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5.0 FULL ENVIRONMENTAL ASSESSMENT FORM – PART 1

Part 1 of this Short Environmental Assessment Form (EAF) evaluates the potential for environmental impacts to be created by the Proposed Action. The Proposed Action, adoption of zoning text amendments, is a legislative action that is generic in nature, not site-specific, and does not directly result in physical changes to the environment. Part 1 of the Full EAF is designed for a site-specific action rather than area-wide or generic proposals. As a result, many of the questions in Part 1 (Sections D. and E.) are not relevant to the Proposed Action and have not been answered. The Full EAF Part 1 can be found on the following pages.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Amendments to the R1-WF-10 Waterfront District		
Project Location (describe, and attach a general location map): Davenport Neck, City of New Rochelle, Westchester County. See attached maps.		
Brief Description of Proposed Action (include purpose or need): The proposed action is an amendment to the City of New Rochelle Zoning Code § 331-115.1 Special Permit Uses in the R1-WF-10 District, which is only mapped on a portion of the Davenport Neck (see attached maps). The proposed amendments decrease multifamily density on lots located within Federal Emergency Management Agency (FEMA)-mapped floodplains and increases density on less environmentally-sensitive lands. Additionally, the minimum required lot size to be able to develop multifamily residential has been increased from 1-acre to 4-acres, further restricting density. Lastly, water-dependent uses, including marinas, have been added as a new special use within the R1-WF-10 District. This would legalize the three existing marina properties in the zoning district. The proposed action would apply to the following tax lots: 1-160-0160, 1-160-0109, 1-160-0090, 1-160-0070, 1-160-0001, 1-160-0228, 1-160-0217, 1-160-0210, 1-160-0218, 1-160-0215, 1-160-0219, 1-160-0200, 1-160-0205, 1-160-0203 (Total of 14 Tax Lots). The Proposed Action also proposes to amend § 133 Fees to establish a \$35,000/unit fee for all multifamily projects located within the RI-WF-10 District. See attached project narrative.		
Name of Applicant/Sponsor: City of New Rochelle		Telephone: (914) 490-3366 E-Mail: asalgado@newrochelleny.gov
Address: 515 North Avenue		
City/PO: New Rochelle	State: NY	Zip Code: 10801
Project Contact (if not same as sponsor; give name and title/role): Adam Salgado, Commissioner of Development		Telephone: E-Mail:
Address: 515 North Avenue		
City/PO: New Rochelle	State: NY	Zip Code: 10801
Property Owner (if not same as sponsor): SAME AS APPLICANT		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☒ Yes ☐ No or Village Board of Trustees	City of New Rochelle City Council - Zoning Text Amendment	March 2026
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Planning Board, Advisory Planning & Zoning Referral; City Counsel Advisory Zoning Referral	March 2026
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☒ Yes ☐ No	Westchester County Planning Board, 239-m Planning Review/Referral	March 2026
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☒ Yes ☐ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☒ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☐ No		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	☒ Yes ☐ No
If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part 1	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	☒ Yes ☐ No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	☒ Yes ☐ No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	☒ Yes ☐ No
If Yes, identify the plan(s): - Coastal Zone Boundary _____ - Waterfront Residential District _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	☐ Yes ☐ No
If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

R1 - WF 10 - Single Family Residential Waterfront District

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☒ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? Zoning Text Amendment to the existing One-Family Waterfront Residence (R1-WF-10) district

C.4. Existing community services.

a. In what school district is the project site located? New Rochelle City School District

b. What police or other public protection forces serve the project site?

New Rochelle Police Department

c. Which fire protection and emergency medical services serve the project site?

New Rochelle Fire Department

d. What parks serve the project site?

Davenport Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. 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

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☐ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☐ No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? ☐ Yes ☐ No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____	☐ Yes ☐ No ☐ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☐ No
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____ _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	☐ Yes ☐ No
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	☐ Yes ☐ No
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	☐ Yes ☐ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☐ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: _____ _____	☐ Yes ☐ No
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____ _____	☐ Yes ☐ No
n. Will the proposed action have outdoor lighting? ☐ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____ _____	☐ Yes ☐ No
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____ _____	☐ Yes ☐ No
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____ _____	☐ Yes ☐ No
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____ _____	☐ Yes ☐ No
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No If Yes: i. Describe proposed treatment(s): _____ _____ _____	☐ Yes ☐ No
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	☐ Yes ☐ No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	☐ Yes ☐ No

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	☐ Yes ☐ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: _____ _____	☐ Yes ☐ No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	☐ Yes ☐ No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	☐ Yes ☐ No ☐ Yes ☐ No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	☐ Yes ☐ No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	☐ Yes ☐ No ☐ Yes ☐ No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	☐ Yes ☒ No

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No	
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ % _____ % _____ %	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: ☐ Well Drained: _____ % of site ☐ Moderately Well Drained: _____ % of site ☐ Poorly Drained: _____ % of site	
f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____ % of site ☐ 10-15%: _____ % of site ☐ 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☒ Yes ☐ No	
ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No	
If Yes to either i or ii, continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____ Classification _____ • Lakes or Ponds: Name <u>935-48</u> Classification <u>SB</u> • Wetlands: Name <u>Federal Waters, Tidal Wetlands, Federal Waters,...</u> Approximate Size _____ • Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☒ Yes ☐ No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____ Name - Pollutants - Uses: <u>Long Island Sound, Bronx - Nitrogen; Dissolved Oxygen</u>	
i. Is the project site in a designated Floodway? ☐ Yes ☒ No	
j. Is the project site in the 100-year Floodplain? ☒ Yes ☐ No	
k. Is the project site in the 500-year Floodplain? ☒ Yes ☐ No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No If Yes: i. Name of aquifer: _____	

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? ☒ Yes ☐ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ Marine Rocky Intertidal ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ 17.18 acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☒ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ Leatherback _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____ _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☒ Yes ☐ No If Yes: i. CEA name: <u>Long Island Sound</u> ii. Basis for designation: <u>Exceptional or unique character</u> iii. Designating agency and date: <u>Date:1-31-90, Agency:Westchester County</u>	

e. 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? If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	☐ Yes ☐ No
f. 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?	☒ Yes ☐ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	☐ Yes ☐ No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	☐ Yes ☐ No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	☐ Yes ☒ No ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Sarah K. Yackel Date May 21, 2026

Signature  Title Principal, BFJ Planning



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	E360077
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Lake/Pond Name]	935-48
E.2.h.iv [Surface Water Features - Lake/Pond Classification]	SB

E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, Tidal Wetlands
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Long Island Sound, Bronx - Nitrogen;Dissolved Oxygen, Name - Pollutants - Uses:New Rochelle Harbor - Fecal Coliforms;Garbage and Refuse
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Marine Rocky Intertidal
E.2.n.i [Natural Communities - Acres]	18.4, 17.18
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Green Turtle, Loggerhead, Kemp's or Atlantic Ridley, Leatherback
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	Long Island Sound, County & State Park Lands
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Date:1-31-90, Agency:Westchester County
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Glen Island Bridge, Lispenard-Rodman-Davenport House
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

APPENDIX A: PROPOSED ZONING TEXT AMENDMENTS

§ 133 Fees.

§ 331-115.1	Multifamily Dwelling Units	\$35,000/unit
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§ 331-115.1 Special Permit Uses in the R1-WF-10 District.

A. Multifamily uses in the R1-WF-10 District.

Multifamily Uses are permitted on lots at least ~~one-four~~ acres in size and subject to the following requirements. For the purposes of calculating the below dimensional regulations of this § 331-115.1, the site area shall be based on the net area above the mean high water elevation in accordance with § 331-20.1.

~~A.~~(1) For structures located in the portion of the lot within 150 feet of either the adjacent single-family residential zoning district (R1-10), the lot line of a lot containing a single-family residential building, public park or public road:

~~(1a)~~ Maximum building height shall not exceed 35 feet and two stories.

~~(2b)~~ Density shall not exceed four units per acre for the area within such one-hundred-fifty-foot setback.

~~(3c)~~ Side yard setbacks shall be a minimum of 24 feet each; combined 50 feet.

~~(d)~~ Floor Area Ratio for all uses shall not exceed 0.50. All habitable building structures shall be elevated above the FEMA-designated 100-year flood elevation. As part of Special Permit and Site Plan review, the Planning Board shall determine, based on the recommendation of the Commissioner of Development, whether the project shall provide off-site infrastructure improvements, an in-lieu payment to the City for such improvements, or a combination thereof. The total value of the required improvements and/or in-lieu payment shall be calculated on a per-unit basis, as set forth in the City's Master Fee Schedule.

~~(e)~~ A minimum of 20% of the lot area shall be dedicated as open space on site and shall be filed and recorded in a restrictive covenant as approved by the Corporation Counsel.

~~B.~~(2) For structures located in the portion of the lot not within 150 feet of either the adjacent single-family residential zoning district (R1-10), the lot line of a lot containing a single-family residential building, public park or public road:

~~(1a)~~ Maximum building height shall not exceed 60 feet and five stories.

~~(2b)~~ Density may be calculated using the cumulative total area of the lot as follows:

~~(a)~~[1] Four units per acre for the portion of the lot within the 150-foot setback; and

~~(b)~~[2] Seven and five-tenths units per acre for the portion of the lot beyond the 150-foot setback.

(3c) At the discretion of the Building Official, an additional five feet of building height shall be allowed if required to elevate the building above the FEMA base flood elevation (one-hundred-year flood).

(4d) Rear yard setbacks shall be a minimum of 20 feet.

(e) Floor Area Ratio for all uses shall not exceed 0.50. All habitable building structures shall be elevated above the FEMA-designated 100-year flood elevation. As part of Special Permit and Site Plan review, the Planning Board shall determine, based on the recommendation of the Commissioner of Development, whether the project shall provide off-site infrastructure improvements, an in-lieu payment to the City for such improvements, or a combination thereof. The total value of the required improvements and/or in-lieu payment shall be calculated on a per-unit basis, as set forth in the City's Master Fee Schedule.

(f) A minimum of 20% of the lot area shall be dedicated as open space on site and shall be filed and recorded in a restrictive covenant as approved by the Corporation Counsel.

(3) Notwithstanding the requirements provided for in Section 331-115.1.A.(1) and (2), for lots that border a public park and have substantial buildable land area located outside of the FEMA-designated one-hundred-year floodplain:

(a) Maximum building height shall not exceed 54 feet and 4 stories.

(b) Front yard setback shall be a minimum of 40 feet.

(c) Side yard setback shall be a minimum of 10 feet.

(d) Rear yard setback shall be a minimum of 185 feet.

(e) Any proposed primary structure shall be setback 150 feet from the lot line of any abutting lot containing a single-family residential building. Notwithstanding such requirement, a covered entrance to a primary structure to permit the discharge of vehicle passengers, such as a porte-cochere, that does not exceed 5% of the primary structure's ground floor area shall be permitted to encroach 50 feet into such setback so long as such structure does not exceed 23 feet in height.

(f) Any proposed accessory structure shall be setback 25 feet from the lot line of any abutting lot containing a single-family residential building.

(g) Density shall not exceed thirteen (13) units per acre.

(h) Floor Area Ratio for all uses shall not exceed 1.0. All habitable building structures shall be elevated above the FEMA-designated 100-year flood elevation. As part of Special Permit and Site Plan review, the Planning Board shall determine, based on the recommendation of the Commissioner of Development, whether the project shall provide off-site infrastructure improvements, an in-lieu payment to the City for such improvements, or a combination

thereof. The total value of the required improvements and/or in-lieu payment shall be calculated on a per-unit basis, as set forth in the City's Master Fee Schedule.

(i) A minimum of 45% of the lot area shall be dedicated as open space on site and shall be filed and recorded in a restrictive covenant as approved by the Corporation Counsel.

(j) The following structures may extend up to 20 feet above the maximum height limit as long as the combined total coverage of all features listed in this subsection does not exceed 30 % of the roof area including one or more of the following:

[1] "green" energy production or reduction equipment (e.g., solar collectors, wind turbines, solar hot water systems);

[2] stair and elevator penthouses;

[3] mechanical equipment;

[4] greenhouses, urban agriculture structures, and solariums;

[5] play equipment and open-mesh fencing that encloses it, as long as fencing is at least 15 feet from the roof edge;

[6] minor communication utilities and accessory communication devices;

[7] cupolas; and

[8] rooftop amenity space that is not used for residential purposes.

~~G.(4)~~ For all multifamily uses in the R1-WF-10 District:

~~(1a)~~ Building coverage shall not exceed 35%.

~~(2b)~~ Impervious coverage shall not exceed 50%.

~~(3) A minimum of 20% of the lot area shall be dedicated as open space on site and shall be filed and recorded in a restrictive covenant as approved by the Corporation Counsel.~~

~~(4) Floor Area Ratio shall not exceed 0.5. Notwithstanding anything in § 331-115.1C(3) to the contrary, additional development potential in the form of a Floor Area bonus of 0.15 above the maximum permitted Floor Area Ratio of 0.5 shall be earned for a project when such project includes a contiguous area of open space in excess of 1.5 acres, which 1.5 acres of contiguous open space is in addition to the minimum 20% open space of lot area required by § 331-115.1C(3).~~

~~(5) Lot area per dwelling unit shall be a minimum of 5,500 square feet per unit.~~

~~(6c)~~ Must comply with the New Rochelle Flood Protection Regulations and FEMA requirements.

(7d) Must reasonably comply with Waterfront Edge Design Guidelines (WEDG) or equivalent as determined by the Planning Board.

(e) All required off-street parking spaces for multifamily structures must be provided within the footprint of the multifamily building. Up to fifteen (15) additional visitor and/or ADA-accessible parking spaces may be provided at grade level within the side or rear yard of a multifamily building.

(f) Sidewalks and pedestrian infrastructure is required for all residential projects.

~~D.(5)~~ Waterfront access must be provided or payment in lieu must be paid into a waterfront access fund.

~~(1a)~~ A minimum of 100% of linear frontage of any zoning lot must be reserved for public open space providing access to the water as approved by the Commissioner of Development or, in the alternative, payment in lieu must be made.

~~(2b)~~ Payment in lieu fee is determined on a per unit basis, initially set at \$10,000 per unit and adjusted by the City Council as needed. A prorated fee may be provided where less than 100% of the required linear footage is reserved. A payment in lieu fee will be reduced by the cost of off-site improvements that provide a public benefit as approved by the Commissioner of Development.

B. Water-dependent Uses in the R1-WF-10 District.

(1) The following water-dependent uses are permitted by special permit on lots of at least one acre in size and subject to the following requirements:

(a) Pier, dock, marina, boat launching and wet boat storage.

(b) Boat building and boat/sail repair.

(c) Dry boat storage for vessels under 16 feet in length or boats 16 feet or longer.

(d) Establishments for the sale of boards, motors, and accessories.

(e) Yacht, boat, rowing, and other boat-based membership clubs.

(2) Marina uses shall comply with the supplemental regulations contained in § 331-45.E.(1) and (2).

(3) Floor Area Ratio for all uses shall not exceed 1.0.

(4) Maximum building height shall not exceed 36 feet and three stories.

(5) Building coverage shall not exceed 35%.

(6) Impervious coverage shall not exceed 75%.

(7) Restaurants with outdoor dining and Inns are permitted by special permit as an accessory use to a marina. Hours of operation for restaurants with outdoor dining shall be set by the Planning Board as part of the Special Permit process.

(8) For all permitted accessory uses the following standards shall additionally apply:

(a) Must comply with the New Rochelle Flood Protection Regulations and FEMA requirements.

(b) Must reasonably comply with Waterfront Edge Design Guidelines (WEDG) or equivalent as determined by the Planning Board.

(c) For an accessory Inn use the following standards shall additionally apply:

[1] Density shall not exceed 10 guest rooms per acre with a maximum permitted density of 25 rooms.

[2] Each guest room shall include a full private bathroom.

[3] Minimum guest room size, including private bathroom, shall be 250 square feet.

(9) Sidewalks and pedestrian infrastructure is required for all water-dependent projects.

§ 331-33 R1-WF-10 One-Family Waterfront Residence District.

C. Uses allowed by special permit.

(8) Water-dependent uses as regulated by § 331-115.1.

An aerial photograph of Davenport Neck, North Carolina, featuring a large bridge spanning a body of water with several sailboats. In the background, there are residential buildings and lush greenery. The image is overlaid with a semi-transparent blue geometric pattern.

Davenport Neck

City Council Presentation

Adam Salgado, Commissioner of Development

Tuesday, June 9, 2026

Background

- The City received a petition from a developer to allow a multifamily development with 64 units at the Surf Club in May 2025
- Staff initiated a comprehensive review of planning issues relating to Davenport Neck
- Community meetings were held at Trinity Elementary school June 12, 2025, October 9, 2025, and May 11, 2026
- Staff also met with the Superintendent of the school district to discuss potential traffic improvements at Trinity School
- In consultation with a planning consultant, staff are drafting an alternative zoning proposal
- Conducted a series of small-group meetings with City Council members to review the issues

What We've Heard

Mobility and access

- Insufficient sidewalks
- Traffic congestion, especially at Trinity
- Need for traffic calming
- Emergency access concerns

Infrastructure and climate resilience

- Flooding and stormwater issues
- Dredging needs
- Water quality problems
- Erosion
- Climate vulnerability

Property conditions and redevelopment

- Poorly maintained properties, including abandoned car property
- Concerns about overdevelopment
- Fear of density
- Sensitivity to change

Quality of life and neighborhood character

- Traffic, noise, and light pollution impacts
- Protecting community character
- Balancing neighborhood needs without overdevelopment

Economic and long-term viability

- Questions about PILOTs and economic viability
- Evolution of beach clubs
- Increased reliance on events
- Reduction in wedding sizes / micro-weddings
- Concern that current zoning may diminish long-term viability



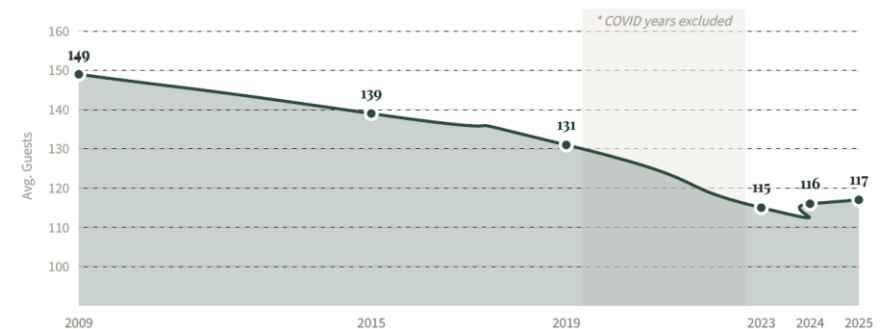
Supporting a Changing Market: Beach Clubs

Existing waterfront clubs are facing market and operating pressures, while the current zoning provides limited tools to address reinvestment, resiliency, infrastructure needs, or long-term property conditions:

- **Changing Event economics:** smaller weddings, rising costs, and flood-related maintenance challenges
- **Weak public tools:** limited ability to require reinvestment, resiliency, infrastructure, or public benefits.
- **Risk of inaction:** gradual decline, underinvestment, more event-driven activity, and continued infrastructure stress



Declining Wedding Guest Counts, 2009-2025



Supporting a Changing Market: Marinas

Marinas are vital waterfront assets, but the current zoning does not provide a clear path for reinvestment, modernization, or quality-of-life controls.

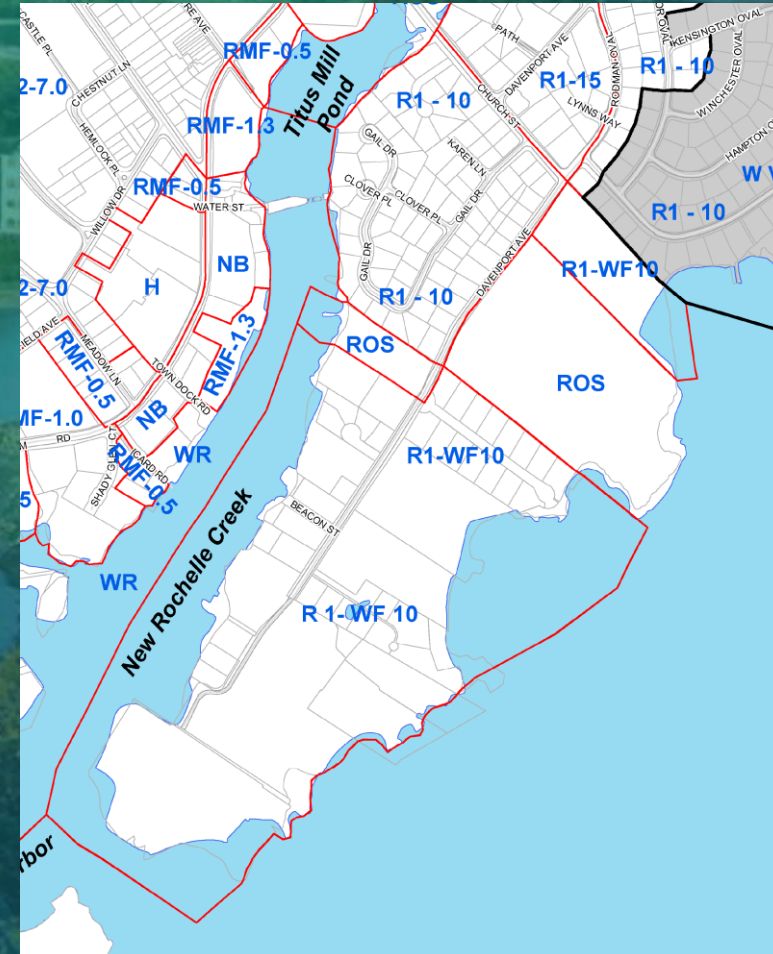
- **Important local businesses:** marinas support waterfront access, recreation, and Davenport Neck's maritime identity
- **Outdated zoning status:** current zoning does not actively support marina reinvestment or modernization.
- **Quality of life impacts:** operations should be managed through clear standards for hours, parking, circulation, noise, lighting, and neighborhood compatibility.
- **Risk of inaction:** continued uncertainty, underinvestment, and limited ability for the City to shape future operations.



Why the Zoning Needs to Be Updated

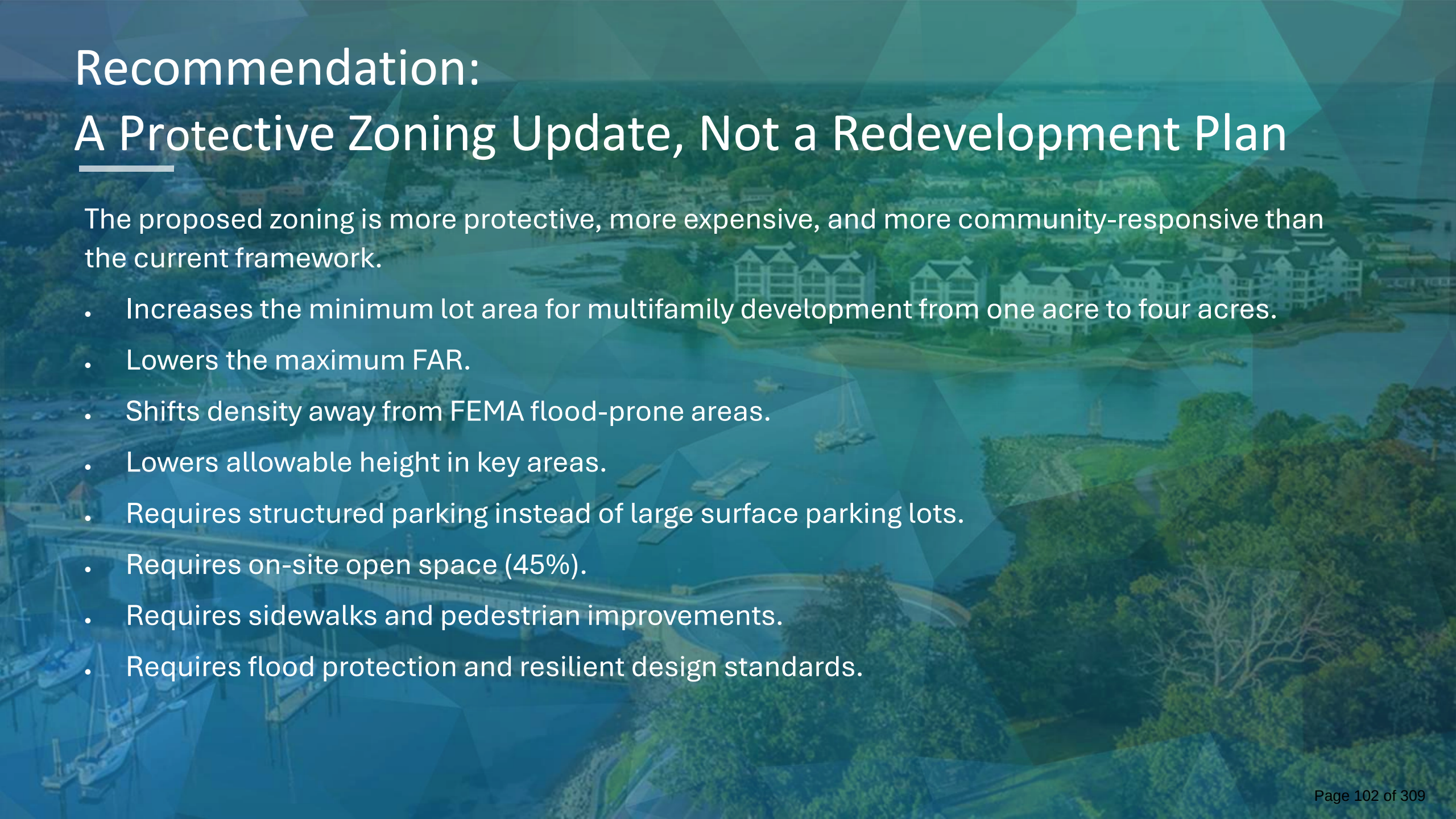
The current zoning **already allows multifamily development**, but it does not give the City enough tools to manage the impacts residents and businesses have identified.

- **Outdated framework:** adopted in 2016 and not designed around today's flooding, stormwater, traffic, access, and resiliency challenges.
- **Weak public controls:** limited ability to require sidewalks, open space, structured parking, infrastructure upgrades, or long-term property reinvestment.
- **Flood vulnerability:** future density should be directed away from more environmentally sensitive shoreline areas and toward less vulnerable locations.
- **Better public outcomes:** updated zoning can connect any future private redevelopment to resiliency, infrastructure, and community benefit requirements.



Recommendation: A Protective Zoning Update, Not a Redevelopment Plan

- The proposal does **not change what can currently be built at the remaining beach club sites in a way that incentivizes redevelopment.**
 - The proposed zoning makes redevelopment more expensive and more regulated by adding stronger standards, infrastructure obligations, open space requirements, structured parking requirements, and per-unit fees.
- The City is **not touching Davenport Park.**
- The purpose is to manage future change responsibly — not to force change.

An aerial photograph of a waterfront community, likely in a coastal or estuarine area. In the foreground, a bridge spans a body of water, with several sailboats docked at a marina. The middle ground shows a row of modern, multi-story houses with light-colored siding and dark roofs, situated on a slight rise. The background features more houses and a dense line of trees. The overall scene is peaceful and scenic, with a mix of natural and built environments.

Recommendation:

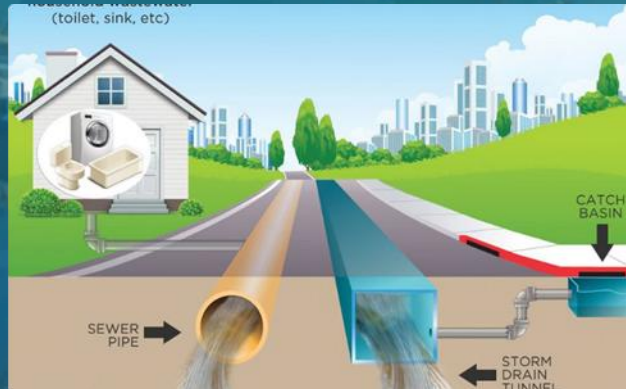
A Protective Zoning Update, Not a Redevelopment Plan

The proposed zoning is more protective, more expensive, and more community-responsive than the current framework.

- Increases the minimum lot area for multifamily development from one acre to four acres.
- Lowers the maximum FAR.
- Shifts density away from FEMA flood-prone areas.
- Lowers allowable height in key areas.
- Requires structured parking instead of large surface parking lots.
- Requires on-site open space (45%).
- Requires sidewalks and pedestrian improvements.
- Requires flood protection and resilient design standards.

Recommendation: A Protective Zoning Update, Not a Redevelopment Plan

- Requires either off-site infrastructure improvements or a \$35,000 per-unit contribution in addition to waterfront Access Fees (\$10K/unit)
- Developer fees and required improvements can support stormwater upgrades, flood mitigation, sidewalks, traffic calming, circulation improvements, and public open space enhancements.
- These directly respond to concerns raised during the public engagement process.
- The proposal allows the City to pair private contributions with state, federal, and local grant funding.
- This creates a more realistic funding strategy for long-term improvements on Davenport Neck.



Davenport Neck R1-WF-10: Existing vs. Proposed Buildout



A. What changes spatially
Total buildout
~210 → ~210 units
Values remain materially similar overall.



B. Primary increase
Surf Club (Parcel 1): 20 → 60 units
Additional capacity is concentrated at the park-adjacent parcel outside the floodplain.



C. Removed from multifamily count
Parcels 6, 7, and 8
Three smaller parcels under 4 acres no longer qualify for multifamily under the amendment.
Updated zoning supports marinas and water-dependent uses by legalizing them through special permit standards, recognizing them as important waterfront assets.



D. Core Message: A More Protective Zoning Framework
The proposed zoning does not materially increase total residential buildout. Instead, it redirects density away from more flood-prone and environmentally vulnerable areas while requiring stronger standards for structured parking, open space, sidewalks, resilience, and infrastructure. The result is a more protective, more demanding, and more community-responsive framework than the zoning in place today.

Parcel	Site	Existing	Proposed	Change	Height
1	Surf Club	20	60	+40	54 ft / 4 stories
2	Davenport Club	30	30	+0	60 ft / 5 stories
3	Greentree	20	20	+0	60 ft / 5 stories
4	New Dawn Foundation	30	30	+0	60 ft / 5 stories
5	VIP	70	70	+0	60 ft / 5 stories
6	Castaways	10	0	-10	Height: N/A
7	Neptune Marina	10	0	-10	Height: N/A
8	Imperial Yacht Club	20	0	-20	Height: N/A
TOTAL		~210	~210	~+0	

Source: JMC R1-WF-10 Zoning Analysis, dated 03/12/2026.

Next Steps

- If acceptable to council, staff would introduce zoning at a subsequent meeting at council's direction

MONTH 1

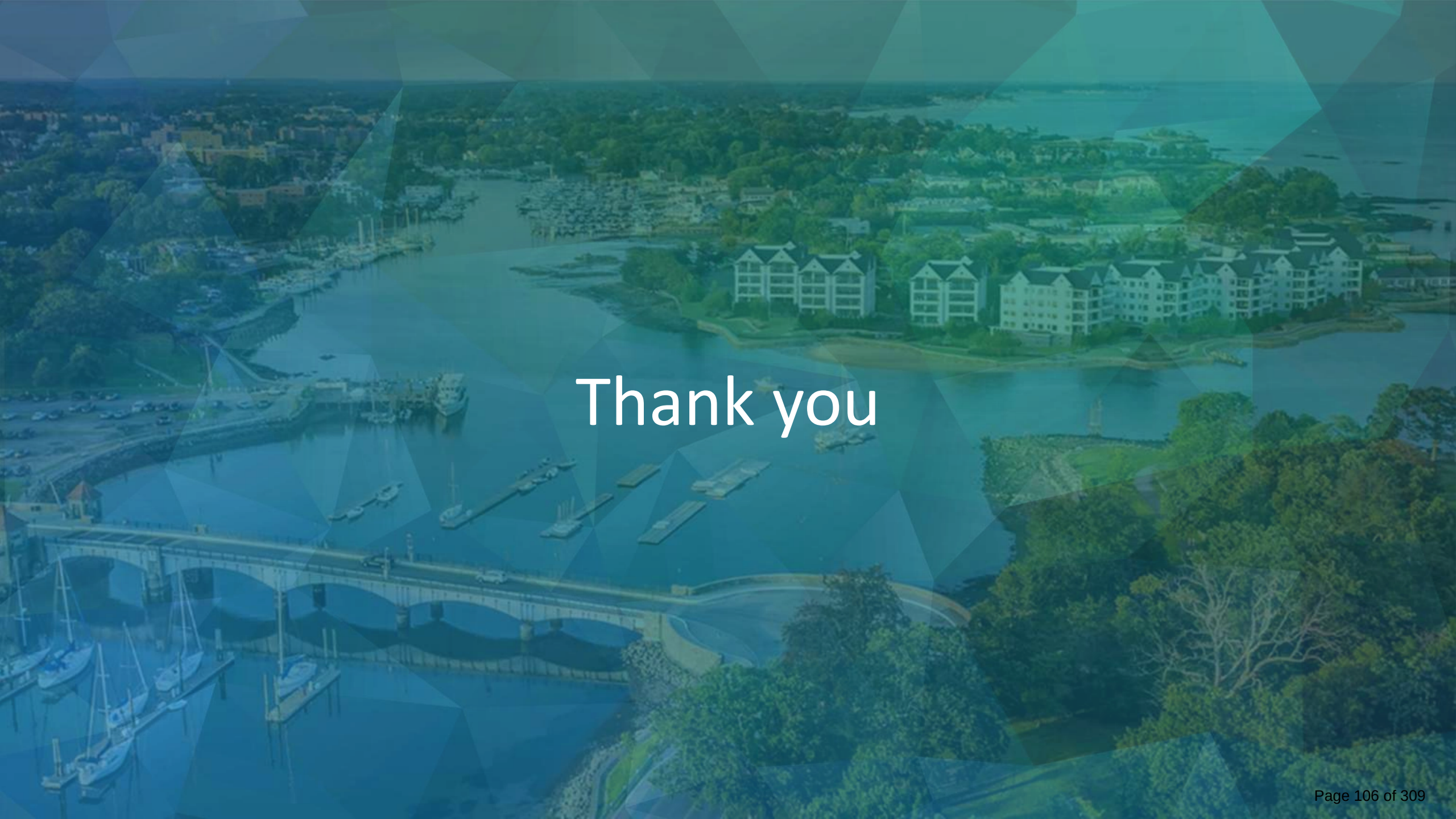
Zoning Intro
Declare Lead Agency
Set PH

MONTH 2

Public Hearing at COW

MONTH 3

RLM Vote to adopt

An aerial photograph of a waterfront community, likely in Annapolis, Maryland. The image shows a large stone bridge with multiple arches spanning a body of water. To the left of the bridge is a marina with several sailboats docked. In the center, there are several floating docks and small boats. To the right, a large, modern residential complex with multiple white buildings and dark roofs is situated on a peninsula. The background features a dense forest and more buildings in the distance. The entire image is overlaid with a semi-transparent blue geometric pattern consisting of various triangles and polygons.

Thank you

City of New Rochelle
Development

MEMORANDUM

To: Honorable Mayor and City Council
Thru: Wilfredo Melendez, City Manager
Date: July 14, 2026
From: Adam Salgado, Development Commissioner
Subject: PROPOSED LEAD AGENCY STATUS RE: PROPOSED AMENDMENTS TO CHAPTER 133, FEES, AND CHAPTER 331, ZONING RE: ONE-FAMILY WATERFRONT RESIDENCE DISTRICT (R1-WF-10 DISTRICT) - Resolution declaring Lead Agency Status regarding the proposed amendments to Chapter 133, Fees, and Chapter 331, Zoning, of the Code of the City of New Rochelle relative to the One-Family Waterfront Residence District (R1-WF-10 District).

Background: Resolution declaring Lead Agency Status regarding the proposed amendments to Chapter 133, Fees, and Chapter 331, Zoning, of the Code of the City of New Rochelle relative to the One-Family Waterfront Residence District (R1-WF-10 District).

Attachments:
None

RESOLUTION NUMBER: 2026-91
MEETING DATE: July 14, 2026

Item # 15.

LEGISLATION

RESOLUTION DECLARING LEAD AGENCY REGARDING
THE AMENDMENTS TO CHAPTER 133, FEES, AND
CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF
NEW ROCHELLE RELATIVE TO THE ONE-FAMILY
WATERFRONT RESIDENCE DISTRICT (R1-WF-10
DISTRICT).

WHEREAS, this City Council hereby wishes to declare itself to be the Lead Agency with respect to the environmental review of the actions to amend Section 133-1, Enumeration of Fees of Chapter 133, Fees, and Section 331-33, R1-WF-10 One-Family Waterfront Residence District and Section 331-1153.1, Special Permit Uses in the R1-WF-10 District of Chapter 331, Zoning, of the City of New Rochelle Code; and

WHEREAS, the Department of Development has prepared and submitted a Full Environmental Assessment Form (FEAF), Part 1 for the Proposed Action, on file for inspection with the City Clerk's Office.

NOW, THEREFORE, BE IT RESOLVED that this City Council hereby declares itself to be the lead agency with respect to the proposed amendments.

City of New Rochelle
Development

MEMORANDUM

To: Honorable Mayor and City Council
Thru: Wilfredo Melendez, City Manager
Date: July 14, 2026
From: Adam Salgado, Development Commissioner
Subject: PROPOSED PUBLIC HEARING RE: PROPOSED AMENDMENTS TO CHAPTER 133, FEES, AND CHAPTER 331, ZONING RE: ONE-FAMILY WATERFRONT RESIDENCE DISTRICT (R1-WF-10 DISTRICT) – Resolution scheduling a Public Hearing regarding the proposed amendments to Chapter 133, Fees, and Chapter 331, Zoning, of the Code of the City of New Rochelle relative to the One-Family Waterfront Residence District (R1-WF-10 District).

Background:

Resolution scheduling a Public Hearing regarding the proposed amendments to Chapter 133, Fees, and Chapter 331, Zoning, of the Code of the City of New Rochelle relative to the One-Family Waterfront Residence District (R1-WF-10 District).

Attachments:

None

RESOLUTION NUMBER: 2026-92

Item # 16.

MEETING DATE: July 14, 2026

LEGISLATION

RESOLUTION DIRECTING A PUBLIC HEARING
RELATIVE TO AMENDMENTS TO CHAPTER 133, FEES,
AND CHAPTER 331, ZONING, OF THE CODE OF THE
CITY OF NEW ROCHELLE.

BE IT RESOLVED, by the City Council of the City of New Rochelle:

This Council shall hold a Public Hearing on September 8, 2026 at 7:00 P.M. in the Council Chambers, 515 North Avenue, New Rochelle, New York, on the proposed amendment to Chapter 133, Fees, and Chapter 331, Zoning, of the Code of the City of New Rochelle :

ORDINANCE AMENDING CHAPTER 133, FEES, AND
CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF
NEW ROCHELLE

BE IT FURTHER RESOLVED, that the proposed amendments are hereby referred to the New Rochelle Planning Board and Westchester County Planning Department for their review and recommendation; and

BE IT FURTHER RESOLVED, that the City Clerk give due notice of said public hearing.

City of New Rochelle
Development

MEMORANDUM

To: Honorable Mayor and City Council
Thru: Wilfredo Melendez, City Manager
Date: July 14, 2026
From: Adam Salgado, Development Commissioner
Subject: PROPOSED ADOPTION OF DOWNTOWN OVERLAY ZONE (DOZ)
AMENDMENTS/FINDINGS - Proposed resolutions adopting Findings and
zoning related to the Supplemental Final Generic Environmental Impact
Statement (SFGEIS) for the 2026 DOZ Amendments.

Background:

City Council previously declared itself Lead Agency to prepare a Supplemental Draft Generic Environmental Impact Statement (SDGEIS) and adopt updates to the Downtown Overlay Zone (DOZ). The draft document was accepted by Council in February and there was a public hearing/review period from February 18th through April 24th.

Subsequent to the public review period, a Supplemental Final Generic Environmental Impact Statement (SFGEIS) was prepared. Council adopted a resolution issuing a Notice of Completion for this document at the June 16, 2026 RLM.

The last step in the State Environmental Quality Review (SEQR) process is to adopt a findings statement and the proposed zoning. These documents are enclosed. The findings statement reviews the environmental impacts identified in the EIS, balances them with other considerations and gives the city's rationale for its determination. It also certifies that the statutory requirements pertaining to SEQR have been met.

Recommendations

Staff recommends that the City Council take the following actions:

1. Adopt the Findings Statement as attached; and,
2. Adopt the proposed DOZ amendments as per the attached amendments.

Attachments:

1. SEQR Findings Statement: 2026 Downtown Overlay Zone Amendments and Updated Theoretical Development Scenario
2. June 9, 2026 Presentation to Council
3. New Rochelle Downtown Overlay Zones-Final Revised June 26, 2026

RESOLUTION NUMBER:
MEETING DATE: July 14, 2026

Item # 17.

LEGISLATION

**RESOLUTION ADOPTING A FINDINGS STATEMENT
PURSUANT TO SEQRA AND APPROVING AMENDMENTS TO
THE DOWNTOWN OVERLAY ZONE.**

WHEREAS, the City Council previously declared itself Lead Agency pursuant to the State Environmental Quality Review Act (SEQRA) for the preparation of a Supplemental Draft Generic Environmental Impact Statement (SDGEIS) evaluating proposed amendments to the Downtown Overlay Zone (DOZ); and

WHEREAS, the City Council accepted the SDGEIS in February 2026 and conducted a public hearing and public review period from February 18, 2026 through April 24, 2026; and

WHEREAS, following consideration of the public comments received, a Supplemental Final Generic Environmental Impact Statement (SFGEIS) was prepared, and on June 16, 2026, the City Council adopted a resolution issuing a Notice of Completion for the SFGEIS; and

WHEREAS, pursuant to SEQRA, the City Council has reviewed the SFGEIS and the proposed Findings Statement, which evaluates the relevant environmental impacts, weighs and balances such impacts with social, economic, and other essential considerations, and certifies that the requirements of SEQRA have been satisfied.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of New Rochelle hereby adopts the Findings Statement attached hereto, finding that the requirements of SEQRA and its implementing regulations have been satisfied; and

BE IT FURTHER RESOLVED, that the City Council hereby adopts the amendments to the Downtown Overlay Zone as set forth in the attached documents; and

BE IT FURTHER RESOLVED, that the City Manager and such other City officials as may be necessary are authorized to take all actions necessary to implement the intent of this resolution.

STATE ENVIRONMENTAL QUALITY REVIEW ACT FINDINGS STATEMENT

City of New Rochelle 2026 DOWNTOWN OVERLAY ZONE AMENDMENTS AND UPDATED THEORETICAL DEVELOPMENT SCENARIO

City of New Rochelle
Westchester County, New York

Date: July 21, 2026

Pursuant to Article 8 of the New York State Environmental Quality Review Act ("SEQRA") of the New York State Environmental Conservation Law and Title 6 of the NYS Code of Rules and Regulations ("6 NYCRR") Part 617, the City Council of the City of New Rochelle makes the following findings.

Name of Action: 2026 Downtown Overlay Zone Amendments and Updated Theoretical Development Scenario.

Brief Description of Action: The Proposed Action involves the following components: (1) the adoption of proposed zoning map amendments affecting the Downtown Overlay Zone ("DOZ") as a whole (excluding DO-7) for frontage requirements, and affecting portions of the DO-1, DO-2, DO-5, and DO-8 subdistricts, including a westward expansion of DO-8 (approximately 11 acres); (2) the adoption of DOZ zoning text amendments intended to refine development standards, frontage requirements, sustainability and green standards, definitions, and incentive mechanisms; and (3) the adoption of an updated Theoretical Development Scenario ("TDS").

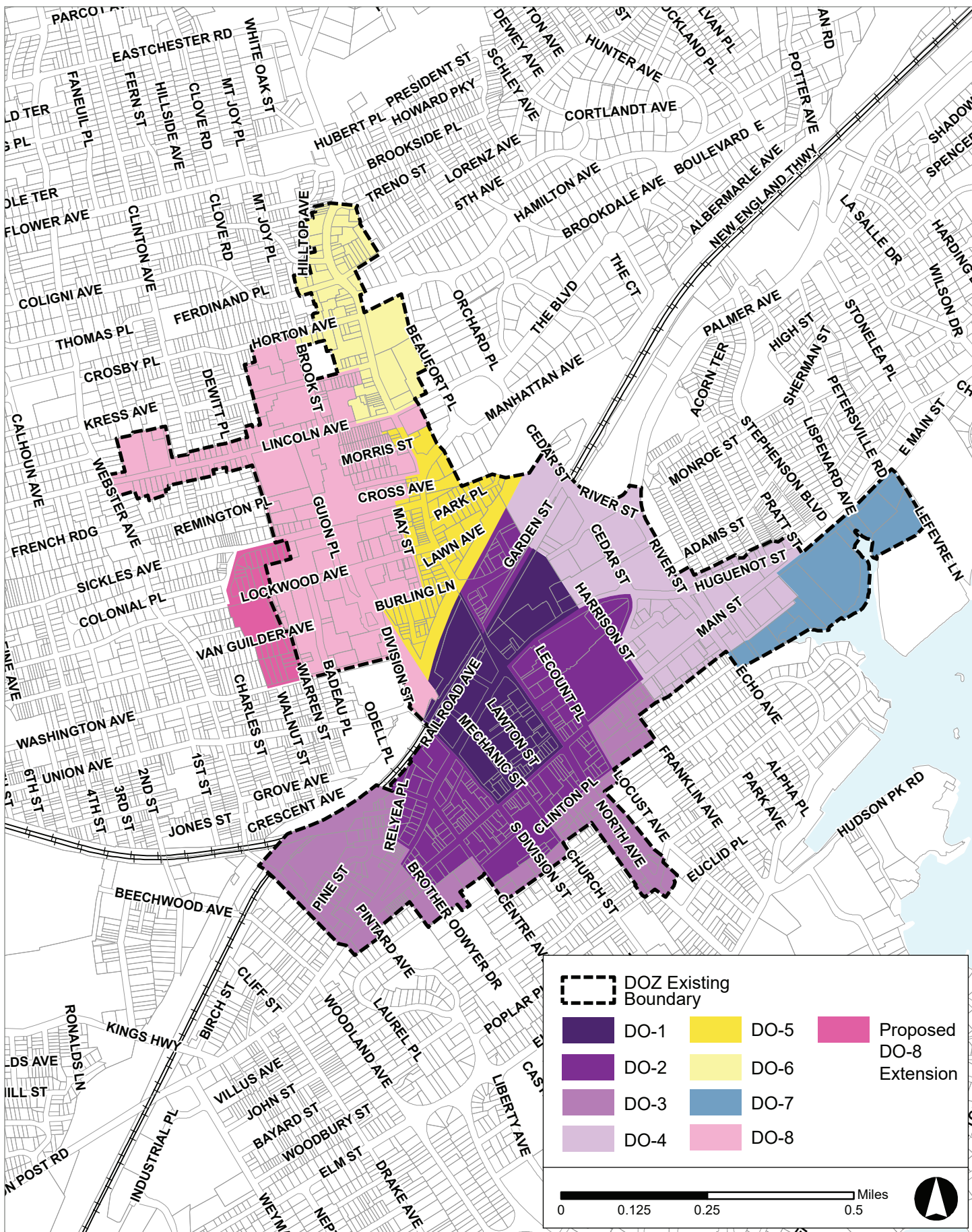
SEQRA Classification: Type I Action

Location: An area of approximately 390 acres within downtown New Rochelle, Westchester County, NY. See Figure 1.

Lead Agency: City of New Rochelle City Council, City Hall, 515 North Avenue, New Rochelle, NY 10801

Date Supplemental Draft Generic Environmental Impact Statement Accepted: February 17, 2026

Date Supplemental Final Generic Environmental Impact Statement Accepted: June 16, 2026



Source: City of New Rochelle, Westchester County GIS, BfJ Planning.

Figure 1: Proposed Zoning Map

Contact for Additional Information:

Adam Salgado, Commissioner of Development
City of New Rochelle
515 North Avenue
New Rochelle, New York 10801
(914) 654-2185

Statement of Certification: The City Council of the City of New Rochelle (“City Council”), as Lead Agency, has reviewed the Supplemental Draft Generic Environmental Impact Statement (“SDGEIS”) and the Supplemental Final Generic Environmental Impact Statement (“SFGEIS”), which together constitute the complete Supplemental Generic Environmental Impact Statement (“SGEIS”) for the Proposed Action, and certifies that:

- It has considered the relevant environmental impacts, facts and conclusions disclosed in these documents;
- It has weighed and balanced the relevant environmental impacts with social, economic and other considerations;
- It has considered and addressed all substantive public and agency comments on the SDGEIS and SFGEIS;
- The requirements of 6 NYCRR Part 617 have been met;
- Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action described below is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable; and
- Adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigation measures that were identified as practicable during the environmental review process.

Based on the City Council’s review of the SGEIS and consideration of comments received during the public review process, the City Council concludes that the long-term benefits of the Proposed Action outweigh any potential adverse impacts. The Proposed Action is anticipated to have a beneficial effect on the City of New Rochelle, minimizes adverse environmental impacts to the maximum extent practicable, and meets the objectives of the City’s long-term planning efforts and vision as documented by the 2026 Recommended Action Plan (RAP) Update and prior City planning documents. Each site-specific application that pursues development in accordance with the DOZ provisions as amended under the Proposed Action will require Site Plan review and approvals, compliance with the mitigation measures set forth in this SEQRA Findings Statement as part of future Site Plan Review of future projects, and will also be reviewed in accordance with the regulations implementing SEQRA (6 NYCRR Part 617). If site-specific review under SEQRA is required for a future project, any identified significant adverse environmental impacts are required to be mitigated to the maximum extent feasible and practicable.

As required by SEQRA, the Lead Agency has evaluated and compared the Proposed Action to a No Action Alternative. In the absence of the Proposed Action, the City of New Rochelle would not achieve the benefits of adjusted requirements, development standards and incentives that advance the City's goals as outlined in the 2026 RAP, including promoting commercial uses and large-format retail in the downtown core, "missing middle" housing typologies, and stronger sustainability and green building practices. It would also not refine the TDS to better reflect current market conditions and observed development patterns to better guide long-term planning. Therefore, the No-Action alternative does not meet the City's objectives for the Proposed Action and is not considered to be a feasible option.

Background of the Proposed Action: The original DOZ legislation was adopted by the City Council in December 2015 following a SEQRA process involving the preparation of a Draft Generic Environmental Impact Statement ("DGEIS") and Final Generic Environmental Impact Statement ("FGEIS"), culminating in a SEQRA Findings Statement adopted in conjunction with the zoning approval. That action by the City Council created six DOZ districts (DO-1 through DO-6) comprising approximately 279 acres centered around the City core which allow varying uses and densities depending on the walking distance to the New Rochelle Transit Center. The key intent of the original DOZ was to facilitate the evolution of the downtown, addressing zoning challenges, and providing incentives and opportunities for property owners for redevelopment and economic growth. The DOZ uses form-based standards and provides development incentives for property owners to achieve the City's redevelopment objectives. Encouraged by the success of the original 2015 DOZ, the City expanded the DOZ in 2021, adding an additional DO Zone ("Waterfront Overlay District" or "DO-7"), and once again in 2024, adding the "Lincoln Neighborhood District" or "DO-8".

Adoption of the Existing DOZ was successful in promoting revitalization of the downtown area. A wide variety of development applications were received by the City following the adoption of the DO Zones. Since the environmental review of the Existing DOZ was generic in nature, the City has made refinements to the Theoretical Development Scenario ("TDS") to reflect market trends and actual conditions as applications were submitted for various projects within the Existing DOZ. All previous TDS memoranda determined that the modifications, amendments or refinements would not result in any significant adverse new impacts in accordance with SEQR regulations. The adjustments to the TDS currently proposed (2026 TDS) are intended to rebalance uses across the different DO Zones, reflecting a net decrease in nonresidential uses and an increase in residential units that better reflect observed development absorption patterns and current market trends.

As mentioned above, this Proposed Action includes various interrelated components that are designed to continue advancing the goals of the original DOZ legislation (2015), while recalibrating standards and requirements to better achieve those goals.

Zoning Map Amendments

The Proposed Action includes targeted amendments to the Downtown Overlay Zoning Map affecting the DO-1, DO-2, DO-5 and DO-8 subdistricts. Additionally, the Zoning Map would reflect changes in frontage requirements throughout the DOZ.

The current Proposed Action includes the following amendments to the New Rochelle Zoning Map:

DO-2 to DO-1 Remapping and New Pedestrian Way Required

The DO-1 Transit District is proposed to be extended east across North Avenue along the rail corridor to Bally Place, within an area currently mapped in the DO-2 District. This area, mapped with a new crosshatch as illustrated in the proposed zoning map (see SFGEIS Figure 2-4), is intended to encourage large-format retail, commercial anchors, and entertainment uses that benefit from proximity to transit infrastructure and regional access.

Supporting zoning text changes, as described below, propose an increase in the minimum lot size for Development Standard 3 (from 30,000 to 60,000 square feet) for this “crosshatch” area. At the same time, building heights would be kept to DO-2 standards, as it is not the intent of this zoning change to maximize building height or density. Additionally, this zoning map change and associated text changes would be working in concert with proposed large-scale retail requirements that are intended to ensure successful retail operations. More details on the zoning text changes are included below.

Alongside the remapping of this area from DO-2 to DO-1, a new Pedestrian Way would be required to be built along the railroad frontage to connect to the North Ave Bridge/Transit Center area, creating a new pedestrian connection and improving visual conditions.

DO-8 Boundary Western Extension

The City proposes an expansion of the “Lincoln District Neighborhood”, or DO-8, to continue investing in the Lincoln neighborhood and provide property owners within the expansion area the option to opt into the DOZ. The westward expansion of approximately 11 acres would encompass an area along Washington Avenue to approximately the mid-block between Webster Avenue and Warren Street, and northward to Sickles Place.

The DO-8 overlay intends to support contextual mixed-use and residential development with explicit transition controls along district edges. Transition areas of a maximum four-story height are mapped along the western and southern edges of the expanded DO-8 district to provide an appropriate buffer to adjacent lower-scale residential neighborhoods. The DO-8, as all other DO Zones, regulates development and redevelopment through a form-based code that is meant to guarantee high quality urban design standards and pedestrian-friendly street frontages.

Under the Proposed Action, the expanded DO-8 will continue as an optional overlay district that would apply to properties only where a property owner chooses to pursue the Overlay District provisions.

DO-5 to DO-8 Remapping (Memorial Highway Area)

A portion of the DO-5 subdistrict bounded by Memorial Highway, Sickles Avenue, May Street, and Burling Lane would be remapped to DO-8. The proposed remapping area would feature tailored development standards that are intended to support and incentivize redevelopment along this corridor. The proposed changes to the development standards involve the following: Development Standard 2 would allow 5-story buildings, with up to 4 additional bonus stories through applying for Community Benefit Bonuses or “CBB” (up to 9 stories, 105 feet); Development Standard 3 would allow 6-story buildings, with up to 5 extra stories under the CBB (up to 11 stories, 120 feet). The Proposed Action also includes increases to the Community Benefit Bonuses Policy for this specific remapping area.

This remapping intends to facilitate redevelopment of this section of Memorial Highway in a way that is oriented toward the future LINC, taking advantage and support this significant infrastructure investment in public space and connectivity along the corridor. Additionally, this remapping would expand the area in which CBB fees are required to be invested within the surrounding community (applicable to all DO-8).

DO-5 to DO-8 Remapping (North Avenue Area)

A few additional parcels currently located within the DO-5 subdistrict, specifically the area bounded by Morris Street, North Avenue, and Rochelle Place, would be remapped to DO-8. The proposed DO-8 boundary adjustments are intended to better orient development toward LINC-adjacent frontages, concentrate value capture in areas where the City is making significant public realm and transportation infrastructure investments, and expand the area in which Community Benefits Bonus (CBB) fees are required to be invested within the surrounding community (applicable to all DO-8).

Storefront and Frequent Entryways Requirements – Map Changes

The DOZ zoning map contains two mapped frontage types, Storefronts Required and Frequent Entryways Required. They both establish a maximum door entryway separation along the frontage, 60 feet for Storefront Required and 80 feet for Frequent Entryways Required. Currently, the Storefront Required frontage designation does not mandate a store or commercial activity at ground floor, but it requires a frontage with “substantial glazing and Active Edge”.

To ensure that retail and other commercial activities are concentrated within the core downtown along key corridors such as Main and Huguenot Streets, the City is proposing to concentrate the “Storefront Required” frontage designation in an area that encompasses the entirety of the Vanguard Overlay District and extend farther west to connect with the existing “Storefront Required” frontage along Main Street within the DO-7 District. As described below in the “Zoning Text Changes”,

At the same time, some existing Storefront Required designated streets are replaced with the Frequent Entryways Required designation, while some streets are proposed to be newly added to the Frequent Entryways designation, ensuring that those locations are still achieving a high degree of activation along the frontage without requiring commercial uses on the ground floor.

The proposed map changes involve the following (see SFGEIS Figure 2-2):

- Frequent Entryways Required designations replaced with Storefront Required designations on:
 - Huguenot St between Centre Ave and Webster Ave;
 - Main Street between Harrison St to Pratt St;
 - Huguenot St from Cedar St to River St;
 - Main St between Maple Ave and Webster Ave;
- Storefront Required designations replaced by Frequent Entryways Required designations:
 - Along North Ave between Lincoln Ave and the railroad bridge;
 - At the corners of Lincoln Ave and Memorial Highway/Brooke St;

- Storefront Required designations at the corners of Lockwood Ave and Guion Place are removed;
- New Frequent Entryways Required designations along Memorial Highway between Lincoln Ave and Washington Ave added.

Zoning Text Changes

The Proposed Action advances a series of zoning text changes, some of which work in conjunction with the proposed zoning map changes described above. Altogether, these changes seek to better advance the objectives of the DOZ as originally proposed in 2015 and subsequently expanded and amended.

Large Retail Occupancy Standards

Two zoning standards are proposed to be amended/added for development sites of 20,000 square feet or larger, in order to promote large-format retail uses that strengthen retail viability. One proposed change would amend the “Active Edge Frontage Requirements” to reduce the frequency of entryways from every 100 feet to every 150 feet for sites of 20,000 square feet or larger. This proposed amendment would allow greater flexibility in storefront configuration and design flexibility while maintaining a maximum requirement of distance between entryways, therefore still ensuring a pedestrian-oriented design.

Another proposed change concerns the on-site parking placement requirements of any single retail occupancy of 20,000 square feet or greater. The additional standard would require parking associated with such use to be located “directly adjacent to and on the same level as the primary customer entrances and exits of the retail space”. This would address internal functionality of the large-format retail use and its associated customer parking and improve access conditions to ensure this use can efficiently operate and succeed.

Lastly, as part of Site Plan Review, applicants proposing retail uses would be required to submit an independent analysis prepared by a qualified retail advisor, tenant-representation, or retail market strategy firm with demonstrated experience in the planning, leasing, and operation of comparable large-format retail environments.

These three components, together with the DO-2 to DO-1 remapping and associated development standards, intend to advance the goal of facilitating retail use, and in particular large-format retail, which is a use that is currently missing from the downtown.

Development Standards for DO-2 to DO-1 Remapping Area

In the DO-2 to DO-1 remapping area, the minimum lot area for Development Standard 3 would increase from 40,000 square feet to 60,000 square feet. At the same time, the maximum building height would be capped at the DO-2 standard (24 stories, with an additional 4 potential bonus stories). Within this “crosshatched” area, under Development Standard 2, the maximum building height would also be capped at the DO-2 standard (12 stories, with an additional 2 potential bonus stories).

This increase would encourage large-format retail in this location, which is one of the stated goals for this area (see 2026 Updated RAP in Appendix A), a location that enjoys great public transit and regional access, while capping the maximum height at the DO-2 standards. In fact, it is not the intent of these zoning changes to maximize building height or density but only to refine zoning standards to encourage retail uses.

Storefront Frontage

The definition of Storefront Frontage is proposed to be modified to explicitly prohibit residential and accessory residential uses on the ground floor (except for lobby entrances). This would work in conjunction with the zoning map changes related to frontage requirements described above, which are aimed at concentrating retail and other commercial uses in the core downtown while still maintaining activation elements required in other areas (“Frequent Entryways Required”).

Contiguous Public Frontage Definition

Amend Zoning Code §331-175.04 to add a new definition for Contiguous Public Frontage, as follows: “A continuous, uninterrupted length of Public Frontage that directly abuts a civic space, plaza, or pedestrian way, providing at-grade physical and visual access between the public realm and the civic space. Non-emergency/temporary vehicular access shall be discouraged, and ground-floor uses shall complement adjacency to civic space.”

Given the above proposed definition advancing the goal of providing contiguous public frontage, the Zoning Code (§331-175.10E “Permitted Civic Space Types”) would be amended to add the “contiguous” requirement as follows: “(2) All Civic Spaces shall provide Contiguous Public Frontage.

Civic Space Standards and Public Frontage Elements

Two zoning changes are proposed to mandate or recommend a minimum of planting, green infrastructure or trees in public spaces. In the Civic Space standards section, a new provision would be added to require that all civic spaces shall “meet or exceed GreenNR objectives including a requirement of 30% planting and/or green infrastructure”. In the Public Frontage Elements section, a text modification would make it explicit that street trees and bio-retention areas are recommended within the Landscaping and Furnishing Area of a Public Frontage.

Encouraging Missing Middle Housing

Zoning text amendments are proposed to increase the maximum allowable stories with bonus under Development Standard 1, as set forth in Zoning Code Section 175.11C(3), permitting:

- one additional bonus story within DO-2 and DO-8; and
- two additional bonus stories within DO-3 through DO-6.

These proposed changes would bring the maximum permitted heights under Development Standard 1 as follows, provided the applicant would use the maximum bonus heights (see SFGEIS Table 2-2):

- in DO-2 from five to six stories;
- in DO-3 through DO-6 from two to four stories; and
- in DO-8 from three to four stories.

The purpose of these changes, when combined with the removal of the storefront requirement in non-core downtown areas, is to incentivize mid-rise apartment or townhome-style buildings on smaller (5,000 square foot minimum) infill lots.

Townhouse Definition

Amend Zoning Code §331-175.04 to replace the existing Townhouse definition (“A single-family dwelling unit attached by a common party wall to another building in which each unit has a separate entrance”) with the following: “A single-family dwelling unit that is attached to another dwelling unit by a common party wall or is a detached unit that is part of a townhouse development, in which each unit has a separate entrance.” This change would support the amendments that support the missing middle housing typologies such as attached single-family homes on smaller lots.

Waterfront Fee

The City is proposing to remove the Waterfront Access Fees from non-waterfront adjacent DO Zones, only keeping this provision to the Waterfront District (DO-7). The City has decided that increasing the Fair Share Mitigation Fees, which apply across DOZ, is a more appropriate way to capture the costs associated with the ongoing needs of the City, as they are directly associated with the type of development that is proposed.

Sustainability Development Standards

Amend Zoning Code §331-175.11J Sustainable Development Standards as follows:

- Zoning Code §331- 175.11J (1) shall read “(1) All Sites shall further the goals of the City of New Rochelle GreenNR plan and its updates and shall comply with Sustainable Development Standards.”
- Zoning Code §331-175.11J(4) LEED EQUIVALENCY shall be added and will explicitly require project-level LEED-Buidling v4 Silver equivalency: “The minimum required sustainable development requirements shall be achieved through demonstrating equivalency of a LEED-Building v4 Silver (50-59 points) of the U.S. Green Building Council’s rating system.”

The above changes codify the City’s commitment to sustainable development and green building practices. To further support the objectives of the GreenNR, the City has built *The CLIMATESMART™ NR Scoring System*, a comprehensive scoring workbook that brings together every zoning requirement, GreenNR Goals, and current best practice options that should be considered when a new project is proposed in the Downtown Overlay Zone. This tool would facilitate compliance checks, evaluate projects for Community Benefit Bonuses, and encourage best-in-class projects that go beyond the sustainability requirements. Once adopted, it would be utilized as a screening tool for every application under DOZ during Site Plan Review.

2026 Theoretical Development Scenario

The SGEIS examines the potential impacts of an updated TDS as illustrated in Table 1, which recalibrates allocation of potential development across DOZ resulting from the Proposed Action and informed by observed development patterns and current market trends. The TDS specifies the potential buildout in the DOZ as amended over a ten-year period and serves to analyze the cumulative environmental impacts under SEQRA.

The 2026 TDS refines the current TDS, which itself was a refinement of prior versions of the TDS formulated subsequent to original TDS in the GEIS and Findings Statement, as amended in 2016, 2017, 2019, 2021, 2023 and 2024.

The TDS serves as the basis for the SGEIS analysis, defining the development scenario that is most likely to happen in the next 10 years under the proposed zoning. The TDS, however, is not part of zoning. Instead, as with the Existing DOZ Code, the proposed amendments do not specify or dictate particular uses or, generally, the magnitudes of development, thereby allowing the flexibility needed to optimize the degree to which the underlying revitalization goals are advanced.

Table 1, on the following page, illustrates the 2026 TDS. The evaluations in the SDGEIS, SFGEIS, and this Findings Statement are applicable to any development application which is submitted in accordance with the proposed DOZ amendments, to the extent that the thresholds set forth in Table 1 are not exceeded in aggregate and by individual DOZ. It is noted that the TDS establishes a limit on any new residential development within the area bounded by Division Street to the east, Huguenot Street to the north, Main Street to the west and south, and Centre Avenue to the west in the DO-2 subdistrict. No new residential units have been allocated to this area under the 2026 TDS.

During Site Plan Review, the Planning Board will conduct site-specific reviews which may include considerations for site-specific studies, and any applicable site-specific SEQRA evaluation.

Table 1: Proposed 2026 Theoretical Development Scenario

Overlay District	Retail (SF)	Restaurant (SF)	Office Non-medical (SF)	Medical Office (SF)	Hotel (rooms)	Residential Units (DU)	Residential Condominium Units (DU)	Student Housing/ Supportive Housing	Adult Care (SF)	Independent Units (DU)	Institutional (SF)
DO-1	75,000 (-25,000)	40,000 (-14,000)	100,000 (-200,000)	55,000	300	3,130 ¹ (+1,500)	300	-	-	-	35,000 (-15,000)
DO-2	100,000 (-100,000)	22,000 (-10,400)	100,000	65,000 (-217,500)	-	6,464 ^{1,2} (+200)		-	-	-	40,000 (-20,000)
DO-3	30,000 (-9,000)	5,400	25,000 (-25,000)	-	-	776 (+200)		100 (-100)	100,000	200	40,000 (-65,000)
DO-4	150,000 (+50,000)	21,400	50,000 (-50,000)	26,000	-	772 (+400)		-	-	-	-
DO-5	21,500	5,400	50,000 (-50,000)	50,000 (-55,000)	100	332 (+100)		200 (-100)	100,000 (-72,000)	-	60,000 (-80,000)
DO-6	25,000 (+3,500)	5,400	31,000	21,000	-	326 (+100)		-	50,000 (-28,000)	-	35,000
DO-7	60,000	40,000 (-20,000)	25,000	25,000	200	700	100	-	-	-	23,000
DO-8	16,000	24,000 (+12,000)	-	30,000	-	847 (+300)	100	200	20,000	-	30,000
TOTAL	477,500	163,600	381,000	272,000	600	13,347	500	500	270,000	200	263,000
<i>Proposed Change</i>	<i>(-80,500)</i>	<i>(-32,400)</i>	<i>(-325,000)</i>	<i>(-272,500)</i>	<i>(0)</i>	<i>(+2,800)</i>	<i>(0)</i>	<i>(-200)</i>	<i>(-100,000)</i>	<i>(0)</i>	<i>(-180,000)</i>

Notes:

¹. The City intends to reserve for a period of time, 800 Units in DO-1 and 700 Units in DO-2 for the future development of City-owned properties (see 2021 RAP Addendum).

². Within the DO-2 District, there is a limit on any new residential development within the area bounded by Division Street to the east, Huguenot Street to the north, Main Street to the west and south, and Centre Avenue to the west. No new residential units have been allocated to this area under the Amended 2026 Theoretical Development Scenario.

Table 2, below, summarizes the impacts of adopting the Proposed Action, based on the evaluation of the 2026 TDS examined in the SDGEIS and SFGEIS. An exceedance of the thresholds below, either in aggregate or by individual DO Zone, may require further SEQRA review at the time of application. An applicant shall use the methodology contained in the SDGEIS and SFGEIS to quantify each of the parameters below for each site-specific application when it undergoes Site Plan review.

Table 2: 2026 Theoretical Development Scenario: Impact Parameters

2026 Theoretical Development Scenario: Impact Parameters	
Parameter	Thresholds (DO-1 through DO-8)
Residential Units (DU) ¹	13,347 Total 2,669 – Studio 6,674 – 1 BR 2,669 – 2 BR 1,335 – 3 BR
Residential Condominium Units (DU)	500 Total 100 – Studio 250 – 1 BR 100 – 2 BR 50 – BR
Student Housing (beds)	500
Supportive Housing (DU)	
Independent Units (DU)	200
Retail (SF)	477,500
Restaurant (SF)	163,600
Office Nonmedical (SF)	381,000
Medical Office (SF)	272,000
Hotel (SF/rooms)	360,000/600
Adult Care (SF)	270,000
Institutional (SF)	263,000
Total Residences (dwelling units)	13,847
AM Peak Hour Trip Generation	4,225 vph ²
PM Peak Hour Trip Generation	5,439 vph ²
Total Wastewater Generation/ Water Use	2.7 MGD ³
Residential Population: (persons)	21,674 ⁴
School-age Children: (students)	720 ⁵

1. Residential units are evaluated as considered in the 2015 GEIS (20% studio, 50% one bedroom, 20% two bedroom and 10% three bedroom, 20% owned and 80% rental). These residential units could either be rental or condo units.
2. As per the methodologies in Section 3.5 (Transportation) of the SDGEIS and Traffic Study in Appendix E of the 2024 SGEIS.
3. Water use/wastewater generation rates have been calculated using NYSDEC Standards for Intermediate Sized Wastewater Treatment Systems (March 5, 2014 Edition).
4. Rutgers 2006 Residential Demographic Multipliers were used to estimate new population for the 2026 TDS. The Rutgers multipliers were also used to calculate new population associated with the original 2015 DOZ, September 2019, March 2024 TDSs and adoption of DO-8 (2024 SGEIS). For the 2021 SGEIS (DO-7 Zone and existing DOZ amendments), new population was calculated using the Census Bureau's American Community Survey (ACS) 2018 Public Use Microdata Sample (PUMS) files for estimates specific to the census blocks in the Existing DOZ and the Proposed DO-7 Zone.
5. Student estimate was calculated using data from the 2015 DGEIS, 2017 BOCES Forecasts, New York State Department of Education as analyzed by Urbanomics in the 2026 SDGEIS.

SEQR History: The 2026 DOZ zoning changes are the latest proposed amendments to the Zoning Code and Zoning Map. This is a refinement phase to better align DOZ regulations with current market trends and observed development patterns while still pursuing the overarching goals of the original 2015 DOZ. This planning efforts builds upon the success of the Downtown Overlay Zones adopted by the City in 2015 (DO-1 through DO-6), and expanded in 2021 (DO-7) and 2024 (DO-8). Given that the environmental impacts of the DO Zones were originally evaluated in the 2015 Generic Environmental Impact Statement (“GEIS”) for the “Downtown Overlay Zone & Zoning Map Amendments”; the subsequent 2021 Supplemental GEIS for the creation of the DO-7 zone and amendments to the DO-1 through DO-6 zones; and, the 2024 Supplemental GEIS for the creation of the DO-8, the Proposed Action builds upon such previous actions. As such, a Supplemental Draft GEIS (“SDGEIS”) is appropriate in order to comprehensively assess accumulating potential impacts that may result from these related components to the original action (adoption of DOZ in 2015). The structure of this SGEIS slightly differs from the 2015 original DOZ because it only includes sections for which new analysis and assessments are deemed appropriate (i.e., a few scope items analyzed in previous GEIS/SGEISs are not included herein as the associated analysis relies on the previous investigations and analyses applicable to this Proposed Action).

The following lists the SEQRA steps, in chronological order, that the City Council, as Lead Agency, has undertaken in relation to the Proposed Action:

- Preparation of a Full Environmental Assessment Form (“EAF”) Parts 1, 2 and 3 (January 8, 2026)
- City Council issuance of a Positive Declaration for the Proposed Action (January 20, 2026)
- Publication of the Positive Declaration in the Environmental Notice Bulletin (ENB) (January 28, 2026)
- Acceptance of the SDGEIS as Complete for public and agency review (February 17, 2026)
- Publication of the Availability of the SDGEIS for public review and notice of the Public Hearing in the ENB (February 25, 2026 and March 25, 2026)
- Public hearing on the SDGEIS (April 14, 2026)
- Close date for public and agency written comment period on the SDGEIS (April 24, 2026)
- Acceptance of the SFGEIS (June 16, 2026)
- Publication of the SFGEIS as Complete for public review in the ENB (June 24, 2026).

Westchester County SDGEIS and GML Review: The Westchester County Planning Department reviewed both the Supplemental Draft Generic Environmental Impact Statement and the proposed DOZ Amendments pursuant to Section 239-m of the General Municipal Law. By letter dated March 16, 2026, the agency issued a recommendation of Local Determination with regard to the zoning amendments. The substantive SDGEIS comments raised by the County were addressed in the responses contained in the SFGEIS.

Relevant Project Impact Discussions and Findings: The following lists the areas of potential environmental impact and proposed mitigation measures that are addressed in the SGEIS, followed by the requisite Finding.

As a general matter, the act of adopting zoning legislation, as will occur under the Proposed Action, does not result in any direct impacts on the environment, positive or negative. However, to the degree that development is prompted or facilitated by the proposed zoning amendments, the secondary impacts of

such development must be analyzed pursuant to SEQRA. This impact analysis was performed in the SDGEIS and SFGEIS based on the 2026 TDS, analogous to the prior impact analysis performed in the 2015 DGEIS and FGEIS, in the 2021 SDGEIS and SFGEIS for the adoption of the DO-7 subdistrict, and in the 2024 SDGEIS and SFGEIS for the adoption of the DO-8 subdistrict. The 2026 TDS specifies a reasonable, potential, theoretical scenario of buildout development in the DOZ, which could occur over a ten-year period if the Proposed Action is approved. The potential environmental impacts and mitigation summarized as follows are based on the 2026 TDS as presented and analyzed in the SDGEIS and SFGEIS.

1. Land Use, Zoning and Public Policy

Land Use

The Proposed Action involves the adoption of amendments to the DOZ Zoning Code and Zoning Map and updates to the TDS. It is a refinement phase of the DOZ regulations to better align development standards and incentives to achieve City's goals as described in the 2026 RAP Update, and to reflect current market trends and observed development patterns. The DOZ original vision of making Downtown New Rochelle a more walkable, attractive and mixed-use city center remains unchanged. Each different component of the Proposed Action is discussed below in relation to Land Use Findings.

Zoning Map Changes

DO-2 to DO-1 Remapping and New Pedestrian Way Required

The proposed remapping from DO-2 to DO-1 of an area east of North Avenue along the rail corridor would serve to encourage large-scale retail in the core downtown adjacent to the New Rochelle Transit Center and regional highway access. The DO-1 District supports a broad mix of residential, office, retail, civic, cultural, and entertainment uses, providing the highest development intensity within the DOZ. This strategic location, alongside tailored adjustments in Development Standards as described below, would be appropriate for large-format retail uses which the City is seeking to incentivize through these DOZ amendments. A new Pedestrian Way along the rail corridor would improve connections and pedestrian conditions between this area and the Transit Center, and further support future retail uses and increase foot traffic.

Proposed Development Standards changes associated with this remapping area would increase the minimum lot size for Development Standard 3 from 40,000 square feet to 60,000 square feet while keeping the maximum height to DO-2 standards (24 stories, with a potential for 4 additional bonus stories) instead of DO-1 standards (40 stories). Additionally, only development that includes large-format retail would be allowed to develop under the proposed Development Standard 3. Proposals under Development Standard 2 would be kept at DO-2 building height standards. These standards modifications would encourage large-format retail to locate in this area, which is one of the stated goals of the 2026 RAP Update.

From a land use perspective, this location is appropriate for promotion of large-format buildings and retail uses. The increase in minimum lot size is anticipated to be beneficial for large-scale business, aligning with their needs to operate successfully, and therefore facilitating the location of those businesses in this area.

Because the Proposed Action is generic in nature and does not approve a specific development project, this remapping does not directly change existing land uses. Future development would remain subject to applicable DOZ development standards, which have been tailored to incentivize large-format uses while limiting building height. In general, DOZ standards emphasize the form of the built environment over use, and prioritize pedestrian-friendly frontages and public spaces to promote downtown walkability.

DO-8 Boundary Western Extension

The only proposed expansion of the DOZ boundary involves a westward extension of the DO-8 that encompasses an 11-acre area that largely includes one-, two-, and three-family home properties interspersed with medical and institutional uses, with associated surface parking lots. Because this would be an overlay zone and not the underlying zoning, property owners would have the option to “opt-in” to build development that meets the overlay zone requirements or develop in accordance with the existing underlying zoning regulations. The proposed DO-8 expansion in and of itself will not change or impact existing land uses to a greater extent than exists at this moment. This component of the Proposed Action is generic in nature as there is no proposed development currently.

These proposed boundary adjustments are intended to better align the DO-8 overlay with existing land use conditions and planned public realm and transportation investments, while ensuring uses and scale are compatible with the rest of the neighborhood. Allowable uses and densities under the DO-8 are, in general, similar to the existing context. Property owners within the expanded DOZ would have the option to develop following DO-8 standards and the form-based principles associated with the DO zones, providing increased flexibility and a wider range of uses as well as incentivizing development that provided Community Benefit Bonuses to be reinvested in the DO-8 area. The DO-8 expansion would be beneficial from a land use perspective and help achieve City’s goals as outlined in the SDGEIS, including promoting “missing middle” housing options.

DO-5 to DO-8 Remapping (Memorial Highway Area)

The proposed remapping from DO-5 to DO-8 of an area along Memorial Highway of approximately 7 acres intends to promote mid- to high-rise development facing the Memorial Highway corridor, which is anticipated to incorporate the LINC, a pedestrian-only path that will provide safe connections between the Lincoln neighborhood and downtown. The remapping would not affect land uses as allowable uses in DO-5 are the same as those allowed in DO-8. The underlying zoning, which is split between Hospital zone and RMF-0.7 zone, would remain in place.

In this area, Development Standards would be modified to increase density along the Memorial Highway corridor, providing bonus height incentives associated with Community Benefit Bonus fees (which are also proposed to be increased). Notably, this change would allow new uses to front directly onto the LINC/Memorial Highway, instead of facing the side streets as the existing built environment.

DO-5 to DO-8 Remapping (North Avenue Area)

The proposed remapping from DO-5 to DO-8 of a half-block (approximately 1 acre) bounded by North Avenue to the east, Rochelle Place to the south, and Morris Street to the north would reinforce corridor-oriented development patterns, providing opportunities for new development that face North Avenue.

Currently, this area is vacant. Under the DO-8, property owners would have a wide range of options for permitted uses consistent with the mixed-use nature of DOZ.

Storefront and Frequent Entryways Requirements

Under the Proposed Action, the Storefront Frontage requirement would be limited to the core downtown area in an effort to concentrate commercial uses where are most desirable and reduce ground floor vacancies. The area requiring Storefront Frontages represents the traditional downtown area of New Rochelle, a compact area that traditionally included most of the City's commercial uses. The proposed changes expand this requirement to the east and west sides of Main and Huguenot Streets, and explicitly mandate commercial uses on the ground floor (see associated changes to Storefront Frontage definition below). Other corridors mixed-use corridors on the peripheries of the downtown, such as North Avenue and Memorial Highway, would instead require a "Frequent Entryways" provision, which does not mandate a commercial use on the ground floor but regulates the frequency of entryways to guarantee activation of frontages.

The proposed new definition of Storefront Frontage prohibits residential and accessory residential uses on the ground floor (except for lobby entrances). The definition change would further reinforce the City's goal of promoting new commercial uses in a concentrated area of the downtown where it is more likely to succeed, in a coordinated effort with other City's initiatives such as the Vanguard Retail Strategy.

On the other hand, the removal of the Storefront Frontage requirement from some of the corridors or intersections outside the core downtown would permit a broader variety of uses on the ground floor, moving away from limiting the form/use of the ground floor frontage. In most cases, the Frequent Entryway requirement would replace the Storefront Frontage requirement to provide more flexibility in uses and frontage forms while still ensuring frequent entryways would translate in an active frontage that enhances the pedestrian experience. This would prevent oversaturation of retail activities, which leads to vacancies. It would also provide opportunities for residential uses on the ground floor while maintaining a visually interesting built environment.

From a land use perspective, the proposed changes would not affect land use patterns, as most of the downtown core area already includes ground floor commercial uses, which are already allowed by both the underlying zoning and the DOZ regulations. This is a way to further direct ground floor commercial use where it is most viable and desirable, consistent with existing Vanguard Retail Strategies.

Zoning Text Changes

Large Retail Occupancy Standards

The amendment of the "Active Edge Frontage Requirements" would entail a reduction of frequency of entryways from every 100 feet to every 150 feet, for sites of 20,000 square feet or larger. This would allow for greater flexibility in storefront configuration and design flexibility while maintaining a maximum requirement of distance between entryways, therefore still ensuring a pedestrian-oriented design. From a land use perspective, this change may create a positive outcome by providing ground floor uses with more flexibility in design and layouts, potentially incentivizing new uses in the DOZ.

The addition of a new on-site parking standard for large retail occupancy (20,000 square feet or larger) that require *“parking associated with such use be located directly adjacent to and on the same level as the primary customer entrances and exits of the retail space”* would ensure viability of the retail use and efficient operation of the space. This new provision intends to facilitate large-format retail uses to locate in downtown New Rochelle, recalibrating some of the standards that were preventing those uses from coming to the City. From a land use perspective, this would not affect the pedestrian-oriented environment that DOZ regulations seek to promote because it would only affect internal functional relationships between store access and parking.

Lastly, the retail analysis that would be requested as part of Site Plan review would help ensure projects containing large-format retail are conducive to tenant attraction and efficient operation, minimizing potential for vacancies. By reviewing the retail analysis in conjunction with other site plan materials and drawings, the Planning Board would gain a better understanding of the project, which could help to make further recommendations.

Contiguous Public Frontage Definition

The proposed new definition for Contiguous Public Frontage intends to improve public space outcomes along specific public frontages. This change is anticipated to positively affect public frontages by strengthening physical and visual connections between development sites and the public realm.

Civic Space Standards and Public Frontage Elements

In the Civic Space standards section, a new provision would be added to require that all civic spaces shall “meet or exceed GreenNR objectives including a requirement of 30% planting and/or green infrastructure”. In the Public Frontage Elements section, a text modification would make it explicit that street trees and bio-retention areas are recommended within the Landscaping and Furnishing Area of a Public Frontage.

Mandating a minimum percentage of green areas in civic spaces would be beneficial from a land use perspective, improving public spaces with elements that enhance the sense of place and provide a cooling effect. The nearby land uses would also benefit from this, as this provision would make the surrounding public spaces more inviting.

Encouraging Missing Middle Housing

The Proposed Action contains proposals to diversify the housing stock in downtown New Rochelle, facilitating and incentivizing redevelopment of smaller properties under Development Standard 1. These zoning text amendments would allow one additional bonus story within DO-2 and DO-8, and two additional bonus stories within DO-3 through DO-6. Alongside the removal of the Storefront Frontages requirements from non-core DOZ areas, this change intends to promote small- and mid-scale housing types such as small apartment buildings or townhouse-style buildings that are fully residential. These housing types, also known as “missing middle”, tend to be more affordable by design and enable more homeownership opportunities.

Residential uses of this scale already exist in the DOZ, especially in lower density DO Zones. It is one of the stated goals of the City to make this housing typology more prominent in the downtown, providing new incentives from small property owners to redevelop and invest in their site potential. Because “missing

middle” housing provides a human-scale building type that is anticipated to improve streetscape quality and create more balanced neighborhoods, from a land use perspective this change would be beneficial for the City.

Townhouse Definition

This proposed definition change would permit small scale single-family condominium developments (detached) on appropriate infill lots, in addition to the already permitted attached housing options. This change is anticipated to be most feasible within the DO-6 and DO-8 districts, where existing land use patterns may enable this housing type. From a land use perspective, this would not create inconsistencies with existing land use patterns, and the change would be supportive of City’s goals to increase small-scale housing options.

2026 Theoretical Development Scenario

This Proposed Action includes refinements to the TDS in each DO Zone as illustrated in Table 1 above. The refinements intend to rebalance uses across the different DO Zones, reflecting a net decrease in nonresidential uses and an increase in residential units. The 2026 TDS does not promote or facilitate any particular use as it only provides a reasonable estimation of development type and intensity.

The allowable uses under the DOZ remain unchanged, providing a wide range of allowable use types that property owners can choose from. Additionally, property owners could still develop in accordance with the underlying zoning. The land use context would remain mixed-use, with a significant residential component which exists now and is expected to continue in the future. Accordingly, the 2026 TDS would not affect land use directly, and would not create any inconsistencies in land uses within the DOZ.

Zoning

Zoning Map Changes

DO-2 to DO-1 Remapping and New Pedestrian Way Required

The Proposed Action includes a remapping of a portion of the DO-2 subdistrict to the DO-1 subdistrict across North Avenue along the rail corridor to Bally Place. The proposed map change also includes a new Required Pedestrian Way along the rail corridor, to create a pedestrians connection to North Ave Bridge/Transit Center area. The remapping of this area would address one of the City’s goals as described in the 2026 Updated RAP of promoting large-scale retail uses.

This remapping includes modifications to the applicable Development Standards and allowable uses to further incentivize large-format retail while capping the maximum height at 24 stories, instead of 40 (exclusive of any bonus height). The Development Standards and uses for this specific remapping area would be the following:

- Development Standard 1: site area minimum 5,000 square feet, 8 stories maximum (with up to 2 bonus stories);
- Development Standard 2: site area minimum 10,000 square feet, 12 stories maximum (with up to 2 bonus stories);

- Development Standard 3: site area minimum 60,000 square feet, 24 stories maximum (with up to 4 bonus stories). Only development that includes large-format retail would be able to apply for Development Standard 3.

By limiting projects under Development Standard 2 to the lower-height standards otherwise applicable in the DO-2 district, the proposed change is intended to steer qualifying development toward Development Standard 3, which requires a minimum lot size of 60,000 square feet (rather than 40,000 square feet as in the rest of DO-1) and a large-format retail component. Capping the height at 24 stories (plus a potential for 4 bonus stories) is a way to achieve City's goals through performance-based requirements without maximizing the height of new development, working in concert with proposed large-scale retail requirements.

The underlying base zoning (DMU) would not be changed, and property owners could still choose to follow underlying zoning regulations for redevelopment. The underlying zoning allows mixed-use and multi-family buildings, up to 20 stories of height. Given the existing context of large building footprints and large parcels, this change is consistent with the existing context and zoning, and would promote large-scale retail uses that can develop layouts that function efficiently for this specific use, aligning business needs with zoning standards. This would reduce the need for zoning variances, streamline the large-format retail development process and potentially reduce retail vacancies.

DO-8 Boundary Western Extension

The Proposed Action would extend the western boundary of the DO-8 subdistrict to include additional parcels along Washington Avenue, extending northward to Sickles Place and southward to Van Guilder Avenue, for a total expansion of approximately 11 acres. This area is currently regulated by two residential zoning districts (R2-7.0 and RMF-0.7) and the Hospital zone. The existing underlying base zoning districts would remain in place to allow property owners to develop in accordance with the existing regulations in addition to have the option to opt-in into the DO-8 Zone.

The DO-8 expansion would provide opportunities for redevelopment in this expansion area using form-based zoning tools that provide development standards and regulations on building forms, frontage types and building heights that de-emphasize the use to instead focus on the built form and urban design outcomes, as the rest of the DOZ.

The DO-8 development standards are tailored to replicate historic neighborhood patterns through appropriate height limits, building form, streetscape, and other design-related features, and contain transitional "buffer" areas along the southern and western edges of the expanded DO-8 area.

The DO-8 Development Standards which would apply to the expansion area are listed below:

- Development Standard 1: site area minimum 5,000 square feet, 3 stories maximum, with up to 1 bonus story¹;
- Development Standard 2: site area minimum 10,000 square feet, 4 stories maximum (55 feet), with up to 2 bonus stories;

¹ As proposed to be changed as part of this Proposed Action; refer to "Encouraging Missing Middle Housing" section.

- Development Standard 3: site area minimum 30,000 square feet, 6 stories maximum (65 feet), with up to 2 bonus stories.

Mapped four-story maximum height transition areas would apply along the western and southern edges of the expanded DO-8 district to provide an appropriate buffer to adjacent lower-density residential neighborhoods.

During the 2024 DO-8 zoning proposal and associated SGEIS, allowable building heights for DO-8 were established based upon current neighborhood scale and character. The proposed expanded boundary area is characterized by a built environment very similar to the adjacent area to the east, which is already included in DO-8. It is not expected that mapping this area into the DO-8 overlay would result in any zoning incompatibilities; rather, it would provide an additional option for redevelopment and investment in this area, which would undergo nearby infrastructure and open space improvements, including drainage improvements and the LINC, to improve connectivity to the rest of the downtown.

DO-5 to DO-8 Remapping (Memorial Highway Area)

The proposed remapping of portions of the DO-5 subdistrict bounded by Memorial Highway, Sickles Avenue, May Street, and Burling Lane to DO-8 would incentivize new development facing Memorial Highway and the future LINC. A tailored maximum building height is proposed for this remapping area as follows: up to 4 stories as bonus incentive, and a total of 9 stories maximum building height for Development Standard 2; and, up to 5 stories as bonus incentive, for a total of 11-story maximum building height under Development Standard 3. The allowable uses would remain the same, allowing a wide range of options, as it is the intent of DOZ.

This area includes two different underlying zoning districts (Hospital zone and RMF-0.7 zone), which will remain in place. The Hospital Zone allows up to 14 stories as-of-right. Development opting into the DOZ would use form-based zoning tools that de-emphasize the use to instead focus on the built form and urban design outcomes. In the case of this remapping area, a key outcome would be for buildings to face Memorial Highway/the LINC. There are no anticipated zoning incompatibilities as a result of the remapping of this area from DO-5 to DO-8.

Furthermore, as part of this Proposed Action, the remapping area would have an associated Community Benefit Bonus fee of \$50/SF rather than \$20/SF under Development Standard 2 and 3 (refer to Community Benefit Bonus table included in Appendix D of the SDGEIS). This means that in order to build up to the maximum allowable height (9 stories under Development Standard 2, or 11 stories under Development Standard 3), applicants would need to pay a higher fee in accordance to Community Benefit Bonus (CBB). This proposed increase goes hand-in-hand with the remapping action from DO-5 to DO-8, allowing for CBB funds to be invested within the Lincoln Neighborhood only, and not the DOZ area as a whole, a strategy that the City is pursuing to attract reinvestment in this area.

DO-5 to DO-8 Remapping (North Avenue Area)

An additional portion of the DO-5 subdistrict bounded by Morris Street, North Avenue, and Rochelle Place would be remapped to DO-8. This area consists of two vacant parcels and future development of this area

would face North Avenue, reinforcing corridor-oriented land use patterns that would be consistent with DO-8 Development Standards.

The development standards that would apply to the remapping area are very similar to those permitted today. Development Standard 1 allows for an extra story compared to DO-5 regulations, meaning property owners under DS-1 can develop 3 stories (plus one additional bonus story).

As in any DOZ, development opting into the proposed remapped DO-8 area would follow from-based code regulations, which focus on the built form and not the use. As for the Memorial Highway remapping, this remapping would ensure that new development in this area would directly contribute to Community Benefit Bonuses that are applied within the Lincoln Neighborhood.

Storefront and Frequent Entryways Requirements

The Proposed Action includes changes to the Zoning Map to extend the “Storefront Frontage” requirement east and west along Main and Huguenot Streets, in order to capture the entirety of the core downtown and align with the City’s Vanguard Retail Strategy. In other non-core areas, “Storefront Frontage” requirements are replaced with “Frequent Entryways Required”. This would apply to peripheral corridors like North Avenue and Lincoln Avenue, in an effort to concentrate commercial uses in the core downtown and reduce ground floor vacancies. Additionally, the “Storefront Frontage” requirement at the intersection of Lockwood Avenue and Guion Place would be removed. The “Storefront Frontage” requirement would remain within the DO-7 District. Alongside this map change, the definition of “Storefront Frontage” is proposed to be modified to mandate nonresidential uses on the ground floor.

The extension of the “Storefront Frontage” requirement is consistent with the context of the existing downtown environment. The DOZ allows a wide range of uses including commercial, and the underlying zoning allows commercial and mixed-use as-of-right. Property owners can redevelop their sites under the current commercial zoning districts or opt into the DOZ, which would require a ground floor nonresidential use.

The replacement of the “Storefront Frontage” with the “Frequent Entryways” requirement would allow a wider range of frontages, not forcing property owners to have a storefront. The “Frequent Entryways” requirement would still ensure the frontage is activated and pedestrian-friendly (no long blank walls) but owners would not be required to have a commercial activity on the ground floor, opening up opportunities for residential options. This change would also help reducing retail vacancies, which is a recognized issue in the City. Existing land uses along those peripheral corridors already include residences, therefore this proposal would be contextual with the built environment. Nonetheless, property owners can still choose to have a Storefront Frontage and a ground floor commercial use under the DOZ amendments, as well as, in most cases, under the underlying zoning regulations.

Zoning Text Changes

Large Retail Occupancy Standards

The amendment of the “Active Edge Frontage Requirements” would entail a reduction of frequency of entryways from every 100 feet to every 150 feet, for sites of 20,000 square feet or larger. This zoning

change would allow for more uses and businesses to occupy these larger spaces, potentially decreasing ground floor vacancies. By still requiring a frequency in entryways (every 150 feet), this change would still ensure the built environment maintains a high quality pedestrian experience, which is one of the key goals of the DOZ.

As mentioned above, the addition of a new on-site parking standard for large retail occupancy (20,000 square feet or larger) that require *“parking associated with such use be located directly adjacent to and on the same level as the primary customer entrances and exits of the retail space”* would ensure viability of the retail use and efficient operation of the space. This new provision intends to facilitate large-format retail uses to locate in downtown New Rochelle, recalibrating some of the standards that were preventing those uses from coming to the City. Coupled with the requirement of a retail analysis as part of Site Plan review, these proposed changes would facilitate the location of large-format retail and other commercial uses which, currently and in the past, have encountered zoning standards barriers for successful operation. Therefore, from a zoning perspective, the new proposed occupancy standards would be beneficial to attract new tenants and uses, while facilitating efficient operation and less vacancies.

Civic Space Standards and Public Frontage Elements

In the Civic Space standards section, a new provision would be added to require that all civic spaces shall “meet or exceed GreeNR objectives including a requirement of 30% planting and/or green infrastructure”. In the Public Frontage Elements section, a text modification would make it explicit that street trees and bio-retention areas are recommended within the Landscaping and Furnishing Area of a Public Frontage.

The additional zoning standard of 30% minimum planting/green infrastructure would ensure a minimum green space is included in all civic spaces that are part of new development. The new standard aligns with GreeNR goals and is expected to provide benefits to the public realm of downtown New Rochelle.

Encouraging Missing Middle Housing

The zoning changes intended to facilitate missing middle housing typologies involve additional height incentives for lots with a minimum of 5,000 square feet (and up to 10,000 square feet). These lots could be redeveloped under DOZ Development Standard 1. These zoning text amendments would allow one additional bonus story within DO-2 and DO-8, and two additional bonus stories within DO-3 through DO-6. Alongside the removal of the Storefront Frontages requirements from non-core DOZ areas, this change intends to promote small- and mid-rise housing types such as small apartment buildings or townhouse-style buildings that are fully residential. These housing types, also known as “missing middle”, tend to be more affordable by design and enable more homeownership opportunities.

These added incentives are intended to diversify housing types and spur redevelopment of smaller lots in outer districts that have seen less investment compared to the core downtown. It would foster opportunities for small property owners to invest while adding housing choices that are contextual to the existing environment and tend to enable opportunities for homeownership. Because of the low to mid-rise scale of the “missing middle”, these housing types tend to minimize impacts and are expected to be beneficial for a sustainable growth of the outer DO zones.

Townhouse Definition

This proposed definition change would permit small scale single-family condominium developments (detached) on appropriate infill lots, in addition to the already permitted attached housing options. This change is anticipated to be most feasible within the DO-6 and DO-8 districts, where existing land use patterns may enable this housing type. From a zoning perspective, this would provide more flexibility for small-scale redevelopment in selected areas.

Waterfront Fee

The City proposes to remove the Waterfront Access Fee from non-waterfront DO Zones. This fee would remain in DO-7. This proposed change, coupled with the 25% increase in Fair Share Mitigation fees (see below), would more equitably capture fees associated with new development that would then be redistributed into the City budget for upgrades or maintenance of infrastructure and services associated with the DOZ development.

Sustainability Development Standards

To further align with climate-friendly policies included in the GreenNR updated sustainability plan, the Proposed Action includes codification of sustainable development standards, requiring for DOZ projects to demonstrate equivalency to LEED Building v4 Silver of the U.S. Green Building Council's rating system. This changes reinforces the commitment to sustainability best practices that projects must demonstrate in order to be able to opt into the DOZ and develop under DOZ standards.

Fair Share Mitigation Fees

The Proposed Action include a 25% increase in the City's Fair Share Mitigation fees, which is a key component of the DOZ implementation since its inception. The proposed Fair Share Mitigation is included in Appendix D of the SDGEIS. The increase would ensure that infrastructure and services costs associated with new development are appropriately covered through the fund.

2026 Theoretical Development Scenario

The Proposed Action includes refinements to the TDS in each DO Zone as illustrated in Table 1. The refinements intend to rebalance uses across the different DO Zones, reflecting a net decrease in nonresidential uses and an increase in residential units.

The SDGEIS examines the potential impacts of an updated TDS which could occur if the proposed zoning amendments are adopted – it specifies the potential buildout in the DOZ over a ten-year period, serving as the baseline for SEQRA analysis. As mentioned above, the TDS is not zoning. It does not affect zoning directly, but only provides a reasonable estimation of development type and intensity within the DOZ. The 2026 TDS does not promote or facilitate any development. Lastly, property owners could still develop in accordance with the underlying zoning.

Plans

The Proposed Action supports prior City plans to revitalize downtown New Rochelle. In particular, the 2026 RAP Update identifies targeted changes to DOZ standards, incentives, and the zoning map needed to continue advancing the DOZ's core vision and intent. Specifically, the 2026 RAP Update recognizes that the proposed DOZ amendments are intended to better support retail businesses and their operations, direct development (with associated community benefits) to areas that can support it and would most

benefit from it, promote small-scale infill housing types that tend to provide more ownership options, codify sustainable policies including a minimum green space required in civic spaces, and adjust theoretical development uses assigned to each sub-district to better reflect market conditions and observed development patterns. As mentioned throughout the SGEIS, the Proposed Action builds upon the current DOZ zoning framework, reinforcing the vision and goals as established in the original 2015 DOZ and subsequently amended in 2021 and 2024.

Additionally, the Proposed Action is consistent with the following plans:

- Recommended Action Plan (2026, 2023, 2021 and 2015)
- GreenNR Sustainability Plan - Climate Action Plan (2025)
- Climate Vulnerability Assessment Final Report (2025)
- Vanguard Retail Strategy and Overlay (2024-2025)
- New Rochelle Transit Center Schematic Design Concepts (2025)
- 2024 Downtown Overlay Zone (DOZ) Zoning Text and Map Amendments and the LINC Project
- Amendments to the Theoretical Development Scenario (2016-2024)
- 2023 Downtown Overlay Zone (DOZ) Zoning Text and Map Amendments
- 2021 Downtown Overlay Zone (DOZ) Zoning Code and Zoning Map Amendments
- Downtown Revitalization Initiative (DRI) Strategic Investment Plan (2018)
- City of New Rochelle Complete Streets Study and Design (2017)
- Comprehensive Plan “EnvisioNR” (2016)
- 2015 Downtown Overlay Zone & Zoning Map Amendments
- Transit Oriented Development Smart Growth Study (2014)

The Westchester County Planning Department has reviewed this application under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code. This review highlights that the Proposed Action is generally consistent with County policies, commending the City for further expanding sustainability development standards and drainage practices, and improving pedestrian access.

Finding 1: The Proposed Action is not anticipated to result in any significant adverse impacts to land use, zoning, or public planning policy. The Proposed Action is a refinement phase of DOZ that continues to provide flexibility, incentives and controls as initially established for the original DOZ. This refinement is necessary to recalibrate zoning standards to better achieve the land use and planning goals as established in 2015 and reinforced throughout the past 10 years of DOZ planning and implementation, as described in the Updated 2026 RAP. The Proposed Action is anticipated to result in beneficial changes to current land use and zoning and is consistent with the public policy recommendations for this area. Future site-specific actions will be subject to Site Plan Review and must comply with the requirements of SEQRA (6 NYCRR Part 617) as applicable.

2. Visual Resources and Community Character

Visual Character

DO-8 Boundary Western Extension

The DO-8 expansion would encompass a portion of the Lincoln Neighborhood that includes medical office uses and residential areas, visually similar to the eastern portion of the DO-8 District established with zoning amendments in 2024. As the rest of the DO-8, this is a transitional area that features a variety of building types and uses, bridging institutional, mid-rise uses (with associate parking lots) to the low-scale residential neighborhood west of Sickles Place and Webster Avenue. The building scale of this area features mostly one- to three-story buildings, with two instances of eight-story multifamily buildings on the fringes of the area. The underlying zoning allows up to 14-story buildings in the Hospital area (middle section of the DO-8 expansion area), and 35- to 40-foot maximum building heights on the edges of the expansion area.

Land development under the proposed DO-8 Zone will continue the trend of downtown revitalization commenced in 2015 with the adoption of the DOZ Code, and extend in 2024 to encompass part of the Lincoln Neighborhood. From a visual character perspective, the intent of this overlay expansion is to create continuity with the rest of the DO-8/DOZ, and provide a path for reinvestment that ensures the creation of high-quality visual environment. DOZ regulations put emphasis on the building form and quality of the public spaces and frontages, while allowing a wide range of uses. The DO-8 regulating plan pays particular attention to historic development patterns and transition buffers to ensure contextual development and appropriate height controls.

The DO-8 regulations would allow property owners to redevelop sites up to 3 stories (Development Standard 1), up to 4 stories and 55 feet (Development Standard 2) or up to 6 stories and 65 feet (Development Standard 3). The Community Benefits Bonus program (as proposed to be revised) allows height bonuses of up to 1 bonus story under Development Standard 1, and 2 bonus stories under Development Standard 2 and 3. Notably, the DO-8 Zone requires a transition in height between the low-rise residential fabric and areas where higher heights are more appropriate, which would apply to the western and southern edge of the expansion area as proposed. These maximum heights are consistent with existing zoning and the built environment of the area, especially given the capped height of up to 4 stories (regardless of the Development Standard pursued) on the edges of the expanded area.

Development that is pursued in accordance with the DOZ regulations is voluntary. If a property owner desires to benefit from the additional flexibility in uses and density allowed by these regulations, development must comply with form-based design standards that emphasize the importance of the interface between the building (private) and pedestrian (public) realms, providing visual benefits under the form of a more consolidated pattern than what is currently allowed with the existing base zoning.

The DOZ regulations ensure that the visual character of development undertaken pursuant to these standards will be improved and protected. Promoting “walkability” via frontage standards and creation of pedestrian-friendly streets and storefronts is a key objective which will result in enhancement of the visual environment.

In terms of additional requirements that new development under the DO-8 expanded area would need to comply with, the following elements of the overlay zoning would guarantee improved and contextual visual character, resulting in a beneficial outcome for the visual character of the neighborhood:

- Regulating plan and district height standards;
- Frontage standards designed to promote activity;
- Pedestrian-friendly streets and storefronts;
- Reduced parking standards and shared parking incentives; and
- Urban design standards.

Proposed Zoning Map Amendments: DO-2 to DO-1, DO-5 to DO-8 (Memorial Highway Area and North Avenue Area)

The proposed remapping of subdistricts would involve areas with a wide variety of uses, densities and building types – areas that do not feature a single architectural style or scale. Their location on the edges of significant infrastructure corridors (Memorial Highway and the railroad corridor) has entailed evolution of urban forms and uses at different periods of time over the past century. Redevelopment has often been site-by-site, although the Urban Renewal program in the 1960s had a more extensive effect due to the construction of Memorial Highway. It resulted in a lack of continuity, connectivity, and consistency in neighborhood development patterns and visual character.

These remapping areas are already included within the DOZ, although redevelopment has not materialized yet. The proposed Zoning Map changes with associated tailored standards seek to further incentivize redevelopment under the DOZ form-based code framework. From a visual character perspective, land development in the remapping areas would continue the trend of downtown revitalization commenced in 2015 with the adoption of the DOZ Code. Visual character analyses have already been conducted in 2015 when the original DOZ was established. The findings from 2015 anticipated an improvement in the visual environment as a result of the option to develop under the DOZ. As mentioned above, the DOZ framework intends to create a high-quality visual environment, putting emphasis on building forms and quality of public spaces and frontages.

The remapping of a portion of DO-2 to DO-1, and associated zoning text changes, would incentivize large-scale uses such as large-format retail. Maximum allowable heights would not be changed from what is currently allowed under DO-2 (28 stories inclusive of height bonus for Development Standard 3, and 14 stories inclusive of a bonus height of 2 stories under Development Standard 2). The larger building footprints that may result from this proposed change (minimum site area for Development Standard 3 in DO-1 would be increased from 40,000 to 60,000 square feet) are not anticipated to create any significant impacts to the visual context as large footprints are already a prominent feature of this area. Given this location sits at the core of downtown New Rochelle, large buildings could be appropriately located here. Additionally, a new required Pedestrian Way connection would improve aesthetic conditions along the frontage facing the railroad, an area that currently does not have direct pedestrian or vehicular connections across North Avenue to connect to the Transit Center. Frontages facing the new Pedestrian Way would be required to provide “at-grade physical and visual access between the public realm and the civic space” in a contiguous manner as per the proposed amendment of the definition of “Contiguous Public Frontage”.

In the case of the remapping of the North Avenue area from DO-5 to DO-8, there would be no changes in the Development Standards that applicants would need to meet under the proposed DO-8 remapping. This area, currently being mapped within the DO-5, already allows maximum building heights of 6 stories under Development Standard 3, and up to 2 bonus stories under the bonus scenario.

In the case of the remapping of the Memorial Highway area from DO-5 to DO-8, Development Standards would be tailored to this specific area and context, promoting development facing Memorial Highway. Allowable building heights would be higher than what is allowed today under the DO-5 and associated Development Standards. However, from a visual character point of view, this area already includes buildings of similar heights to the maximum proposed height within the new proposed development standards. It is also noted that the most significant allowable increase in height would be available only under the bonus scenarios for Development Standard 2 and 3 and the associated Community Benefit Bonus fee would be \$50/SF rather than \$20/SF. This means that in order to build up to the maximum allowable height (9 stories under Development Standard 2, or 11 stories under Development Standard 3), applicants would be required to pay a higher Community Benefit Bonus (CBB) fee than is currently required. Remapping this area to DO-8 would result in CBB funds to be invested within the Lincoln Neighborhood only (DO-8), and not the DOZ area as a whole, a strategy that the City is pursuing to attract reinvestment in this area.

In conclusion, the proposed Zoning Map Amendments would promote development that is consistent in scale with the current built environment/heights and with existing zoning regulations. Redevelopment under the DOZ would bring significant benefits to the visual character of the remapping areas.

Storefront and Frequent Entryways Requirements

Through zoning map amendments, the City is proposing to concentrate the “Storefront Required” frontage designation in an area that encompasses the entirety of the Vanguard Overlay District plus an area extending farther west along Main Street to connect with the existing “Storefront Required” frontage within the DO-7 District. Alongside the proposed map changes, this Proposed Action is advancing changes to the definition of “Storefront Frontage” to prohibit residential uses from locating on the ground floor of storefront-required corridors. While from a visual character perspective the “Storefront Frontage” form-based requirements are not changing, the requirement of having ground floor nonresidential uses in the core downtown area would help further activate the streetscape with uses that enhance the visual appeal of store fronts and bring foot traffic.

At the same time, some existing “Storefront Required” designated streets are proposed to be replaced with the “Frequent Entryways Required” designation, while some streets are proposed to be newly added to the “Frequent Entryways Required” designation. These changes are proposed for more peripheral corridors away from the core downtown, in an effort to provide more flexible use types for those areas, concentrate commercial uses in the core downtown and reduce retail vacancies in the City. From a visual perspective, the “Frequent Entryways Required” designation would still achieve a high degree of activation along the street frontage without mandating commercial uses on the ground floor. “Frequent Entryway Required” designations would allow DOZ applications to take advantage of any of the eight existing DOZ frontage types—storefront frontage, arcade frontage, urban frontage, stoop frontage, porch

frontage, forecourt frontage, lightwell frontage, mid-block frontage. This would enhance variety in frontages, while still controlling key urban design elements through the DOZ form-based code regulations.

In conclusion, the concentration of “Storefront Required” frontages in the core downtown and modifications of frontages along other corridors are expected to result in beneficial visual outcomes and improved urban design forms.

Archeological Resources

DO-8 Boundary Western Extension

The expanded DO-8 area does not contain any other archeological survey or buffer areas around recorded archeological resources.

Remapping of portion of DO-2 to DO-1

Any new development within the archeological buffer area would need to follow SHPO requirements such as early consultation, followed by professional archaeological surveys as needed. SHPO would evaluate findings and potentially require mitigation measures. Because this is a change in zoning, which is a generic, policy action, it does not approve any particular development proposal. Any future development proposal would need to follow applicable site-specific analyses and assessments, including following SHPO’s requirements for proposed new development in buffer areas.

In general, this urban area of New Rochelle has been significantly disturbed by past clearing, grading, cutting, filling, mixing, paving, demolition, land development and redevelopment. This disturbance would have significantly affected the integrity of any such resources within a few feet of the surface, including destroying and/or displacing any prehistoric archeological resources that may have once existed in this area prior to development and redevelopment as a City center. Future redevelopment in the DOZ would involve the disturbance of areas that have already been significantly affected. Consultation with SHPO may be required on a site-specific basis as part of the Site Plan Review and subsequent SEQRA review if applicable.

Cultural and Historic Resources

Similar to archeological resources, consultation with SHPO may be required on a site-specific basis to evaluate eligible and listed resources. This would apply during Site Plan Review and throughout the DOZ overlay as already specified in previous GEIS/SGEISs. Mitigation Measure actions for site-specific SEQR review, as specified in previous GEIS/SGEISs, would apply for these DOZ amendments too.

Shadows

Where remapping/expansion proposals have the potential for taller buildings compared to existing regulations, the potential for new buildings and structures to cast shadows on sun-sensitive buildings and properties was evaluated in the SDGEIS. As there is no site-specific application to evaluate, a “reverse” analysis was performed in which the sun-sensitive resources were analyzed individually to determine the radius of influence that surrounding parcels could have on the resource (same methodology used in the original DOZ DGEIS). Future redevelopment parcels located within a certain distance from a sun-sensitive resource (as identified in Table 3.2-2 of the SDGEIS) would be subject to a site-specific analysis for shadow impacts as part of Site Plan Review, in addition to any site-specific SEQR analysis if applicable. This site-

specific analysis would follow the methodology outlined in Chapter 8 of the City [of New York] Environmental Quality Review (“CEQR”) Technical Manual.

Finding 2: The Proposed Action will not have a significant adverse impact on visual resources and community character. As part of future Site Plan Approval, future site-specific development will be required to evaluate the potential impact of a site-specific project on historic resources and sun sensitive resources. Additional cultural resource investigations and/or shadow impact analyses may be warranted, to be determined by the Planning Board during site plan review, and as part of site-specific SEQR (6 NYCRR Part 617) analysis, as applicable.

3. Community Facilities and Services

Increased tax revenue and payment into the City's DOZ Fair Share Mitigation Fund are the primary mitigation methods to offset potential costs associated with new construction under the DOZ, for community service impacts. It is noted that the anticipated increase in population potentially resulting from the Proposed Action is approximately 4,910 people, which is anticipated to happen over the next 10 years and spread across all DOZ.

Community Services

Police Protection – Given the anticipated increase in annual tax revenue projected to be generated by the Proposed Action, along with the required payment into the City's DOZ Fair Share Mitigation Fund for all future developments opting into the DOZ (which fees would increase by 25% with these amendments), the Proposed Action is not anticipated to negatively impact the operation of the New Rochelle Police Department. During the past 10 years of DOZ implementation, the Police Department has been incrementally adding new officers as more projects have been approved.

Following the adoption of the DOZ amendments, the Police Department will have the opportunity to provide input on site-specific plans that may be proposed under the DOZ. During site plan review, the provision of on-site private security for large projects will be considered in consultation with the Police Department.

Fire Protection – Fire Department needs have been assessed through a 2019 study that analyzed potential impacts as a result of the increase in development and population in the downtown. The study concluded that as development and occupancy increase, there will be an increased need for additional on-duty firefighters. The Fire Department is following the study's recommendation to respond to the need for upgrades and more staff, and it received federal funding to enable six new hires in 2023.² As a result of the Proposed Action, approximately 2,800 new residential units are estimated to be generated within the DOZ (except in DO-7). This represents approximately 21.0% of the 2026 TDS, which estimates a total of 13,347 units (exclusive of the 500 condominium units). This anticipated growth will be gradual, as this is the estimated build-out over a period of 10 years. This growth is partially offset by an anticipated decrease in potential non-residential uses compared to the 2024 TDS, which is estimated to decrease by 890,400 square feet as compared to the 2026 TDS.

As incremental development occurs under the Proposed Action, potential impacts to fire protection services are expected to be mitigated through required contributions to the Fair Share Mitigation Fund and increased tax revenues that can be used to support necessary fire protection resources.

The proposed DOZ amendments would not increase building heights overall and would generally maintain a development scale similar to the adopted DOZ regulations. While the DO-8 expansion area would allow modest height increases in limited locations, the applicable standards would remain mid-rise in scale and substantially lower than the maximum heights already permitted in other DOZ districts. Overall, the proposed amendments would refine where and how development occurs rather than broadly increasing allowable building heights.

² <https://www.newrochelleny.com/CivicAlerts.aspx?AID=3306>

Mitigation measures have been considered and include ensuring compliance with the NYS Building and Fire Codes, Fire Department review of future proposed site-specific plans to ensure that their needs, including provisions for emergency access, hydrant locations, sprinkler systems, fire alarms, and smoke and carbon monoxide detection, are addressed. Personnel needs will be monitored as redevelopment occurs to ensure that an adequate number of firefighters are maintained. Future tax revenues and the Fair Share Mitigation fund can allow the City to address the future needs of the Fire Department.

Water Supply – Water use calculations for the estimated development under the DOZ amendments were conducted using updated water use/wastewater generation rates as per NYSDEC Standards for Intermediate Sized Wastewater Treatment Systems (March 5, 2014 Edition). Water use calculations for the 2015 GEIS, instead, utilized generation rates provided by United Water New Rochelle (now Veolia), based on 100/gpd per capita for residential units and 0.125 gpd/SF for commercial uses, plus 575,000 gpd of additional demand to account for restaurant/wet commercial uses. Water use calculations for the 2021 SDGEIS DOZ Amendments and DO-7, and for the DO-8 and LINC Project were based on the updated NYSDEC standards; this analysis identified a decreased projected domestic water demand compared to previous water use generation numbers, reflecting a likely overestimation of the use of water for the original six DO Zones.

The water use generation estimated for the Proposed Action is approximately 219,192 gpd (or 0.219 mgd), plus an allocation for fire suppression, which must be determined by the water company as projects are designed. This represents approximately an 8.8% increase in total water use generation over what was analyzed in the 2024 TDS, bringing the estimated total water use generation to 2.5 mgd for the entire DOZ. This increase in water demand would be *de minimus*, as Veolia has adequate capacity and can provide additional volume as estimated.

New development under the DOZ will require payment into a Fair Share Mitigation Fund to mitigate some of the potential impacts resulting from new development. It is estimated that the 2,800 units would generate approximately \$20.8 million in additional Fair Share Mitigation Funds to mitigate any potential impacts associated with the proposed 2026 TDS, to help offset cost of localized water supply/infrastructure improvements that the water company may deem necessary.

In addition to this mitigation measure, site-specific infrastructure impact analyses would still be required by the water provider for review and approval, to ensure that adequate supply and facilities are available prior to issuance of building permits. Additionally, Site Plan review identifies the need for infrastructure improvements – such as on-site installation of hydrants, water storage structures, and lateral connections – to be implemented as required. The City will continue to require that a “will-serve” letter from Veolia be submitted at the time of issuance of building permits.

In March 2019, the City and SUEZ (the previous water company, now Veolia) entered into a Cooperation Agreement which outlined necessary improvements and SUEZ’s commitment to implementing infrastructure improvements to the water system to accommodate future growth. The agreement also sets forth the requirement that the City would require each developer of a project within the DOZ, as a condition of site plan approval, to pay set fees towards the cost of the necessary system improvements

based on the size of the development. Since development has been occurring within the Existing DOZ, SUEZ (Veolia) has received funding from site-specific projects in accordance with the Cooperation Agreement.

Moreover, new development under the DOZ will need to comply with the Sustainable Development Standards in accordance with §175.11J(1), "Potable Water Consumption Reduction," of the City Code, which requires the use of high-efficiency products for indoor water fixtures. Water conservation efforts will be incorporated into the design of all future site plans.

Wastewater and Stormwater Management – The projected wastewater generation for the Proposed Action is approximately 219,192 gpd (or 0.219 mgd), equivalent to the water use generation as calculated using the updated NYSDEC standards. This increase in wastewater volume is minimal and is not anticipated to create any significant impacts. The Fair Share Mitigation Fund would mitigate localized infrastructure improvements that may arise in the future.

In terms of stormwater management, a Citywide Drainage Study was completed in September 2023, identifying mitigation measures divided in four improvement categories: Surface Improvements, System Capacity, Green Infrastructure and Riverine Improvement. The City can refer to recommendations provided in the Drainage Analysis Study to how to best address identified drainage issues impacting the DOZ. Additionally, the DOZ amendments include a new requirement of 30% minimum planting/green infrastructure in civic spaces created as part of DOZ development, as well as a recommendation of including street trees/bioretenion areas along public frontages. These proposed greening requirements would help absorb stormwater on site and reduce runoff within the DOZ as new development occurs.

Solid Waste Management - Anticipated solid waste generation upon full buildout of the DOZ (as calculated in the 2026 TDS) is estimated to be 1,508± tons/month. This volume is less than the estimated waste generation as calculated for the adopted 2024 TDS (estimated at 1,550 tons/month for the full TDS buildout). Westchester County indicated that there is sufficient capacity at the Yonkers MRF to receive waste material from redevelopment in Downtown New Rochelle under the previously established DOZ. The 2026 TDS would still be below the volume of solid waste generation that was estimated in the original 2015 GEIS (2,436 tons/month).

All DOZ development projects are required to contract with private carters for solid waste collection and disposal to reduce the burden on City services. Source-separation and recycling of metal containers, glass containers, plastic containers, newspaper and corrugated paper per Chapter 163, Article II, "Garbage, Rubbish, and Refuse: Recycling," of the City Code can reduce the quantity of solid waste requiring disposal.

Electric and Gas - Increased energy demand associated with the proposed DOZ amendments is estimated to be incremental and typically small compared to total regional demand and available supply. Con Edison supplies electricity and natural gas to a large service area, including New York City and most of Westchester County, and is expected to continue to provide service to the DOZ as growth and redevelopment proceeds. Electric and natural gas services are already existing in the DOZ and the DO-8 area as proposed to be expanded, and the anticipated increase in energy demand as a result of the Proposed Action is expected to be minimal.

The City adopted the NYStretch Energy Code in 2021, a code that requires more stringent standards than the current 2020 Energy Conservation Code of New York State and will provide greater energy savings for new development projects in the City. Development projects under the DOZ would need to comply with those more stringent energy standards.

New development in the DOZ would also need to comply with established standards and specifications on “Heat Island Reduction,” of the DOZ Code, to reduce urban heat island effects by using acceptable roofing materials with adequate SRI values, planting shade trees, installing green roofs, and/or using open grid/pervious pavement.

Lastly, the Proposed Action also includes the codification of sustainable standards that require DOZ development to demonstrate LEED Building v4 Silver level, a green building program that includes energy efficiency measures in the design of the building.

Energy demand is anticipated to increase minimally and all the above mitigation measures would help reduce such additional demand as well as reducing the carbon footprint of new development under the DOZ.

Educational Services – Using the same methodology as previous GEIS/SGEISs (“WXY multipliers”), it is estimated that 158 new school-aged children would be generated by the proposed DOZ amendments. The SDGEIS contains updated information and analysis on school resources, available demographic and enrollment data, and estimation of number of school-aged children that could be generated by development resulting from the DOZ amendments. The educational services analysis follows the methodology of the 2015 GEIS, updating the information based on more recent data and providing additional datapoints based on actual school-children living in DOZ developments.

The analysis indicated a decreasing trend in public school students enrollment and an extremely low school child generation rate from recent downtown development under the DOZ. As noted in the SDGEIS and previous SGEISs, 2015 WXY multipliers are likely conservatively high, as the number of school-aged children occupying leased units of recent DOZ developments was 61 percent below the WXY projections (data from July 2020).

School capacity was also analyzed in the SDGEIS. The actual enrollment in 2024 was lower than forecasted through the WXY projected enrollment for each of the six schools. Even with the additional residential units proposed by these DOZ amendments (2,800 units), Columbus Elementary School is the only one of the six schools for which the projected number of students from the Proposed Action exceeds the gap between projected and actual enrollment. That average is only 2 students. Therefore, it is anticipated that the increase in enrollment estimated for the Proposed Action would not exceed capacity limits.

Based on the SDGEIS school child generation analysis, it is anticipated that the school district would be able to absorb the additional 158 students generated under the Proposed Action with no significant adverse impacts to educational services. Additionally, new development under the DOZ would be required to pay into the Fair Share Mitigation fund, which can be used to assist with School Zone staffing and

improvements over time, as needed. Lastly, the estimated increase in annual property taxes that would go to the School District would help cover education costs and further mitigate any potential needs that may arise in the future.

Recreation – Projected residential growth throughout the DOZ will create additional demand for open space and recreational facilities. However, the DOZ regulations have built-in provisions for civic spaces that are designed to provide public spaces that residents and visitors can enjoy. Additionally, this Proposed Action is advancing an additional green space requirement of 30% minimum of a civic space area, which would further contribute to enhance public spaces as part of future DOZ development.

In general, the existing recreational resources within the downtown area (and beyond) will remain and will continue to be maintained by the City. These abundant recreational resources will remain accessible to new residents in the downtown area. Additionally, tax revenue generated by new development under the Proposed Action will contribute to fund maintenance needs of recreational and open space areas. Lastly, all site plan approvals are also required to pay into the open space and recreation fund per § 331-118.G.

Finding 3: Development associated with the Proposed Action will increase the demand for community facilities and community services. However, the substantial increases in property taxes, sales taxes, building permit and other one-time fees and other revenues, and participation in the Fair Share Mitigation Fund (as proposed to be increased by 25% through this Proposed Action) will offset these increased costs – see further discussion in Section 4 of this Findings Statement (Socioeconomics).

In coordination with City departments, the administration will review and evaluate the need for additional staff and equipment for community facilities and services as new development under the DOZ continues. The Police, Fire, Sanitation, and DPW Departments will have the opportunity to review site-specific plans for proposed future projects to ensure that provisions for public safety, solid waste management, and other systems are properly addressed.

The water supply needs for each new development project received under the DOZ amendments would continue to be evaluated on a site-by-site basis during Site Plan Review. The City will continue to require that a “will-serve” letter from Veolia be submitted at the time of issuance of building permits.

The City wastewater and stormwater systems will continue to be improved through ongoing infrastructure improvements that will reduce I&I. The recent drainage study will inform the City on any improvements needed for stormwater management. As applications for new development projects are received under the DOZ amendments, they will be evaluated on a site-specific basis during Site Plan Review to determine the available capacity of the wastewater system and the need for improvements to accommodate the increased flow.

Electric service is already available throughout the DOZ area and will continue to be provided by Con Edison. Con Edison also provides gas service in the area and has recently resumed allowing new developments to connect to the natural gas system.

All future projects opting-in under the DOZ are required to pay into the Fair Share Mitigation fund, which can be used to assist with School Zone staffing and improvements over time as needed. In addition, the Proposed Action is projected to result in tax revenue increases to the New Rochelle School District – see further discussion in Section 4 of this Findings Statement (Socioeconomics).

4. Socioeconomics

Redevelopment under the DOZ, as amended by this Proposed Action, will occur based on market demand and economic conditions, and will occur incrementally over a period of time. The current base zoning will remain in place, and property owners would be able to voluntarily opt-in to the DOZ if they choose to do so.

Affordable housing requirements will apply to the DOZ as they apply to all residential development within the City. The City Code Chapter 331 requires that a minimum of 10 percent of the total number of housing units constructed will adhere to existing affordable housing laws at 70 percent of Area Median Income (AMI), with target percentages varying to some extent depending on affordability level. Through Community Benefit Bonuses (see further details below), DOZ residential development has achieved deeper levels of affordability and a higher overall percentage of affordable units compared to the City baseline. Additionally, the DOZ amendments provide bonus incentives for smaller properties to enable the development of “missing middle” housing types, which are more affordable by design and tend to be associated with homeownership models.

Moreover, DOZ regulations established an enforceable Community Benefit Bonuses policy. This policy is intended to ensure that proposed redevelopment activities result in direct benefits to City residents. The DO-8 expansion area, as well as the two proposed remappings from DO-5 to DO-8, would expand the area within which CBB funds would need to be reinvested locally (within the DO-8 district). This would help direct needed investment to the Lincoln Neighborhood, an area identified for revitalization.

The Proposed Action is also expected to create an opportunity for existing businesses to provide goods and services in keeping with the demand of new patronage. This comes with the potential increase in sales and profit for businesses that adapt to these conditions.

Municipal Fiscal Impacts

The Proposed Action will increase taxes generated by future development associated with the DOZ amendments. This will result in a substantial increase in revenues distributed to each taxing jurisdiction. At full buildout and full taxation, the Proposed Action is projected to generate over \$20 million in annual taxes. Of this, \$2.3 million, or 11.1% of the total taxes projected to be generated by the development, would be distributed to Westchester County (including refuse and sewer), and over \$6.9 million, or 34.1% of the taxes, would be allocated to the City of New Rochelle (including refuse fee). Over \$11.0 million, or 54.8% of the total tax revenues, are projected to be distributed to the School District (including the Library).

Annual revenue streams, as projected at full build-out and full taxation, are anticipated to provide additional funding for on-going/operating costs in support of public services. In case some uses would

benefit from tax breaks such as a payment in lieu of tax (PILOT) agreement, these considerations would be evaluated on a site-specific basis as this is a generic action that does not advance any specific development. It should be noted that projects moving forward under the existing zoning would also be subject to the same requirements and could be considered for tax incentives.

Impacts of Construction and Annual Operations

It is projected that the construction period will result in 3,480 full-time equivalent (FTE) employees annually over the period of 10 years. This will have an indirect impact of creating an additional average of 867 FTE employees and an induced impact of 762 FTE employees over the course of the 10-year construction period, bringing the total impact of construction to 5,108 FTE jobs, annually.

The direct construction activity will have ripple effects throughout the economy including business-to-business transactions (indirect benefits) and consumer expenditures of the employees supported by the direct and indirect business activity. Assuming that the construction period is ten years in duration, approximately \$958 million is projected to be generated in direct output, with an indirect impact of just under \$216 million, and an induced impact of over \$168 million, bringing the total economic impact on output to nearly \$1.3 billion.

The economic impacts of annual operations, based on the consumer expenditures of new households, are anticipated to circulate some \$197 million through the local economy each year, supporting 880 jobs with a total of \$71 million in wages in the 10-year period.

Finding 4: The Proposed Action is anticipated to strengthen the job market and result in substantial economic benefits to the City and community. These benefits arise from direct, indirect and induced investments, employment, tax revenues, salaries, and operational expenses from both construction activities and long-term occupancy of the new development and redevelopment sites. The Community Benefit Bonuses Fund, the Fair Share Mitigation Fund, and the requirement to reinvest CBB funds generated in DO-8 within the DO-8 area, are intended to ensure that redevelopment activities under the Proposed Action result in direct benefits to the City of New Rochelle and the DOZ area as a whole.

5. Transportation

Traffic

The 2026 TDS would increase the residential development potential by 2,800 dwelling units while reducing the theoretical buildout for all other nonresidential uses by 890,400 square feet, while also slightly expanding the DO-8 boundary. The potential impacts on the DOZ area transportation system were evaluated in the SDGEIS based on trip generation rates developed for the DOZ in previous studies. The DOZ trip generation estimates for both the AM and PM peak hours, within each of the DO Zones, was calculated to reflect the 2026 TDS program. Then, these calculations were compared to the 2024 TDS to assess how the different allocation of uses in the 2026 TDS would affect traffic conditions. The results showed an expected reduction in vehicles trips across all DO Zones, with the exception of minor increases in DO-6 and DO-8. Overall, the 2026 TDS is estimated to generate approximately 13 percent fewer vehicle trips during the AM and PM peak hours compared to the 2024 TDS. While there is an increase in residential

units, the reduction in overall trips can be attributed to reducing some of the land uses that have higher trips rates, such as restaurants and medical office space.

It is noted in the SDGEIS that several planned capital improvements are anticipated to be implemented in New Rochelle. They have the potential to change travel patterns while also providing improvements to the pedestrian and bicycle environment and enhancing connectivity to transit. In addition, roadway changes as a result of the LINC Project were also considered in the SDGEIS traffic analysis. Notable roadway network changes considered in the traffic study include:

- Main Street and Huguenot Street Two-Way Conversion – converting Main Street and Huguenot Street from one-way to two-way operations between Pintard Avenue and Pratt Street.
- I-95 North Avenue Bridge – replacing the North Avenue bridge over I-95 for improved traffic operations and wider sidewalks.
- The LINC – converting some of the travel lanes on Memorial Highway to a linear park with pedestrian and bicycle amenities. The LINC’s multi-modal pathways will provide safe and direct connections to surrounding areas of the City’s downtown and to public transit, providing options for non-vehicular trips that currently do not exist or are sub-standard.
- New Rochelle Transit Center Redesign Improvements – redesign of the New Rochelle Transit Center to improve connections to from the surrounding communities and improve pedestrian safety and access.
- The Penn Station Access – connect the MTA Metro-North’s New Haven Line to Penn Station, allowing a direct connection for Amtrak Service from the New Rochelle Intermodal Transit Center to Penn Station. The project is anticipated to be completed in 2027.

As discussed above and in the SDGEIS, the 2026 TDS results in total trip generation estimates that are approximately 13 percent less than the 2024 TDS trip estimates. Therefore, the analysis and findings presented for the 2024 TDS and associated SGEIS provide a conservative traffic analysis and would be applicable to the 2026 TDS land use program.

Parking

The DOZ, as proposed to be slightly expanded, will still apply off-street parking requirements as regulated by the Central Parking Area (CPA), which coincides with the DOZ boundary, to also include the proposed DO-8 expansion. The CPA District provisions would continue to apply only to those development applications that opt-in to the DOZ, as expanded.

The parking ratios within the CPA are reflective of typical downtown urban areas with mixed-use settings (where people tend to park once and then walk to one or more destinations) and are based on the Institute of Transportation Engineers (“ITE”) Parking Generation Manual, 4th Edition for various uses, reduced by 20-30 percent for primary uses (i.e., residential, hotel, office, etc.) and by 50 percent for support uses (i.e., retail, restaurant, recreational, etc.) to account for downtown parking conditions, where the close proximity of mixed uses allows for the implementation of the shared parking model. A site-specific parking analysis will continue to be required to determine if credits may be applied for shared parking, attendant parking, valet parking, provisions for car-share parking and non-reserved parking, at the discretion of the Planning Board during site-specific reviews.

Finding 5: Updated traffic analysis based on the 2026 TDS indicates an estimated decrease in trip generation by 13% in the DOZ as a whole. The adoption of the DOZ amendments and associated 2026 TDS is expected to reduce the need for private vehicle use, as it places residential uses within walking and biking distance of public transit, and other destinations in the downtown, supporting the utilization of non-vehicular modes of transportation.

At the time a site-specific development application is submitted for site plan review, trip generation and trip distribution assumptions must be submitted for review and comparison against the assumptions in the SDGEIS traffic impact study. This information will serve as the basis to determine if additional traffic analysis is warranted for individual development projects. The need for additional traffic investigations and any required mitigation will be determined by the Planning Board during site plan review in conjunction with future site-specific SEQR (6 NYCRR Part 617) analysis, as applicable.

6. Water Resources

As described in Section 3.0 of the SDGEIS, the 2026 DOZ amendments are being evaluated as a Supplemental DGEIS that relies, in large measure, on the prior environmental analyses completed for the 2015 GEIS and the 2021 and 2024 SDGEISs. Because the Proposed Action primarily involves refinements to areas already within the DOZ, together with text amendments that do not change the overall intent, structure, or goals of the DOZ, new analysis was not deemed necessary for certain technical areas previously reviewed.

Water Resources is one of the impact areas not addressed in a separate chapter of the 2026 SDGEIS. The only area not previously analyzed, the proposed DO-8 Western Boundary Expansion, does not contain surface waters or wetlands and is not located within a floodplain. Therefore, the prior analyses and findings for Water Resources remain applicable to the Proposed Action, and the previously identified mitigation measures would continue to apply, as repeated below:

Finding 6: The Proposed Action will not have any significant adverse impact on water resources, including flood zones, groundwater, surface waters and wetlands. Potential indirect impacts to water quality will be addressed through water quality best management practices implemented as part of any SWPPP and/or Erosion & Sediment Control Plan prepared during project/site-specific review. Stormwater mitigation measures are described above under the Community Facilities and Service findings (Section 3) of this Findings Statement. The need for additional water resources investigations and associated mitigation measures will be determined by the Planning Board during site plan review in conjunction, if applicable, with future site-specific SEQR (6 NYCRR Part 617) analysis.

7. Geology, Soils and Topography

As described in the introduction to Section 3.0 of the SDGEIS, and as outlined above, some of the scope items analyzed in previous DGEIS/SDGEISs were not included in the SDGEIS for this Proposed Action.

Geology, Soils and Topography was not addressed in a separate chapter because the Proposed Action primarily consists of refinements to the existing DOZ framework and does not change the overall intent, structure, or goals of the DOZ. In addition, the proposed DO-8 expansion area is expected to have soil and topographic conditions generally comparable to the existing DO-8 area. Therefore, the prior findings for Geology, Soils and Topography remain applicable and are repeated below:

Finding 7: The Proposed Action is not anticipated to have a significant adverse impact on geology, soils, or topography. The adoption of the DOZ amendments is a regulatory action and would not result in any physical changes to this area.

During project-specific development application review and any applicable associated review under SEQR, the Planning Board, in consultation with the relevant City departments, will require appropriate geophysical investigations, Phase I ESAs and related documentation to ensure that site-specific conditions with respect to these parameters are properly characterized and potential impacts are properly mitigated. The information provided in these documents will serve to ensure that there are suitable on-site soils conditions for the proposed development; to identify the extent of bedrock disturbance that is necessary, including the need for rock blasting, as well as the mitigation measures that are applicable to each specific development under DOZ. Appropriate erosion control measures will be identified to avoid or mitigate any potential erosion and sediment transport impacts during construction; and SWPPPs will be developed for projects involving one acre or more of land disturbance.

8. Air Quality and Noise

As described in Section 3.0 of the SDGEIS, certain technical areas analyzed in prior GEIS/SDGEIS documents were not reanalyzed for the Proposed Action where no new or different significant impacts were identified. Air Quality and Noise was not addressed in a separate chapter because the Proposed Action primarily consists of refinements to the existing DOZ framework and does not change the overall intent, structure, or goals of the DOZ. Therefore, the prior findings for Air Quality and Noise remain applicable and are repeated below:

Finding 8: The Proposed Action will not have a significant adverse impact on air resources or ambient noise levels. Any potential noise and air quality impacts are primarily related to construction activities, and these can be mitigated using best management practices to minimize noise generation and control fugitive dust. While noise levels may increase from mobile and stationary sources introduced by new development, this effect would not be significant, and can be reduced through use of noise-attenuating measures set forth in the 2024 Findings Statement. The need for additional air quality and noise impact investigations and for associated mitigation measures will be determined by the Planning Board during site plan review in conjunction, if applicable, with future site-specific SEQR (6 NYCRR Part 617) analysis.

9. Construction

It is expected that development of individual properties within the DOZ area will occur with or without the adoption of the zoning map and text amendments. However, it is recognized that the Proposed Action

is advanced to refine development standards across the DOZ to stimulate investment and redevelopment in alignment with City's goals as described in the 2026 RAP Update. Therefore, the Proposed Action may continue the current accelerated the pace of construction in particular for the areas proposed to be remapped and for small lots under Development Standard 1 in DO-2 through DO-6 and DO-8 as compared to what it might have been without it.

Construction impacts, however, are short-term and temporary, generally localized, and can be effectively managed and controlled through the City's existing application review processes; and all construction activities under the Proposed Action would be required to conform to the DOZ development standards and the mitigation measures outlined Section 12 (Future Actions) of this Findings Statement.

Construction Management Plans will be required on a case-by-case basis as determined by the Planning Board during site plan review. The level and type of Construction Management Plan will be determined by the Planning Board and will be included as a condition of each building permit, to be administered and monitored by the Building Department, to ensure proper implementation.

Other mitigation measures that future site-specific development may require, as determined by the Planning Board, are as follows:

- City Code Chapter 111 addresses building construction requirements, including the requirements for building permits for any and all building construction. This permit provides a means to ensure that building activity is properly managed on a site-by-site basis.
- All construction activities shall be conducted in conformance with Chapter 213-22 of the City Code. For projects where rock drilling is required (or other activities in which the duration and levels exceed permitted levels), a construction noise plan will be employed for protection of workers and for compliance with the provisions in Chapter 213-22 for construction sites. Such conditions are not expected; however, this provision will be invoked if rock drilling is encountered.
- Blasting activities require a permit from the New Rochelle Fire Department as regulated under Section 281-44 of the City Code.
- A Construction Management Plan may be required for each site-specific development project under the Proposed Action. Such a plan would be comprised of a number of lower-order plans as necessary, and may include a Construction Traffic Management Plan, Erosion Control Plan, Stormwater General Permit and SWPPP (for disturbances of one acre or more), Parking Management Plan, Blasting Protocol and/or Site Remediation Plan.
- If practicable, construction routes, accesses and exits will be located on major roadways in order to minimize the potential for impacts on pedestrian safety, and also to mitigate potential impacts on the use and operation of local, neighborhood streets. Special consideration will be given to identifying and addressing any potential conflicts between construction vehicle traffic and activities associated with schools. Implementation of these measures will be the responsibility of the construction manager, subject to the approval of the Buildings Department.
- To the extent practicable, construction equipment loading/unloading areas, materials storage areas, construction staging areas and construction worker parking areas will be located within each construction site. Implementation of these measures will be the responsibility of the construction manager, subject to the approval of the Buildings Department.

- Individual development projects under the Proposed Action will be required to prepare an Erosion Control Plan, and a SWPPP if applicable under Chapter 215 and as required by NYSDEC (for land disturbances of one acre or more). Such a plan(s) will include specific measures to minimize the potential to raise dust, and erosion and sediment control measures including but not limited to, use of groundcovers, drainage diversions, soil traps, water sprays to minimize the time span that bare soil is exposed to erosive elements and prevent sediment from tracking onto adjacent roadways and properties.
- Surface and subsurface soil will be disturbed during excavation, filling, and grading operations on construction sites. Reuse of as much of this material on-site as practicable, as fill, if determined to be of suitable quality, will also reduce the need for (and impacts from) truck trips to remove this material.
- A site-specific Remediation Plan may be required, to be based on the presence (if so determined) of storage tanks, contaminated drywells or floor drains, asbestos, lead-based paint, or other certain other materials or conditions. If such materials or conditions are discovered, each would be properly evaluated, and addressed according to the protocols, procedures, standards and documentation requirements of the appropriate supervising entity, which may include the Westchester County Department of Health, NYS Department of Labor, County Fire Marshal and/or NYSDEC.
- Mitigate fugitive dust related to construction activities using proper construction management techniques, erosion control measures, wetting of excessively dry soils, and conformance to City nuisance and construction requirements under the Code.

Finding 8: The Proposed Action is expected to continue the current pace of redevelopment within the study area. Building construction and its impacts are short-term and temporary, generally localized, and can be effectively managed and controlled through the City's existing application review process and can largely be mitigated through the implementation of a common set of best management practices. Site/project-specific Construction Management Plans will be prepared for individual applications during the site plan review process and associated review under SEQR to provide a means of controlling potential adverse impacts during construction activities and ensuring conformance to applicable regulatory controls. Demolition and/or remediation activities (if necessary) must be closely monitored and regulated, in order to minimize potential impacts.

10. Other Environmental Impacts

Unavoidable Adverse Environmental Impacts

The Proposed Action is the adoption of DOZ Zoning Map and Text Amendments. As a legislative, generic action, this would not result in any direct physical impacts. The Proposed Action does not approve or advance any site-specific development proposals.

The 2026 TDS has been used as the basis of the SGEIS's assessment of potential environmental impacts that may result from the proposed regulatory changes (DOZ Zoning Map and Text Amendments) associated with future physical land alterations in conformance with the optional zoning overlay regulations. Although it is premature to evaluate impacts associated with the development of any individual site since specific applications for site plan approval will not occur until a future step in the process, it is recognized that redevelopment is expected to occur, as that is the intent of the Proposed

Action. As discussed in the foregoing sections of this Findings Statement, adverse impacts related to site-specific development under the Proposed Action will be minimized to the maximum extent practicable, there still may be certain impacts that are unavoidable, including:

- Temporary increases in truck traffic and noise will occur during demolition and construction for each new development. However, this activity will be conducted in conformance with City requirements for construction hours and noise management and site-specific measures at the discretion of the Department of Development which may be warranted to manage individual construction sites.
- Demolition and construction will temporarily and intermittently increase ambient noise, but only during permissible construction hours as prescribed by the City Code. Some minor ambient noise increases associated with traffic and human activity may occur once projects are completed and future uses are fully operational, but to no greater magnitude than would occur under the existing underlying zoning.
- Despite the planned measures to mitigate potential fugitive dust impacts, such as periodic soil wetting, temporary increases in fugitive dust may still occur during construction. Such conditions will be temporary and will be controlled to the maximum extent practicable at the source through the implementation of proper best management practices during construction and City Department of Development oversight.
- The estimated TDS of this Proposed Action would result in a potential increase in residential population of approximately 4,910. Although this potential increase in residents is anticipated over a period of 10 years (i.e., it would happen incrementally), it is expected to result in an increased demand for emergency services (e.g., police, fire, and ambulance). This increased demand associated with the increase in residential uses will be partially offset by increased tax revenues, and additional revenues from future investment and revitalization may benefit the police/fire departments through Fair Share Mitigation payments from developers, thereby providing supplemental revenues for increased service needs.
- There will be an increase in public school children of approximately 158 students. The estimated property tax revenues from the Proposed Action and the Fair Share Mitigation Fund may be utilized to assist with School Zone staffing and improvements over time as needed.
- There will be an increased demand for energy services (electricity and natural gas); however, this potential increase is minimal compared to the total regional demand, available supply and demand. The existing electric and gas utilities are expected to provide service through their rate/tariff structures and upgrade systems as needed. In 2021, the City adopted requirements for new development projects to conform to the NYStretch Energy Code, which provides for improved building efficiency and reduction of greenhouse gas emissions. Moreover, the Proposed Action includes proposed code changes related to sustainability; all future sites must further the goals of the City of New Rochelle GreeNR plan, comply with the Sustainable Development Standards and provide LEED Building v4 Silver equivalency.
- The SDGEIS notes that the 2026 TDS would result in 13 percent fewer vehicle trips than 2024 trip generation estimates. Traffic volumes should be monitored in the DOZ as development progresses to identify the change in traffic volumes from the Proposed Action in conjunction with the completion of capital improvements projects (e.g., the North Avenue/I-95 bridge replacement, the downtown one-way to two-way conversion project, the LINC, etc.). Supplemental traffic

studies may be required by the City of New Rochelle Planning Board based on the specific site location, size, and use of proposed development which would identify additional site-specific traffic improvements if needed.

- Projects opting into the DOZ are expected to require additional water supply as compared to existing uses/conditions. However, as summarized in Section 3.3.2.3 of the SDGEIS, the estimated TDS for the Proposed Action would result in an increase in DOZ water demand by a net total of 8.8%. It is noted that this analysis does not take credit for water usage associated with existing uses that would be eliminated during redevelopment activities. Water conservation efforts will be incorporated into the design of all future site plans. Localized potential water infrastructure issues would be identified during site plan review given that potential impacts may be different depending on the location within the DOZ. Developers opting into the DOZ would be required to pay Fair Share Mitigation fees that could be used to address water system improvements where needed. Indoor water conservation measures as required by Section 175.11J(1), “Potable Water Consumption Reduction,” of the City Code would be required for any new development under the DOZ. Additionally, water conservation measures for outdoor irrigation would also be required (“Outdoor Potable Water Consumption Reduction”). This requires a minimum 50 percent reduction in potable water consumption for outdoor irrigation based on a midsummer baseline case, using one or more options, such as landscaping with plants that do not require considerable watering (i.e., native, well-adapted or xeric species), use of modern efficient irrigation systems (i.e., applying water directly to the roots via drip irrigation), use of irrigation timers or sensors, watering at night time and only as needed, and use of captured rainwater/stormwater, recycled greywater, water treated and conveyed specifically for non-potable uses, air conditioning condensate, and/or foundation drain water rather than potable water. Additionally, the Proposed Action advances a 30% green space requirement in civic spaces and a recommendation to include trees/bioretention areas along public frontages, all measures that would help absorb stormwater on-site and reduce runoff.
- Projects opting into the DOZ will generate additional wastewater flow. In 2019, the City undertook an Engineering Design Report (last updated in 2020) to evaluate the City’s sanitary sewer infrastructure within the DOZ and identified a plan to upgrade the sanitary sewers in key areas to accommodate the increased sanitary flows that will be generated by the planned redevelopment. Additionally, the 2023 Drainage Analysis Study provided the City with concept plans and alternatives for flood mitigation. Moreover, as the specific location and uses of all potential future development within the DOZ cannot be predicted, wastewater infrastructure improvements would be evaluated during site plan review of future site-specific development projects. The Fair Share Mitigation funds would be used to contribute to addressing any infrastructure-related issues.

Irreversible and Irretrievable Commitment of Resources

Given the urbanized and highly developed character of the Study Area, there are few natural resources that would be disturbed from any site-specific development that is pursued subsequent to the zoning’s adoption. Irretrievable and irreversible commitment of resources involves primarily the commitment of natural resources in any building products used in construction, and consumption of energy.

The Proposed Action seeks to promote long-term sustainability in alignment with the recently updated GreeNR sustainability plan. The proposed requirement of demonstrating equivalency with LEED Building v4 Silver standards for new DOZ developments, as well as the 30% green space mandate in civic spaces, would help reduce the commitment of resources including building materials, and improve the energy efficiency of future DOZ development.

By design, the DOZ regulations are aimed at improving multi-modal connections, creating new open space, consolidating compatible mixed land uses near transit, providing on-site live/work/shop/play opportunities easy to reach from within the downtown area, and promoting pedestrian activity. In addition, energy-efficient design is based on the recently adopted NYStretch Code, which requires more highly efficient elements than other codes; indoor and outdoor water conservation measures will be implemented for new development. Additionally, the DOZ encourages consolidation of properties for coordinated development, and the mixed-use concept will ensure that residents of the area have ready access to employment opportunities and will still be able to access mass transit. Development under the Proposed Action will nevertheless result in some irreversible and irretrievable commitments of resources, as follows:

- Material used for construction including, but not limited to, wood, asphalt, concrete, fiberglass, steel, aluminum, and other essential construction materials.
- Energy used in the clearing, grading, demolition, construction, operation and maintenance of future development and redevelopment, including fossil fuels (i.e., oil and natural gas).

Growth-Inducing, Secondary and Cumulative Impacts

By design, the Proposed Action represents a refinement phase of the DOZ that recalibrates the TDS to reflect current market demand and trends; it is intended to stimulate desirable economic growth and support new multifamily housing options within the DOZ. It is a goal of the City Council to provide for the type and quality of development in the Study Area necessary to improve social and economic conditions as set forth in the 2026 RAP Update. Furthermore, zoning map amendments would support the expansion of Community Benefit Bonuses (CBB) in selected areas, increasing opportunities for investment in the surrounding community.

The site-specific development and redevelopment that would result from the Proposed Action would have secondary effects. These effects stem from proposed guidelines and incentives for redevelopment that will contribute to the City's ongoing efforts to revitalize the area and provide new housing opportunities, particularly addressing the needs for missing middle housing. Extension and re-mapping of select portions of the DOZ are necessary to spark new investment in the area that builds upon the successes of the existing DOZ. It is anticipated that the Proposed Action would contribute to an increase in activity for the existing local businesses from the increased customer bases arising from the increased number of residents.

Overall, the SGEIS addresses these potential secondary impacts under the Proposed Action through analysis of the 2026 TDS, which examines these impacts in relation to a reasonable build-out scenario that could occur under the proposed zoning amendments over the next 10 years.

Temporary employment opportunities will result from property redevelopment in the DOZ, including site remediation, building demolition, site preparation (clearing, grading, etc.) and construction. Many of these jobs are expected to be filled by local residents.³ Development in the DOZ will also create a number of permanent, full-time and part-time jobs. This could include a variety of skilled and non-skilled jobs for different employment sectors, such as medical and other professional services, restaurants, retail and essential goods and services to support the new uses developed under the Proposed Action. These jobs may be filled first from within the local labor pool and most job opportunities would not require relocation of specialized labor forces or influx of large businesses from outside the area to provide construction or full-time service support. As a result, construction job-related effects and future, permanent full-time and part-time employment opportunities from the Proposed Action are expected to be beneficial to the City.

Development associated with the Proposed Action will place demand on utilities. These utilities generally are available throughout the DOZ; and, although lateral piping and individual service connections will be required, significant new utility extensions beyond what is planned for on-site are not expected. Accordingly, it is not anticipated that significant secondary growth would result from utility installations associated with the Proposed Action.

It is expected that the Proposed Action would create demand for community facilities serving the area. The cost to meet this increased demand would be offset by a combination of property tax revenues, user fees, and Fair Share Mitigation payments that would be generated from site-specific developments. It is estimated that the 2026 TDS would generate approximately \$20.8 million in additional Fair Share Mitigation fees (refer to Section 3.4 of the SDGEIS).

Potential cumulative impacts of build-out under the 2026 TDS have been evaluated and accounted for the full range of environmental parameters. The factors noted above lead to a conclusion that the incremental increase in growth resulting from properly planned revitalization, which is expected to occur in the DOZ, will have significant beneficial outcomes for the City as a whole.

Energy Use and Conservation, and Greenhouse Gas Emissions

To a large extent, the Proposed Action, although potentially leading to additional development, will help to promote energy conservation through the use of more contemporary energy-efficient equipment, appliances and lighting, concentration of mixed-uses in one location to create a more centralized, self-sustaining development pattern, and increased pedestrian connectivity. Smart growth, mixed-use development such as the one that is promoted through the DOZ and its amendments reduces transportation-based greenhouse gas (GHG) emissions by reducing private vehicle usage. It also enhances access to jobs and services without the need to drive. The Proposed Action also includes sustainability elements such as the proposed requirement for DOZ projects to demonstrate equivalency with LEED Building v4 Silver standards. Future site plan applications will be reviewed against the general recommendations of the City's GreenNR Sustainability Plan as recently updated.

³ In May 2016, the City Council adopted the Economic Opportunity and Nondiscrimination Policy for the City of New Rochelle with the intent of reducing discrimination in hiring and providing jobs and training to minorities and disadvantaged individuals for work performed under City contracts. Future development and redevelopment in the DOZ is subject to this policy. Refer to City website at <https://www.newrochelleny.com/DocumentCenter/View/6817/Economic-Opportunity?bidId=>

Although energy consumption is anticipated to increase due to development associated with the Proposed Action, all new building construction will be required to conform to applicable State-wide and City energy codes. The New York State Energy Conservation Construction Code is promulgated by the State Fire Prevention and Building Code Council pursuant to Article 11 of the New York State Energy Law. The 2020 Energy Conservation Construction Code of New York State (“ECCC”) is now in effect. The ECCC addresses the design and construction of energy-efficient building envelopes and the installation of energy-efficient mechanical, lighting and power systems through requirements emphasizing performance. The ECCC establishes minimum requirements for energy-efficient buildings using prescriptive and performance-related provisions. In April 2021, the City adopted the NYStretch Energy Code, which provides additional energy savings that go beyond the requirements of the 2020 ECCC.

New development and redevelopment under the DOZ (as proposed to be amended) needs to meet the requirements of the Sustainable Development Standards in accordance with Section 175.11J(2), “Potable Water Consumption Reduction,” of the City Code, which requires the use of high-efficiency products for indoor water fixtures. Installation of low-flow equipment reduces unnecessary water loss, which translates into conservation of the energy resources required to heat some of this water. Additionally, the DOZ includes a provision (Section 175.11J(3), “Heat Island Reduction,” of the Code) that requires a minimum 50 percent heat island reduction through a combination of new plantings/shade trees, open grid pavement systems, vegetated roofs, and/or other approaches which conserve energy.

The following general energy-conservation measures are expected to be incorporated as part of standard development practices for new construction under the Proposed Action:

- Utilize energy-efficient and cleaner-burning natural gas systems;
- Reduce energy consumption through use of superior building insulation materials (i.e., wall insulations, insulated windows, weather stripping, door seals, etc.);
- Install water-saving devices such as low-flow toilets, automatic faucet shut-offs and related equipment to reduce unnecessary water loss and resultant pumping energy loss;
- Utilize energy-efficient, low-wattage bulbs for facility exterior illumination and interior lighting wherever possible; and
- Consider incentive-based use of “green development” options such as green roofs, grey-water and rainwater recycling, roof gardens, community gardens, and similar measures in accordance with the Existing DOZ requirements and GreeNR Sustainability Plan goals.
- Provide a minimum of 30% of planting/green infrastructure areas in Civic Spaces.

As discussed above, it is expected that future site-specific development undertaken pursuant to the Proposed Action and contemporary building and energy codes (and possibly some of the more advanced energy conservation recommendations) will result in substantial energy-saving features, which may include building materials, site and project layout and design characteristics, mechanical systems and use and maintenance procedures.

In terms of greenhouse gas (GHG) emissions, development under the Proposed Action will consist of relatively clean land uses and will be designed to limit GHG emissions by providing a more walkable, interconnected mixed-use environment that is also served by transit, and is within walking distance of

existing public amenities. A key goal of the Proposed Action is to provide for residential development with relatively convenient access to a wide variety of goods and services, employment opportunities and other basic residential needs and conveniences.

Site-specific development under the DOZ is designed to reduce potential GHG emissions through:

- Incorporation of mandatory NYS Energy Code features;
- compliance with a modern form-based code that encourages energy-efficient design and resource conservation and supports an active pedestrian environment;
- creation of a more pedestrian- and bike-friendly environment that encourages a reduction of vehicular trips;
- reduction of the urban heat island effect by maintaining pervious, vegetated open space and locating parking beneath buildings as practicable, rather than creating large expanses of blacktop for surface parking;
- implementation of mixed-use projects that promote a jobs/housing balance and one-stop for multiple destinations;
- requirement of a minimum of 30% of planting/green infrastructure areas in Civic Spaces;
- requirement to demonstrate LEED Building v4 Silver equivalency under the US Green Building Council's rating system.

These factors are expected to help reduce inefficiencies associated with older, more conventional development patterns and will promote sustainability that minimizes the impact of energy generation/consumption and GHG emissions. This will assist the City in achieving its sustainability goal of reducing GHG emissions in comparison to the existing zoning.

The following additional measures could be considered, where practicable, to ensure reduction of GHG emissions on or off-site at energy producing facilities:

- Recycle demolition materials on-site to the degree practicable, to reduce use of new construction materials (which involves energy expenditure) and reduce energy expenditure for removal, disposal and handling.
- Use construction materials that minimize the consumption of fossil fuels in their manufacturing process and/or that are produced locally or in the region.
- The Proposed Action would increase the amount of residential development within the downtown as compared to the 2024 TDS, which will help reducing automobile dependence by locating residences along bus routes and near bus stops, existing and proposed pedestrian facilities, essential goods and services, and in proximity to the train station.
- Reduce landscape maintenance through use of vegetated swales and/or rain gardens as stormwater pretreatment (and possibly rain harvesting for irrigation), planting of vegetation that is native or well-adapted to actual site conditions, thus reducing irrigation requirements and resultant pumping that requires expenditures of energy.
- Utilize building color/textures, plant street trees and employ other architectural and landscaping measures to reduce summer heat island effect that will moderate summer cooling needs.

- Maximize the use of interior daylighting and motion sensors to reduce the need for interior lighting.
- Use high-albedo roofing materials to reflect sunlight and solar gain, thereby reducing air conditioning demands in the summer.

Instituting the measures listed above will ensure that future site-specific development under the DOZ amendments will conserve energy resources. Such practices will also reduce GHG generation which, in turn, will have region-wide beneficial impacts.

Finding 11: The Proposed Action has the potential to result in a number of potential adverse impacts; however, these are unavoidable, and the SGEIS analysis supports the conclusion that none of these are considered to be significant adverse impacts and that they would be mitigated to the maximum extent practicable. The analysis indicates that irreversibly committed resources are related to the unavoidable use of building materials and energy resources associated with future site-specific construction; no other environmental resources would be lost as a result of the Proposed Action. The Proposed Action is intended to continue to stimulate growth in the DOZ, while incorporating new sustainability standards and requirements, and so would have beneficial growth-inducing aspects. The Proposed Action will also result in significant, beneficial secondary and cumulative impacts, particularly related to the local economy. New construction under the Proposed Action will occur in conformance to specific design guidelines, LEED Building v4 Silver equivalency, and energy- and water-conserving standards, which have been designed to provide superior, sustainable development, including greenhouse gas emission control. The compact, mixed- use, multi-modal characteristics of the Proposed Action, by their very nature, contribute to energy efficiency, resource conservation, and reduced carbon intensity.

11. Alternatives

SEQR and its implementing regulations at 6 NYCRR Part 617.9(b)(5)(iii)(v) require the consideration and evaluation of a range of reasonable alternatives to a proposed action that are feasible, considering the objectives and capabilities of the project sponsor. The SDGEIS evaluates the potential environmental impacts associated with the Proposed Action, which is the adoption of DOZ amendments and updated TDS.

The alternatives section of the SDGEIS identifies and addresses the potential impacts that would result from the No-Action Alternative. Under the No-Action alternative, the proposed Zoning Map and Text Amendments and the updated 2026 TDS would not be adopted and the existing DOZ and 2024 TDS would remain in place.

The drawbacks associated with the No-Action Alternative include, but are not limited to, the following:

- The City would not advance the strategies outlined in the 2026 RAP Update, which include incentives for small-scale development and “missing middle” housing options, provisions for the attraction of large-format retail uses in the core downtown, requirement of storefront and ground-floor commercial uses in the core downtown, and new sustainability and greening standards.

- The TDS would not be recalibrated to better align potential development with current market trends and observed development patterns, therefore relying on outdated land-use allocations that are expected to slow the rate of redevelopment of underutilized properties and the advancement of City's goals.
- The City Zoning Code and Zoning Map would not be amended to expand the DO-8 District through remappings and a boundary extension, excluding these areas from the incentives and increased Community Benefit Bonuses tailored to this neighborhood revitalization.
- The City Zoning Code and Zoning Map would not be amended to remap a portion of DO-2 to DO-1 with associated tailored development standards that are aimed at facilitating large-format retail uses that are currently missing from the downtown.
- The City Zoning Code would not be amended to update definitions of Public Frontage and Civic Spaces intended to strengthen public realm greening standards and connectivity.
- The proposed increase of 25 percent to Fair Share Mitigation fees would not be adopted.
- The anticipated significant economic, social and environmental benefits associated with the DOZ amendments would be foregone.

Overall, while the No-Action Alternative may involve a reduced potential for certain environmental impacts, this alternative would not bring about the significant beneficial impacts to land use patterns and policies, community character or fiscal/economic impact as would occur under the Proposed Action, nor advance the City's DOZ original vision while adjusting provisions to better achieve such goals.

Findings 10: The No Action Alternative assumes that the existing zoning would remain unchanged and that growth would occur but at a more limited rate. The SDGEIS analysis indicates that the beneficial impacts associated with adoption of the Proposed Action would not be realized under the No-Action alternative and this scenario is, therefore, not a reasonable or viable alternative as it does not meet the City's objectives.

12. Future Actions

Title 6, New York Code of Rules and Regulations ("6 NYCRR") Part 617.10(c), states that: *"Generic EISs and their findings should set forth specific conditions or criteria under which future actions will be undertaken or approved, including requirements for any subsequent SEQR compliance. This may include thresholds and criteria for supplemental EISs to reflect specific significant impacts, such as site specific impacts, that were not adequately addressed or analyzed in the generic EIS."*

Future site-specific actions that are undertaken under the proposed DOZ amendments will be required to undergo Site Plan Review as established by the City Zoning Code, Chapter 331, Article XIII. During Site Plan Review, certain projects may also be required to undergo a SEQR site-specific review to determine the appropriate level of review and analysis in conformance with 6 NYCRR Part 617.10(d).

If, during the review of a future application, potentially significant adverse environmental impacts are identified that were not previously analyzed as part of this SEQR review, additional detailed review may be required, including technical studies and/or preparation of a further Supplemental GEIS. The information submitted with each future application will be used by the entity having jurisdiction to determine whether additional environmental review is necessary.

In accordance with 6 NYCRR Part 617, site-specific projects may also be subject to site-specific SEQR review. Each application should include a Long Environmental Assessment Form (“EAF”) that addresses the applicable items identified in this Findings Statement, including, where necessary, an analysis of Fair Share Mitigation for broader impacts to which the project would contribute. The reviewing entity will also consider whether the proposed project is consistent with the 2026 TDS and the threshold parameters established in this Findings Statement. For projects subject to review under SEQR, if the project has been adequately evaluated under this SEQR review and no new significant adverse impacts are identified, the reviewing entity may determine that a negative declaration is warranted.

Based on the results of the impact analyses prepared for the SGEIS, the following measures shall apply to the site plan review of future site-specific development projects in the DOZ as the basis for the reviewing agency to determine whether impacts resulting from such future site-specific development exceed those thresholds analyzed in the SGEIS. The conditions and criteria set forth hereinbelow shall supersede the “Future Actions” provisions contained in the Findings Statement adopted by the City Council in 2024 for the DO-8 and in 2021 for DO-1 through DO-7 and shall apply to the DOZ in its entirety.

Land Use & Zoning

- Development Standards Verification: Developers that seek to participate and benefit from the DOZ framework, will be required to submit applications which demonstrate that the proposed project complies with the Sustainable Development Standards (including equivalency of a LEED Building v4 Silver of the U.S. Green Building Council’s rating system) contained in the amended Zoning Code as set forth in Appendix B of the SFGEIS.
- Density Incentive Verification: Redevelopment proposed under Development Standards 1, 2 and 3 will only be permitted for parcels that meet minimum site area and frontage requirements as set forth in the Zoning Code (see proposed see Zoning Code in Appendix B of the SFGEIS).
- Community Benefit Bonus Height Verification: Any developer that seeks to benefit from bonus heights within the DOZ will be required to submit an application which demonstrates that the proposed project provides one of the designated Community Benefits as permitted by the Commissioner of Development and approved by the Planning Board. There are areas with limitations in building heights where the bonus does not apply (refer to Zoning Code in Appendix D of the SFGEIS).
- Community Benefit Bonus (CBB) fees generated in DO-8, as proposed to be modified, must be invested or applied within the DO-8 District.
- As part of the Site Plan Application for development with the DOZ, projects containing retail shall submit an analysis by a qualified retail design firm demonstrating that the proposed retail space design and associated parking configuration are conducive to tenant attraction.

Community Character and Visual Resources

- All DOZ applications undergo two reviews by the Professional Architectural Review Committee (PARC). An applicant’s architect is required to attend these meetings. Other members of an applicant’s team and the applicant are encouraged to attend. The first is during the first internal review period and the second is during the revised plan review process. The purpose of this Committee is ‘to assist and serve as an adjunct to the Planning Board in its review of the architectural features and physical details of applications’. The PARC process ensures that buildings developed under the DOZ are visually compatible and complimentary of the surrounding environment.

- Cultural Resource Assessments: Future projects that may potentially affect the integrity of a City designated historic district or landmark, including buildings of historic or architectural interest, must comply with standards and procedures set forth under Chapter 170, “Historic Districts and Landmarks,” of the City of New Rochelle Code. This would include, as applicable, securing Certificates of Appropriateness from the City’s Historical and Landmarks Review Board (HLRB) and performing future actions in accordance with specified conditions and standards. Applicants for Certificates of Appropriateness should also consult the City’s publications entitled “Owning a Home in a Local Historic District” and “Design Guidelines” which are available from the City. Compliance to State and Federal standards may also be applicable for projects that adversely affect properties listed on the State and/or National Register of Historic Places, necessitating outreach and coordination with applicable agencies. Cultural resource evaluations may include contact with the New York State Historic Preservation Office (“SHPO”) for review, input and approval. If that entity deems it appropriate, additional analysis may be required, or revisions to the application may be deemed necessary by SHPO to avoid or mitigate such impacts. For future redevelopment or site disturbance on sites identified as located within an archeological buffer area that have not been previously disturbed or have had limited previous disturbance, a Phase IA (and possibly a Phase IB) cultural resource survey may be warranted.
- Archaeological Resource Assessment: For future redevelopment or site disturbance on sites identified as located within an archeological buffer area that have not been previously disturbed or have had limited previous disturbance a Phase IA (and possibly a Phase IB) cultural resource survey may be warranted.
- Shadow Impact Analysis: Any redevelopment located within the potential shadow impact area of a sun sensitive resource (based on the Development Standard or Bonus scenario the project is proposing) would require a site-specific analysis of shadow impacts in accordance with the methodology outlined in the 2021 *New York CEQR Technical Manual*, Chapter 8. The potential shadow impact area distances for each the Development Standard or Bonus scenario and the identified sun sensitive resources are provided in Section 3.2.2.3 of the SDGEIS.
 - Mitigation may be necessary based on the results of site-specific shadow analysis.

Community Services and Utilities

- Police Protection:
 - Applicants for large projects shall be encouraged to work cooperatively with the Police Department and to provide on-site private security.
 - Police Department needs shall be funded through participation in the Fair Share Mitigation Fund and through additional property tax revenues that are generated.
 - The Police Department will have an opportunity to provide additional input on site- and project-specific development plans, thereby allowing for any additional site-specific mitigation measures that may be necessary.
 - Adequate but not excessive outdoor lighting should be required on-site and in open space areas to ensure the safety of future residents and visitors.
- Fire Protection:
 - The Fire Department will have the opportunity to review future projects to ensure that site- and project-specific concerns are addressed, including provisions for emergency access and

- egress, hydrant locations, sprinkler systems, fire alarms, and smoke and carbon monoxide detection, are properly addressed.
- As development and population in the DOZ increase, Fire Department staffing needs will be assessed to determine whether additional firefighters are required per shift to maintain adequate fire protection. The Fair Share Mitigation Fund and increased tax revenues from redevelopment will be used to add firefighters to the roster as needed, improve professional training, and help to offset the costs of any additional fire and ambulance services that may be required.
- Water Supply:
 - A “will-serve” letter from Veolia shall be submitted at the time of issuance of building permits.
 - Future developments will be evaluated by the water company during Site Plan review to determine whether any water system improvements are necessary from the developer for individual projects (such as on-site installation of hydrants, water storage structures, and lateral connections that may be required). As a condition of Site Plan approval, the City shall require each developer of a project within the DOZ to pay set fees towards the cost of the necessary system improvements based on the size of the development, as specified by the 2019 Cooperation Agreement.
 - During Site Plan review, compliance with the Sustainable Development Standards shall be verified in accordance with Section 175.11J(2), “Potable Water Consumption Reduction,” of the City Code, which requires the use of high-efficiency products for indoor water fixtures to reduce total potable water consumption and unnecessary wastewater treatment. Additionally, compliance shall be verified regarding the requirement for a minimum 50 percent reduction in potable water consumption for outdoor irrigation based on a midsummer baseline case, using one or more options provided in Section 175.11J(2) of the City Code.
 - Participation in the Fair Share Mitigation Program; program could be used to fund upgrades and help subsidize the hiring of additional staffing that could be needed to support future growth.
 - Wastewater and Stormwater Management:
 - During Site Plan review all proposed sanitary sewer lines shall be comprised of extra heavy cast iron.
 - During Site Plan review the applicant shall provide a stormwater detention design to the satisfaction of the City Engineer.
 - During Site Plan review an applicant's engineer shall submit the existing and proposed sanitary sewer flows for inflow and infiltration removal.
 - During Site Plan review (or during Building Permit review, as appropriate), the use of high-efficiency water fixtures shall be verified in buildings to conserve water and reduce the volume of wastewater discharges.
 - Illicit discharges to the City’s storm sewer system shall be identified and removed during site redevelopment, in conjunction with the installation of on-site stormwater infrastructure.
 - During the site plan review process, drainage plans for redevelopment projects shall be designed in accordance with the latest version of the New York State Stormwater

- Management Design Manual and City standards and reviewed by the City Engineer. Drainage plans (for projects involving one acre of disturbance or more) will include on-site pretreatment to address potential stormwater pollutant loading and reduce peak stormwater flows into the City's storm sewer system during significant rainfall events in accordance with New York State's 2015 Stormwater Management Design Manual. For those projects that involve more than one acre of site disturbance, a Stormwater Pollution Prevention Program ("SWPPP") shall be prepared to address post construction stormwater management and coverage under a New York State General Permit for Stormwater Discharges from Construction Activity pursuant to NYSDEC requirements.
- The City will continue its stormwater infrastructure maintenance program, including sediment, trash and other debris removal to maximize the functionality of the municipal drainage system.
 - The City will continue its MS4 program to identify and remove illicit discharges to the City's storm sewer system and improve stormwater infrastructure.
 - As necessary, stormwater and wastewater infrastructure improvements shall be funded through the Fair Share Mitigation Fund and annual sanitary sewer and stormwater system fees, in addition to property tax revenues that are generated.
- Solid Waste Management:
 - Construction and demolition debris that can be recycled should be recycled.
 - All DOZ projects are required to contract with private carters for solid waste collection and disposal to reduce the burden on City services.
 - Participation in the Fair Share Mitigation Fund should have the flexibility to be used for solid waste management if this becomes a priority requiring fiscal assistance.
 - Trash receptacles should be provided within any future publicly accessible open space areas and routinely emptied to prevent litter dispersal.
 - Recreation: Additional tax revenues generated by the development in the DOZ will help fund maintenance efforts for parks and recreational facilities. All site plan approvals are also required to pay into the open space and recreation fund per § 331-118.G.
 - Education: The Fair Share Mitigation Fund and additional tax revenues generated by development in the DOZ shall be used to address capital costs associated with additional classrooms and assist with school district staffing over time as needed.
 - Electricity and Gas:
 - During Site Plan/Building Department review, compliance with NYStretch Energy Code and Section 175.11J.(3), "Heat Island Reduction," of the DOZ Code will be verified, which includes standards and specifications to reduce urban heat island effects by using acceptable roofing materials with adequate SRI values, planting shade trees, installing green roofs, and/or using open grid/pervious pavement.
 - During Site Plan/Building Department review, compliance with the New Rochelle GreenNR Plan and Sustainable Development Standards, as well as provide project-level equivalence to LEED Building v4 Silver must be provided.

Traffic

- Supplemental Traffic Analyses: At the time a site-specific development application is submitted, supplemental detailed traffic studies may be required and will be reviewed and compared against the findings set forth in Section 3.5 Transportation of the 2026 SDGEIS and the Traffic Study contained in Appendix E of the 2024 SDGEIS. The supplemental analyses will serve as a basis to determine if additional traffic analysis is warranted for individual development projects.
- The adequacy of site access and pedestrian safety will be reviewed as a part of the individual site plan review process.

Parking

- Site-specific applications will need to be reviewed for proposed parking to confirm the appropriate parking capacity is being provided in compliance with the DOZ Code.
- Parking Management Plan: Temporary displacement of parking capacity to other locations in the downtown area while construction is occurring will be mitigated by the preparation and implementation of a Parking Management Plan, which would specify locations of alternative parking, establish signage and striping, and provide notification procedures for driver convenience and efficiency of traffic flow.
- Parking Utilization Study: Redevelopment of underutilized City parking lots will require that existing parking utilization be established and then used as a basis for the replacement/reconstruction of parking spaces by the party sponsoring redevelopment.

Geology, Soil, Topography and Water Resources

- Geotechnical Evaluation: Subsurface soil conditions will be assessed for the purpose of structural and drainage system design as part of the site plan application review. If unsuitable subsoils are found in connection with site-specific development, techniques including deep compaction or over-excavation and replacement of unsuitable fill materials may be utilized. Development areas would be stabilized, as determined by a Geotechnical Engineer, prior to construction of structural elements.
- Erosion Control: Erosion Control and Construction Phasing Plans will be prepared for individual site developments during site plan review that will provide protection methods that will be utilized during construction to control transport of sediment and stormwater runoff during construction activities.
- Remediation: Prior to the initiation of construction activities, remediation of sites where recognized environmental conditions have been identified will be necessary. Remediation activities are required to be completed according to the protocols, procedures, standards and documentation requirements of the appropriate supervising entity, City of New Rochelle, NYS Department of Labor, County Fire Marshal and/or NYSDEC.
- If blasting is required, this work shall be conducted in accordance with §281-44.C, "Streets, Sidewalks and Public Places: Rock excavation," of the City Code. Construction activities shall also comply with the noise requirements of §213-22, "Noise: Construction sites," of the City Code. Additional mitigation, such as vibration monitoring, may also be necessary based on a geotechnical report and the exact locations of future subsurface structures, to be determined during Site Plan review.
- As part of the Site Plan review process, any sites that have not been subject to a Phase I Environmental Site Assessment ("ESA") will undergo a Phase I ESA to identify potential adverse environmental conditions from past hazardous materials releases and other activities. If issues identified in the Phase

I ESA warrant further assessment (exceeding standard thresholds), a Phase II ESA will be conducted, and subsequent remedial activities will be undertaken as required based on the findings of the Phase II ESA prior to the initiation of construction activities.

- Where unsuitable subsoils or fill are encountered during site excavation, this material will be removed and replaced with suitable clean fill and compacted as needed to ensure that soil conditions are appropriate for development and site drainage. Development areas will be stabilized, as determined by a qualified Geotechnical Engineer, prior to construction of structural elements.
- All individual Site Plan applications shall include a site grading plan, which includes calculations of soil cut and fill volumes.
- All individual Site Plan applications shall include a site drainage plan, which includes calculations of stormwater runoff volumes based on sub-watershed area delineations. Drainage plans for redevelopment projects must be designed in accordance with the New York State Stormwater Management Design Manual and City standards and reviewed during the Site Plan and building permit review process. Drainage plans will include on-site pretreatment to address potential stormwater pollutant loading and reduce peak stormwater flows into the City's storm sewer system during significant rainfall events in accordance with New York State's 2015 Stormwater Management Design Manual.
- For those individual projects that involve one or more acres of disturbance, a SWPPP must be prepared pursuant to NYSDEC requirements in accordance with the 2015 NYS Stormwater Management Design Manual, as amended. Best management practices will be utilized to prevent, control and reduce stormwater pollutants. Pretreatment of runoff will be provided in accordance with the NYS Stormwater Management Design Manual, and drainage plans will be submitted to the City for review and approval as part of Site Plan development reviews.
- Erosion control and construction phasing plans will be prepared for individual site developments during Site Plan review. This will include protection methods that will be utilized during construction to prevent or control the off-site transport of sediment and stormwater runoff during construction activities.
- Native plants, shrubs and trees or suitably adapted non-invasive species should be used for landscaping, revegetating or restoring development sites, particularly along the pesticide demands, conserve water used for irrigation and help to create a more natural environment for urban wildlife.
- If dewatering is determined to be necessary, it will be conducted in accordance with applicable standards and requirements of NYSDEC General Permit for Discharges from Construction Activity (GP-0-20-001). If dewatering activities will require groundwater withdrawal of 100,000 gallons per day or more, a NYSDEC Part 601 Water Withdrawal Permit would also be necessary. The City will continue to identify and remove existing illicit discharges to the City stormwater conveyance system during redevelopment, which will improve functioning of these systems and reduce pollutant loads to surface water and groundwater.

Air Quality and Noise

- Supplemental Air Quality Assessment: If a site-specific development application is proposed that may have a greater potential impact on air resources as a result of the introduction of a regulated point source of air emissions or the generation of unmitigated traffic which exceeds that set forth in the traffic impact study, supplemental air impact evaluation may be required.

- Supplemental Noise Assessment: All activity, including construction, within the DOZ must comply with Chapter 213 of the City Code, which defines and regulates “unreasonable noise.” All construction activities shall be conducted in conformance with Chapter 213-22 of the City Code. The need for site- and project-specific noise assessment should be identified during site plan review throughout the DOZ when projects are proposed in areas with high ambient noise levels (i.e., close proximity to I-95). A supplemental noise assessment may be required in the following situations:
- For projects where rock drilling is required (or other activities in which the duration or sound levels exceed permitted levels), a construction noise plan will be employed for protection of workers and for compliance with the provisions in Chapter 213-22 for construction sites.
- If residential units are constructed in areas with high ambient noise levels (noise levels above the NYSDEC recommended maximum level of 65 dBA), appropriate façade attenuation will be required to achieve the HUD recognized interior guidelines.
- Additionally, project-specific noise assessment should be identified during site plan review based on proposed uses, including when outdoor activities are proposed with mitigation provided as required if significant impacts are identified.

Construction

- Construction Management Plan: Such a plan may be required as part of the Site Plan review for each site-specific development project. A comprehensive Construction Management Plan would be comprised of a number of sub-plans, as necessary, and may include, but not necessarily be limited to, a Construction Traffic Management Plan, SWPPP (for erosion and stormwater control both during and post construction), noise/vibration abatement plan, Soil Management Plan, Parking Management Plan, and/or Remediation Plan. Some of these construction management sub-plans are discussed in more detail elsewhere herein.
- Fugitive dust related to construction activities shall be mitigated using proper construction management techniques, erosion control measures, wetting of excessively dry soils, and conformance to City nuisance and construction requirements under the City Code.
- Excavated soils shall be handled, stockpiled, transported and disposed in accordance with a site-specific Soil Management Plan to be prepared by the developer and approved by the City prior to the commencement of excavation activities.
- Site clearing and other land disturbances will be phased to correspond directly with pending construction so that the exposure of bare soil to wind and rain is minimized to the degree practicable.
- To reduce the potential for soil erosion and sediment transport during and after site clearing, removal of existing structures and construction, a SWPPP will be required for each project or development site that involves one acre or more of disturbance. The SWPPP, to be prepared by the developer and approved by the City prior to the commencement of site disturbance activities, must include a detailed erosion and sediment control plan to identify the methods for sediment trapping, soil stabilization and best management practices to reduce the exposure of bare soils to the elements. The erosion control and phasing plans will be required to utilize the NYSDEC Guidelines for Urban Erosion and Sediment Control. Silt fencing, storm drain inlet protection, sediment traps and other appropriate measures will be implemented, and standard good housekeeping procedures and best management practices will be followed.
- Construction vehicle, equipment, materials and stockpile staging and phasing plans will be submitted to the City for review and approval during Site Plan reviews.

- Erosion controls will be inspected daily in accordance with the requirements of the City Code and the NYS General Permit for Stormwater Discharges from Construction Activity to ensure proper installation, function and maintenance of erosion controls during construction.

Future site-specific projects in the DOZ will be subject to site plan review and approval and, if applicable, will be required to adhere to SEQR procedures and regulations in accordance with 6 NYCRR Part 617. Future development projects will also be subject to other individual approval processes if applicable, including consistency review with the Findings Statement. As part of site plan review, all applications will be required to conform to any applicable Thresholds and Conditions listed in this Findings Statement. Adherence to this procedure will ensure that all future development in the DOZ complies with SEQR, complies with established land use controls, minimizes potential adverse environmental impacts to the degree practicable, and provides consistency with established City policy and community goals as outlined in the 2026 RAP Update.

Development applications submitted on properties located within the DOZ that utilize the underlying base zoning are not evaluated in this SDGEIS. This has two important consequences: (1) a full and comprehensive review pursuant to SEQR, if applicable, will have to be conducted for any such application without the benefit of the analysis in the GEIS process for the proposed DOZ Amendments; and (2) any development approved utilizing the underlying base zoning will not be counted toward the amount of anticipated development described in the Traffic Study (see SDGEIS Section 3.5 and Appendix E of the 2024 SDGEIS) and also covered in the Transportation section of this Findings Statement. The thresholds and conditions established herein apply only to development approved in accordance with the DOZ as amended (including the 2026 TDS) and may not be applied toward development using the underlying zoning. Any development proposed beyond what is anticipated in the 2026 TDS and analyzed in the Traffic Study may be subject to further supplemental review under SEQR when applicable. For purposes of future SEQR analysis, development utilizing the underlying zoning does not need to be factored into any consideration of cumulative impacts or Fair Share Mitigation contributions.

Facts and Conclusions Relied on to Support the Decision: The SDGEIS and SFGEIS have fully disclosed all pertinent information in order to arrive at the conclusions presented above.

Based upon the foregoing, having considered the relevant environmental impacts, facts and conclusions disclosed in the SGEIS, having weighed and balanced relevant environmental impacts with social, economic and other considerations; and having set forth the rationale for its decision in the foregoing Findings, the Lead Agency now certifies that the requirements of 6 NYCRR Part 617 have been met and further certifies that, consistent with social, economic and other essential considerations, from among the reasonable alternatives available, the Proposed Action avoids or minimizes adverse environmental impacts to the maximum extent practicable.

State Environmental Quality Review Act

FINDINGS STATEMENT SIGNATURE PAGE

Certification to Approve/Undertake

Having considered the Supplemental Draft and Final Generic Environmental Impact Statements for the Proposed Action and having considered the preceding written facts and conclusions relied upon to meet the requirements of 6 NYCRR Part 617.11, this Statement of Findings certifies that:

1. The requirements of 6 NYCRR Part 617 have been met.
2. Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the Proposed Action is the one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigation measures and safeguards that were identified as practicable.

By the City Council of the City of New Rochelle,

Signature of Responsible Official

Name of Responsible Official

Title of Responsible Official

Date

Copies of this Findings Statement have been filed with:

An aerial photograph of the New Rochelle city skyline at dusk. The image features several tall, modern skyscrapers with illuminated windows, set against a darkening sky. In the foreground, there are lower-rise buildings and streets. A semi-transparent geometric pattern of overlapping triangles is overlaid on the entire image, creating a modern, architectural feel. The text is centered and white, providing high contrast against the darker background.

Proposed 2026 Downtown Overlay Zone (DOZ) Amendments and Updated Theoretical Development Scenario

**City of New Rochelle | City Council Meeting
June 9, 2026**

Agenda

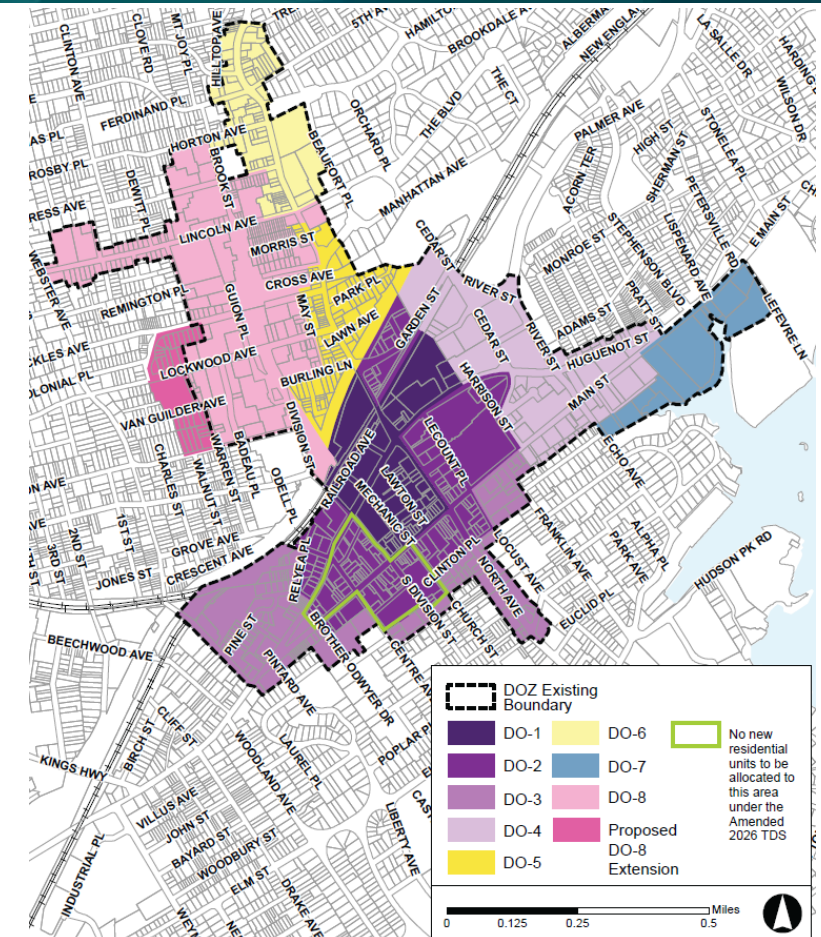
- Project Purpose and Goals
- Proposed DOZ Amendments + Updated TDS
- SEQR Public Review Process
- Response to Public Comments
- SEQR & Next Steps

Project Purpose and Goals

Project: 2026 DOZ zoning text and map amendments, and updated Theoretical Development Scenario (TDS)

Purpose: Refine the DOZ after a decade of implementation to better align zoning standards, the TDS, and environmental review assumptions with current market conditions, while preserving the DOZ's core goal of a walkable, mixed-use, transit-oriented downtown.

Goals: The updates are intended to improve development quality and predictability, expand missing-middle housing, strengthen downtown retail, activate ground-floor frontages, and update sustainability and incentive standards.

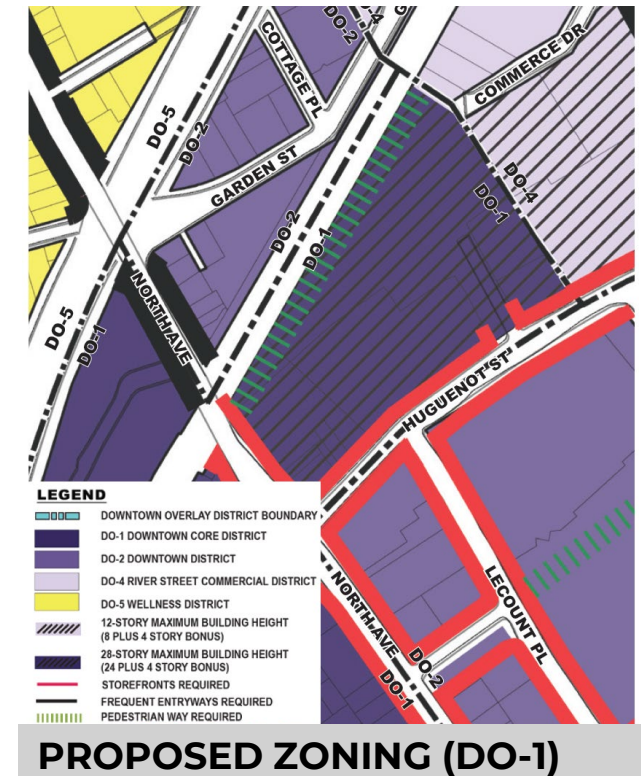
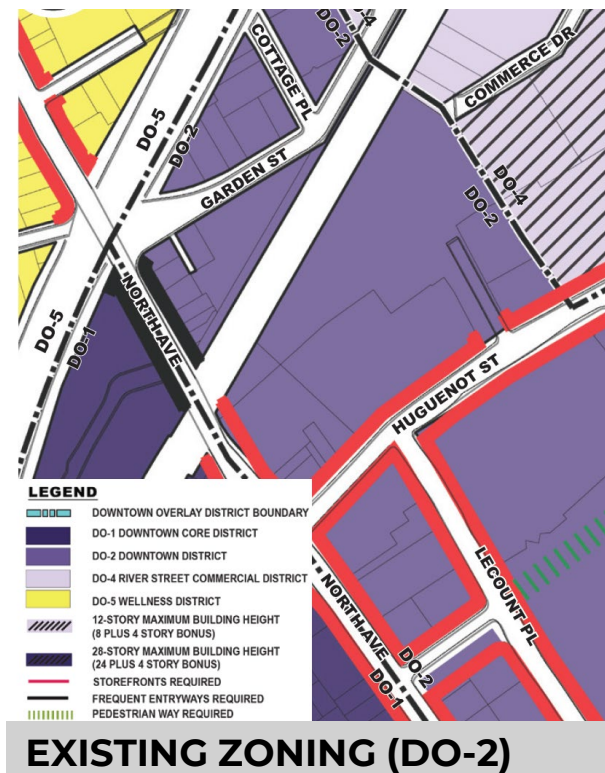


Proposed DOZ Boundaries

Originally Proposed Zoning Amendments

Zoning Map Changes

- **Expand DO-1** boundaries near North Avenue and Transit Center to support transit-oriented, large-format retail and entertainment uses.
- **Remap portions of DO-5 to DO-8** to promote neighborhood-scaled, walkable mixed-use development oriented to the LINC.
- **Extend DO-8** boundaries along Washington Street and Sickles Avenue to reinforce continuity of development patterns.
- **Realign the Storefront Requirement** in the core downtown to concentrate commercial uses.



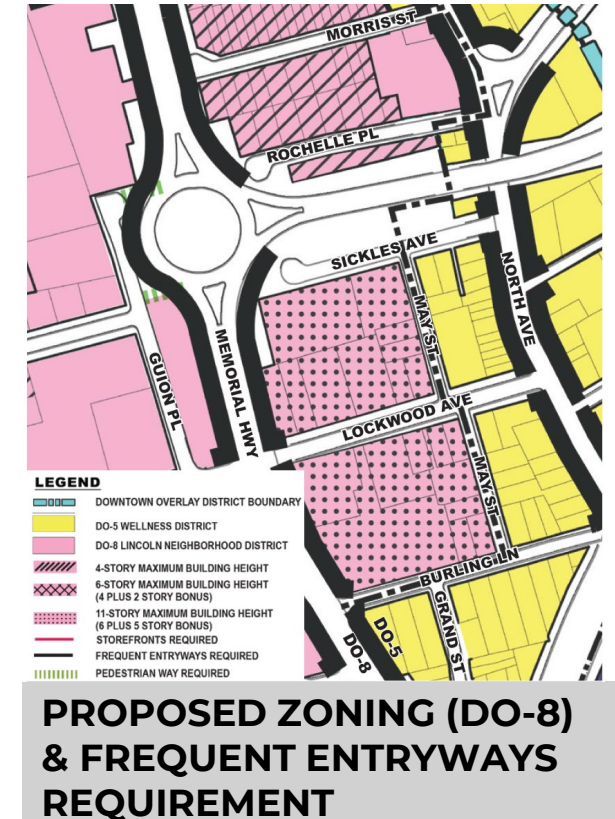
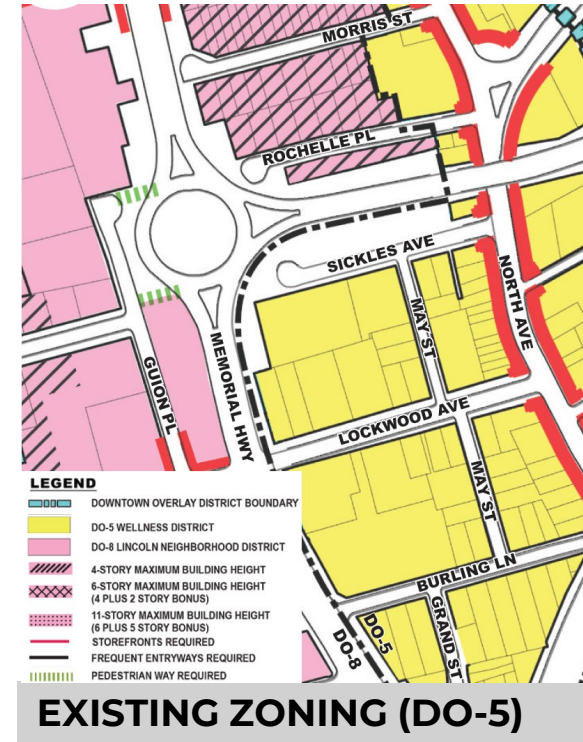
Originally Proposed Zoning Amendments

Zoning Text Changes

- Adjustments to development standards, frontage requirements, sustainability standards, definitions and incentive mechanisms.
- Limit waterfront access fees to the DO-7 District only, while increasing Fair Share Mitigation Fees by 25% to more equitably capture fees.

Updated 2026 TDS

- Recalibrated use allocation assumptions across districts based on observed absorption patterns and market conditions.
 - Includes a limit on new residential development within a specific area in DO-2 (no new residential units have been allocated to this area under this TDS).



Proposed 2026 Theoretical Development Scenario

- Targeted increase of approximately 2,800 residential units across select Downtown Overlay districts
- Correct imbalances between residential and nonresidential allocations
- Targeted removal of additional residential density in western portion of DO-2 that has already experienced substantial redevelopment and densification

Overlay District	Retail (SF)	Restaurant (SF)	Office Non-medical (SF)	Medical Office (SF)	Hotel (rooms)	Residential Units (DU)	Residential Condominium Units (DU)	Student Housing/ Supportive Housing	Adult Care (SF)	Independent Units (DU)	Institutional (SF)
DO-1	75,000 (-25,000)	40,000 (-14,000)	100,000 (-200,000)	55,000	300	3,130 ¹ (+1,500)	300	-	-	-	35,000 (-15,000)
DO-2	100,000 (-100,000)	22,000 (-10,400)	100,000	65,000 (-217,500)	-	6,464 ^{1,2} (200)		-	-	-	40,000 (-20,000)
DO-3	30,000 (-9,000)	5,400	25,000 (-25,000)	-	-	776 (+200)		100 (-100)	100,000	200	40,000 (-65,000)
DO-4	150,000 (+50,000)	21,400	50,000 (-50,000)	26,000	-	772 (+400)		-	-	-	-
DO-5	21,500	5,400	50,000 (-50,000)	50,000 (-55,000)	100	332 (+100)		200 (-100)	100,000 (-72,000)	-	60,000 (-80,000)
DO-6	25,000 (+3,500)	5,400	31,000	21,000	-	326 (+100)		-	50,000 (-28,000)	-	35,000
DO-7	60,000	40,000 (-20,000)	25,000	25,000	200	700	100	-	-	-	23,000
DO-8	16,000	24,000 (+12,000)	-	30,000	-	847 (+300)	100	200	20,000	-	30,000
TOTAL	477,500	163,600	381,000	272,000	600	13,347	500	500	270,000	200	263,000
<i>Proposed Change</i>	<i>(-80,500)</i>	<i>(-32,400)</i>	<i>(-325,000)</i>	<i>(-272,500)</i>	<i>(0)</i>	<i>(+2,800)</i>	<i>(0)</i>	<i>(-200)</i>	<i>(-100,000)</i>	<i>(0)</i>	<i>(-180,000)</i>

Notes:

¹ The City intends to reserve for a period of time, 800 Units in DO-1 and 700 Units in DO-2 for the future development of City-owned properties (see 2021 RAP Addendum)

² Within the DO-2 District, there is a limit on any new residential development within the area bounded by Division Street to the east, Huguenot Street to the north, Main Street to the west and south, and Centre Avenue to the west. No new residential units have been allocated to this area under the Amended 2026 Theoretical Development Scenario.

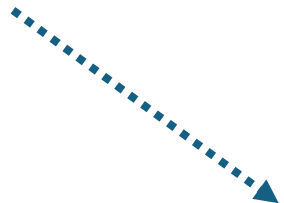
SEQR Public Review Process on the Proposed Zoning and SDGEIS

- In addition to identification and disclosure of environmental impacts, the State Environmental Quality Review (SEQR) process includes a public review period that **encourages public input on the proposed zoning changes**.
 - The Supplemental Final GEIS (SFGEIS) responds to all substantive public and agency comments.
- **Public Hearing** on the Proposed Zoning and SDGEIS was held on **April 14**.
 - 23 public speakers commented.
- Written **comment period was open for 66 days** (SEQR minimum is 30 days).
 - 20 comment letters were received.
- Public comments mainly related to:
 - Local and union jobs requirements (no mandates)
 - Increase of residential uses at the expenses of commercial/retail uses
 - Lack of homeownership and truly affordable housing options
 - Lack of greenspace
 - Lack of parking
 - Public process

Zoning Changes in Response to Public Comments

PUBLIC COMMENTS

- Strong desire to maintain and expand retail uses
- Requests for increased green areas in the downtown



FGEIS ZONING CHANGES

- Strengthened Storefront requirement definition and revised zoning map to mandate ground floor commercial uses in core downtown in alignment with the Vanguard Strategy.
- Established a required 30% for planting and/or green infrastructure in civic spaces.
- Strengthened language recommending street trees and bioretention areas along public frontages.

Clarifications to Other Public Comments

PUBLIC COMMENTS

HOW IT'S ADDRESSED IN THE PROPOSED ACTION

- | | | |
|-----------------------------------|--------|--|
| ➤ More homeownership options |➤ | ➤ Proposed bonus incentive for smaller-scale residential projects would facilitate more homeownership options. |
| ➤ More affordable housing options |➤ | ➤ Development standards adjustments promote smaller homes that are affordable by design.

➤ Affordable housing in the DOZ is close to 20%, nearly double the City code requirement, also providing much deeper levels of affordability than the base code. |
| ➤ More public engagement |➤ | ➤ Continuation of public process started in 2015. This SEQR process provided a 66-day comment period and a public hearing. |

Clarifications to Other Public Comments

PUBLIC COMMENTS

➤ Strong desire to mandate local hiring and union labor especially if development receives tax breaks.



➤ Lack of parking



HOW THE CITY IS ADDRESSING THIS

➤ The City supports local hiring and fair labor goals. Labor and tax incentive requirements are addressed through the IDA, which is currently updating its Uniform Tax Exemption Policy. Not directly related to zoning.

➤ The City is finalizing a “Parking Management Strategic Plan” which could facilitate separate amendments to the City’s parking regulations.

SEQR & Next Steps

- **December and January:** Initial SEQR process including City Council's Positive Declaration
- **February 17** - SDGEIS was accepted as complete by the City Council – *BEGINNING OF PUBLIC REVIEW PERIOD, OPEN UNTIL APRIL 24*
- **April 14** - Public Hearing on the SDGEIS and Proposed Zoning Amendments
- **June 9** (TODAY) – Briefing on Supplemental Final GEIS (SFGEIS) before acceptance (anticipated for June 16)
- **FUTURE STEPS:** SEQR Findings Statement presentation + acceptance (anticipated July)



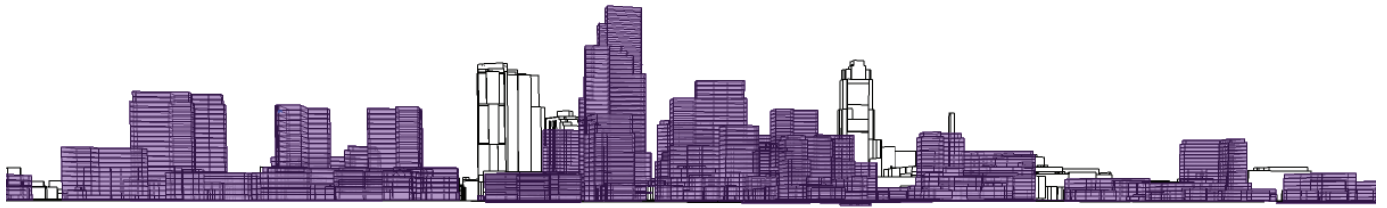
Supplemental Final Generic Environmental Impact Statement (SFGEIS)

City of New Rochelle
Westchester County, NY

2026 Downtown Overlay Zone Amendments and
Updated Theoretical Development Scenario

May 22, 2026

City of New Rochelle



Article XXIII Downtown Overlay Zones Section 331-175

December 2, 2015
Final Revised June 26, 2026

TABLE OF CONTENTS

SECTION 331-175.01	RESERVED
SECTION 331-175.02	INTENT AND PURPOSE
SECTION 331-175.03	APPLICABILITY
SECTION 331-175.04	DEFINITIONS
SECTION 331-175.05	RESERVED
SECTION 331-175.06	RESERVED
SECTION 331-175.07	RESERVED
SECTION 331-175.08	DOWNTOWN OVERLAY ZONES STANDARDS MAP
SECTION 331-175.09	STREET AND PUBLIC FRONTAGE STANDARDS
SECTION 331-175.10	CIVIC SPACE STANDARDS
SECTION 331-175.11	USES AND DEVELOPMENT STANDARDS
SECTION 331-175.12	RESERVED
SECTION 331-175.13	RESERVED
SECTION 331-175.14	ADMINISTRATION
SECTION 331-175.15	RESERVED
SECTION 331-175.16	COMPLIANCE WITH THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)
SECTION 331-175.17	RESERVED
SECTION 331-175.18	AMENDMENTS TO THIS ARTICLE
SECTION 331-175.19	RESERVED
SECTION 331-175.20	RESERVED
SECTION 331-175.21	DOZ ILLUSTRATIONS - FOR REFERENCE ONLY

SECTION 331-175.01 RESERVED

SECTION 331-175.02 INTENT AND PURPOSE

- A. This Article regulates the location, design, occupancy, and use of structures and the use of land within the area known as the "Downtown Overlay Zones" (hereinafter "DOZ") within the City of New Rochelle.
- B. This Article is intended to promote the health, safety and general welfare of the City by creating a holistic and comprehensive economic development strategy that utilizes the principles of social, economic and environmental responsibility to re-establish the downtown as a center of vibrancy within a mixed-use, transit oriented setting. This Article is intended to create an opportunity for a more economically successful and environmentally responsible City and downtown with a more harmonious and pedestrian-oriented public realm than can be achieved under the regulations in the underlying zoning in effect at the time of adoption of this Article.
- C. The primary purpose of this Article is to institute a legally enforceable form-based code within the DOZ, based upon the City of New Rochelle Comprehensive Plan adopted on July 30, 1996 (hereinafter "the Comprehensive Plan"), the Final Generic Impact Statement (hereinafter "the FGEIS) dated December 8, 2015, and the Findings Statement prepared for the Downtown Overlay Zone, adopted on December 8, 2015, and amended on December 2, 2016, October 30, 2017, December 19, 2017, June 19, 2018, September 20, 2018, January 15, 2019, December 14, 2021, March 14, 2023, and March 19, 2024, and Month XX, 2026 in connection thereto. This Article establishes development rules and procedures that will result in a compact and walkable transit-oriented mixed-use development in the Downtown Overlay Zone area.

SECTION 331-175.03 APPLICABILITY

- A. This Article applies to all land, buildings, streets, sidewalks, uses, activities, private improvements, and landscape alterations of any kind occurring within the **six eight** Downtown Overlay Zones, as further detailed below in Section 331-175.08.
- B. The eight Downtown Overlay Zones do not replace the underlying zoning rules and regulations that currently exist in the DOZ. They provide an alternative option for landowners to use in developing and redeveloping their land and buildings within the DOZ. All existing rights, allowable uses, and approval procedures under the City of New Rochelle Zoning Ordinance and of the City Code remain in full force and effect, except that if a property owner elects to proceed under the overlay provisions of this Article and there is a conflict between the overlay zoning and the underlying zoning, the provisions of the overlay zoning shall control.
- C. This article includes use standards, development standards, street standards, and site planning standards, organized by Downtown Overlay Zone Districts as further described in Section 331-175.04 through Section 331-175.21. In case of any conflict between this Article and any other provision of the City Code, this Article shall control, except as provided in subsection D below. Procedural requirements for applications in the DOZ are contained in Section 331-175.14.
- D. Building Code and Life Safety Codes: All applications for building construction are required to conform to applicable building code and life safety ordinances, laws, and regulations. Applicants shall be responsible for obtaining all necessary building permits and other approvals from local regulatory agencies with jurisdiction over a project.

SECTION 331-175.04 DEFINITIONS

The definitions below describe terms as they appear in this Article that are technical in nature or that otherwise may not reflect common usage. If a term is defined in Section 331-4 of this ordinance and in Section 331-175.04, then the definition in Section 331-175.04 shall apply, unless otherwise specified. In any interpretation of terms used in this Article, the official or officials responsible for making such interpretation shall consult with the Department of Development.

ACTIVE EDGE

A combination of doors and glazing designed to stimulate pedestrian activity along a Public Frontage.

AGRICULTURE, URBAN

The use of land and buildings including rooftops for one or more of the purposes listed below, where no nuisance is created by such use. Urban Agriculture does not include animal husbandry or the raising of animals by a person for other than domestic use by that person.

COMMUNITY GARDENS

Land managed by a public or not-for profit organization or association and used to grow plants or ornamental crops for household use, sale, or donation.

AQUACULTURE

Raising aquatic plants or animals for sale to customers.

ARCADE FRONTAGE

A Private Frontage Type that has a series of arches or openings carried by columns or piers, and provides a covered walkway with access to adjacent storefronts compliant with Storefront Frontage requirements.

ARTISAN PRODUCTION

The production of small-scale art, craft, baked goods, prepared and packaged foods for consumption off-site and similar products produced and/or sold on the premises, including but not limited to arts and crafts, micro breweries, musical instrument makers, toy makers, and custom furniture makers. Artisan Production does not include industrial-scale mass production.

BLOCK

The aggregate of private lots and rear access lanes circumscribed by streets.

BUILD-TO-LINE

A line parallel to the curb closest to a Street at a distance defined by the Street Type or a line at the edge of an approved Pedestrian Way or Civic Space.

BUILD-TO-ZONE

The portion of a lot between the Build-To-Line and a line parallel to the Build-To-Line defined by the Private Frontage Type where the front facade of a building can be located.

COMMUNITY BENEFIT BONUS (CBB)

Incentive for Applicants who choose to seek additional height by providing desired community amenities from an approved list of benefits.

CONTIGUOUS PUBLIC FRONTAGE

A continuous, uninterrupted length of Public Frontage that directly abuts a civic space, plaza, or pedestrian way, providing at-grade physical and visual access between the public realm and the civic space. Non-emergency/temporary vehicular access shall be discouraged, and ground-floor uses shall complement adjacency to civic space.

CURB

The portion of pavement marking the transition from the vehicular to the pedestrian realm. It may be raised, flush or with bollards or similar indications. (See: Face of Curb)

CURB CUT

Any point of access along a street where the curb line is broken in order to permit the passage of vehicles to another street, an access lane, a loading area, parking area or parking structure.

DATA INFORMATION CENTER

A facility that provides services or management for data processing and houses related equipment.

DOWNTOWN OVERLAY ZONES (DOZ)

As plotted on the Official Zoning Map of the City of New Rochelle.

EDGING ELEMENTS

Structures, walls, or landscaping along the edges of public spaces and the public realm that define and enclose the public realm.

SECTION 331-175.04 DEFINITIONS

EDUCATIONAL USE

Provision of educational services, including but not limited to primary and secondary schools, nursery schools, colleges and universities, music schools, dance schools, vocational schools, apprenticeship programs, and facilities designed to provide instruction in any other recognized skill or vocation.

ENTERTAINMENT/CULTURAL/ARTS FACILITY

Any facility for public entertainment including theaters, museums, galleries, cinemas and indoor amusement establishments.

EXPRESSION LINE

Architectural elements that define the base, middle and top of a building and unify different buildings along a public frontage through use of horizontal expression elements, such as moldings, shading devices, changes of material and cornices, that complement and continue the prevailing character of adjacent and nearby buildings.

FACADE

The face of a building fronting on a Street, civic space or Pedestrian Way.

FACE OF CURB (F.O.C.)

The vertical side of a curb at the edge of the traveled way.

FORECOURT FRONTAGE

Private Frontage type, where a portion of the building façade is set back to allow for large private gardens, bio-retention areas, or similar uses.

FRONTAGE OCCUPANCY

The percentage of the Site Frontage that is occupied by a Street Wall or approved civic space within the Build-To-Zone.

FRONTAGE, PRIMARY

Frontage facing the street type with the highest priority where A streets are the highest and F streets are the lowest. P Streets shall have priority equivalent to A Streets.

FRONTAGE, PRIVATE

A zone provided within a site between the Build-To-Line and a line parallel to it ten feet behind the Street Wall, except where there is no Street Wall, the Private Frontage shall be the Build-To-Zone.

FRONTAGE TYPES, PRIVATE

The Private Frontage Types, as further defined in this Section, are:

Storefront Frontage
Arcade Frontage
Urban Frontage
Stoop Frontage
Porch Frontage
Lightwell Frontage
Forecourt Frontage
Mid-Block Frontage

FRONTAGE, PUBLIC

A zone provided between the face of curb and the Build-To-Line.

FRONTAGE, SITE

The length of a Site fronting on a Street, Pedestrian Way, or Civic Space, measured in feet along the Build-To-Line.

FRONTAGE, TOTAL SITE

The sum of all Site Frontages facing one or more Streets, measured in feet, located on one contiguous Development Site, excluding frontages along Pedestrian Ways.

FRONTAGE TRANSITION ZONE

The portion of the Public Frontage between the Pedestrian Clearway and a building facade allowing for doorways, open storefront service areas, outdoor dining areas, building fixtures (e.g. lighting, signage, projected architectural moldings), landscaping, removable planters, signage boards and similar.

HOTEL

A facility offering transient lodging accommodations to the general public containing suites or condominium units and providing additional guest amenities or services, such as restaurants, meetings rooms, banquet halls, entertainment, and recreational facilities (excluding inns and bed and breakfast establishments).

INDEPENDENT LIVING

Multifamily housing designed for adults aged 55 and older who do not require assistance with daily activities or skilled nursing but may benefit from special amenities, age-friendly surroundings, and increased social opportunities that independent senior living offers.

SECTION 331-175.04 DEFINITIONS

INDOOR RECREATION

A business and/or club, which for compensation and/or dues, offers indoor recreational services, including but not limited to gyms, health clubs, martial arts studios, educational use, indoor sports, children's play facilities, bowling alleys, rock climbing gyms, indoor tennis clubs and similar establishments.

LANDSCAPE AND FURNISHING ZONE

The area of sidewalk where placement of street furniture, lighting and landscaping, outdoor dining areas or similar items (regulated by the Public Frontage) is allowed.

LIGHTWELL FRONTAGE

Private Frontage Type, typically residential, where the façade is set back to allow for below-grade entrances or windows designed to allow light into basements.

LINER BUILDING

A building designed to screen a building without an Active Edge, a parking lot or parking structure from a Build-To-Zone, street or civic space.

LIVE-WORK

A residential dwelling unit with a permitted accessory non-residential use such as retail, professional and/or artisan production facilities in excess of what is allowed as a home based business.

MEAN HIGH WATER LINE

The line on an engineered site plan submitted for review, for sites in the waterfront adjacent area, which represents the intersection of the land with the water surface at the elevation of mean high water. Mean high water is a tidal datum, defined as the average of all the high water heights observed over the National Tidal Datum Epoch.

MEDICAL OFFICE

Offices of physicians and dentists, including outpatient medical and surgical services and facilities, medical labs, and also including animal hospitals.

MID-BLOCK FRONTAGE

Private Frontage type with lower Frontage Occupancy, that permits courtyard, drop-off and parking areas with incorporated edging elements to screen the view from the street.

MIXED USE

A building or site designed for and containing more than one permitted use in Section 175.11A(2)

MULTI-FAMILY DWELLING

Three or more dwelling units in a building.

PARAPET LINE

A continuous horizontal projection for most of a facade. The parapet can be a designated location for measure of building height.

PEDESTRIAN CLEARWAY

An area within the sidewalk that must remain clear of obstructions to allow public passage.

PEDESTRIAN WAY

A Street Type that is intended for use primarily by pedestrians.

PEDESTRIAN TRAIL

A civic space located along a shoreline or through open space, that provides access primarily for pedestrians, and is integrated and connected to other public ways, such as Streets, Civic Spaces, or pedestrian ways.

PROMENADE, WATERFRONT

See Waterfront Promenade.

PORCH FRONTAGE

Private Frontage type, typically residential, where the façade is set back from an attached porch that may not be screened or glazed, and is no less than 5 feet deep.

PRINCIPAL ENTRANCE

The main point of access for pedestrians into a building.

PRIVATE FRONTAGE

See Frontage, Private.

PRIVATE OPEN SPACE

A privately owned outdoor open space located at ground level or on upper floors, designed to provide outdoor dining, active or passive recreation, gardens, urban agriculture, plaza space, sitting areas, landscaped courtyards, green roof, balconies, or similar spaces for regular occupant use, not including parking areas, roofs not designed for regular occupant use, loading areas or mechanical areas.

SECTION 331-175.04 DEFINITIONS

PROFESSIONAL SERVICES

Services rendered by a Professional Person or Persons.

PUBLIC FRONTAGE

See Frontage, Public.

RESEARCH AND DEVELOPMENT

The systematic study and application of knowledge or understanding, directed toward the production of useful materials, devices, and systems or methods, including design, development, and improvement of prototypes and new processes to meet specific requirements, excluding High Hazard Group H occupancies, per New York State Building Code, Chapter 3, Section 307.

RESIDENTIAL CARE FACILITY

An adult care facility that provides long-term, non-medical residential services to adults who are substantially unable to live independently due to physical, mental, or other limitations associated with age or other factors, where compensation and/or reimbursement of costs is paid to an operator, pursuant to State or Federal standards, licensing requirements, or programs funding residential care services.

RETAIL USE

Sale of goods and/or provision of personal services directly to the ultimate consumer.

SETBACK

The distance between a lot line and the front, side, or rear of a building.

SIGNIFICANT CORNER

A corner location, at the intersection of two streets, providing a distinguishing architectural element, building massing, or a composition of architectural elements to signify the importance of the corner. Architectural elements may include distinguishing materials, textures, colors, fenestrations, cornices, balconies, or similar elements designed to feature a corner.

SITE / DEVELOPMENT SITE

An assemblage of one or more contiguous Lots controlled through an individual owner, contract vendee, or a group of owners acting together to develop under the provisions of this Article.

SMALL-SCALE RENEWABLE ENERGY

Use of a structure or Improvement for the generation of energy from renewable resources, including, but not limited to, wind, solar, hydroelectric, methane, wood, biomass and alcohol, not to exceed a generating capacity of 100 Kilowatts.

STEPBACK

A portion of a building set back above a height along the Private Frontage before the total height of the building is achieved.

STOOP FRONTAGE

Private Frontage type, typically residential, with an elevated first floor to sufficiently secure privacy for the windows, with entrance accessed from an exterior stair and landing that may be a perpendicular or parallel to the sidewalk, located within Build-To-Zone.

STOREFRONT FRONTAGE

A Private Frontage ~~primarily, but not exclusively, for retail or restaurant for commercial~~ use, with substantial glazing and Active Edge, complying with Storefront Frontage requirements. ~~Residential and accessory residential uses, other than lobby entrances are prohibited from occupancy where Storefronts are required.~~

STORY

That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. An intermediate floor between the floor and ceiling of any story, and covering less than one-third of the floor area immediately below the intermediate floor shall be considered a mezzanine, which shall not be counted as a story. A basement shall be counted as a story when the basement structural ceiling level, as measured from the lowest point of that structural ceiling level, is four or more feet above the average level of the finished grade surrounding the basement.

STREET

A public right-of-way, bounded by lot lines on both sides.

SECTION 331-175.04 DEFINITIONS

STREET TYPE

A classification assigned to a Street or Pedestrian Way denoting the standards of Public Frontages and Private Frontages.

STREET WALL

The building facade located within the Build-To-Zone, up to the Street Wall Height, facing a Street, Pedestrian Way or Civic Space.

STREET WALL HEIGHT

The vertical distance from the mean grade of a sidewalk at the Street Wall to the highest point of a cornice or roof line before a required Stepback.

SUPPORTIVE HOUSING

A combination of affordable housing and support services designed to help individuals and families use permanent, independent housing for health and recovery following a period of homelessness, hospitalization or incarceration, physical disability or for youth aging out of foster care.

TERMINATING VISTA

A location at the axial conclusion of a street providing a distinguishing architectural element, building massing, or a composition of architectural elements, to signify the importance of such location. Architectural elements may include distinguishing materials, textures, colors, fenestrations, cornices, balconies, or similar elements designed to feature a location.

TOWNHOUSE

A single-family dwelling unit ~~attached by a common party wall to another building in which each unit has a separate entrance;~~ that is attached to another dwelling unit by a common party wall or is a detached unit that is part of a townhouse development, in which each unit has a separate entrance.

TRAVELED WAY

The portion of a Street between the curbs that is available for vehicular transportation.

URBAN FRONTAGE

A Private Frontage type with less substantial Active Edge and glazing at the sidewalk level than Storefront Frontage.

UTILITIES

Facilities and structures used for production, generation, transmission and distribution of services including but not limited to electric, gas, water, sewer, telephone, cable TV,

and internet access services, excluding local services directly provided to buildings by cables, wires, poles and pipes.

WATERFRONT ACTIVATION AREA

A general area between a Mean High Water Line and the nearest landward Build-To-Line along the waterfront, as indicated on the DOZ Standards Map Section 175.08, which must contain the Waterfront Promenade, a continuous publicly accessible Civic Space that physically and visually connects the adjacent areas to the waterfront.

WATERFRONT PROMENADE

A civic space as defined in Section 175.10E(1)(d).

WATERFRONT BOARDWALK

A civic space, a walkway raised to protect wetlands, sensitive or flood plane areas.

WHOLESALE USE

The sale of goods to other businesses or individuals not open to the general public, generally offering goods in larger volume than customary for retail sales.

SECTION 331-175.05 RESERVED

SECTION 331-175.06 RESERVED

SECTION 331-175.07 RESERVED

SECTION 331-175.08 DOZ STANDARDS MAP

- A. The DOZ is divided into the following Overlay Zones, shown as "DO-1," "DO-2," "DO-3," "DO-4," "DO-5," "DO-6," "DO-7," and "DO-8". The boundaries of these Overlay Zones are shown on the Official Zoning Map of the City of New Rochelle and the DOZ Standards Map 175.08G.
- B. If a parcel is located in more than one DOZ overlay district, each portion of the parcel shall conform to Development Standards of the applicable district.
- C. A DOZ Standards Map is hereby established and incorporated into this Article, with designated DO-1, DO-2, DO-3, DO-4, DO-5, DO-6, DO-7, and DO-8 zoning districts as shown on the Official Zoning Map of the City of New Rochelle.
- D. The DOZ Standards Map, because of its level of detail, is available on both one sheet and in a series of tiled maps, along with a legend and key map.
- E. The DOZ Standards Map designates a series of zoning standards elements to regulate the building forms most appropriate for each Overlay District, street, block and lot. This map regulates DOZ Street Types, Terminating Vistas, Significant Corners and Required Frontage Types.

(1) DOZ Street Types

The Downtown Overlay Zones permit seven Street Types, which regulate the allowable Frontage Types:

- (a) A Street
- (b) B Street
- (c) C Street
- (d) D Street
- (e) E Street
- (f) F Street
- (g) G Street
- (h) H Street
- (i) I Street
- (j) J Street
- (k) P Street - Pedestrian Way

See Section 175-09 for Public Frontage Standards and Section 175-11.D for Private Frontage Standards.

(2) Terminating Vistas

The DOZ Standards Map designates locations of required and permitted Terminating Vistas, as defined in 331-175.11E(9).

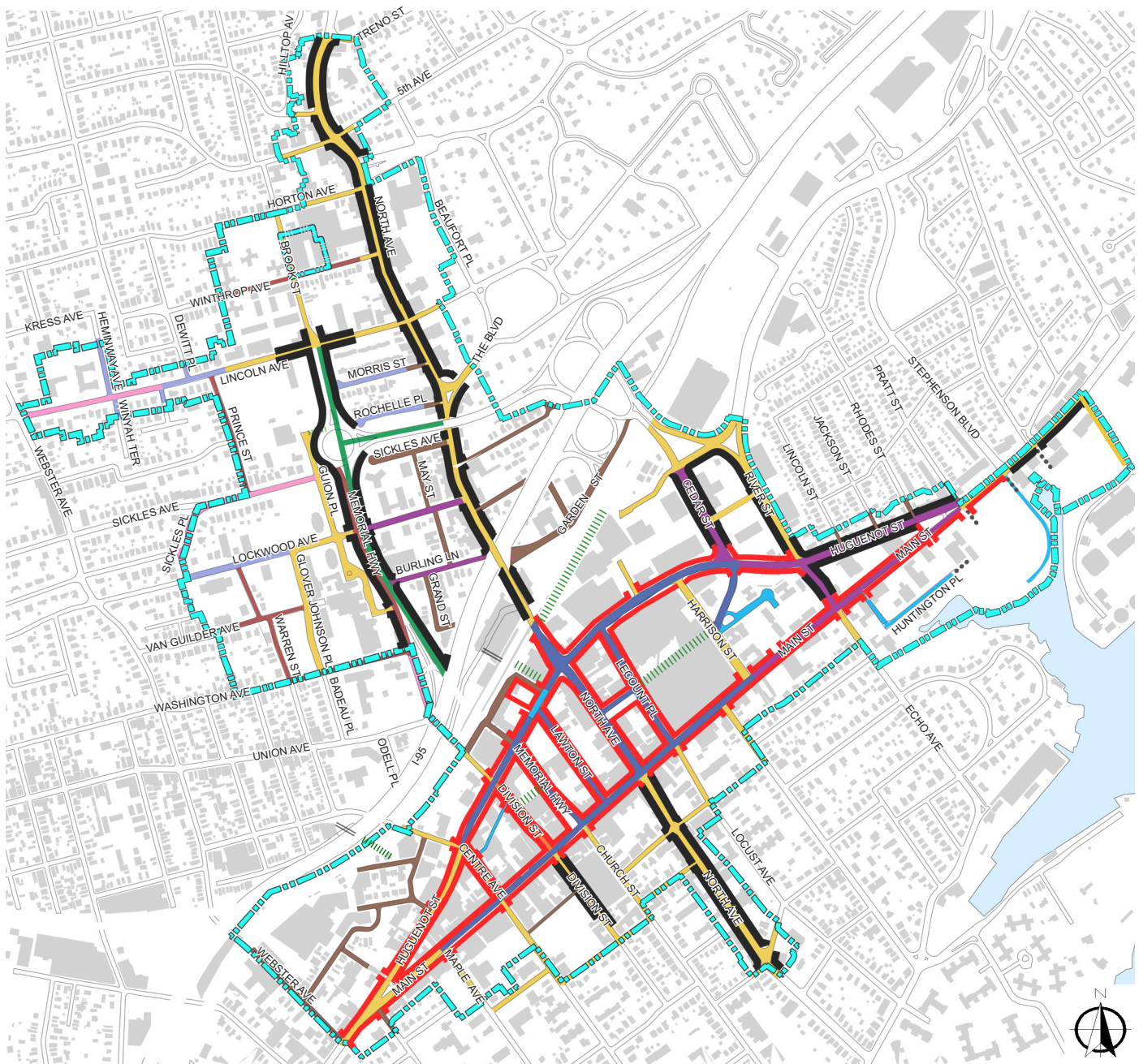
(3) Significant Corners

The DOZ Standards Map designates locations of required and permitted Significant Corners as defined in Section 331-175.11E(8)

(4) Required Frontage Types

The DOZ Standards Map designates certain locations where Storefronts or Frequent Entryways are required according to the standards established in Section 331-175.11.E(5). Certain limitations on permitted residential uses located on the first floor also apply to these designated Storefront locations, as provided in Section 331-175.11. A(2)

175.08F DOZ STREET TYPES MAP



LEGEND

- DOWNTOWN OVERLAY DISTRICT BOUNDARY
- A STREET
- B STREET
- C STREET
- D STREET
- E STREET
- F STREET
- G STREET

- H STREET
- I STREET
- J STREET
- ||||| P STREET -PEDESTRIAN WAY
- STOREFRONTS REQUIRED
- FREQUENT ENTRYWAYS REQUIRED
- FUTURE NEW STREET, EXTENSION OF EXISTING STREET, TYPE & PRECISE LOCATION AS APPROVED BY THE PLANNING BOARD

175.08F(1) DOZ STREET TYPE STANDARDS

(1) The DOZ Street Types Table designates the Street Types, Storefront requirements and Maximum Door Separation requirements associated with each Street or portion of Street within the Downtown Overlay Zones.

(a) The designated Street Type establishes the width of the Public Frontage and the types of Private Frontages permitted.

(b) Certain streets are designated as “Storefront Required” requiring the Private Frontage to comply with either Storefront Frontage or Arcade Frontage requirements and are interchangeable in their application of occupancy requirements.

(c) Those streets designated as “Storefront Required” or “Frequent Entryways Required” on the DOZ Street Types Map establish a maximum door entryway separation measured in feet along the Build-To-Line as shown in 175.08F(2) and required in Section 175.11E(5). See 175.11E(5)(e) for conditions that permit greater maximum door separations.

(d) Where Max Door Separation states “N/A” the standard is not applicable.

(2) New Streets shall receive a designated Type with Planning Board approval.

175.08F(2) DOZ STREET TYPES TABLE

Street Name	Street Type	Storefront ² Required	Max Door Separation ¹
5th Ave	D Street	N	N/A
Bally Pl	D Street	N	N/A
Bartels Pl	E Street	N	N/A
Bonneyfooy Pl	D Street	N	N/A
Brook St	D Street	N	N/A
Bridge St	E Street	N	60' N/A
Burling Ln	C Street	N	N/A
Cedar St			
From I-95 to Spring St	D Street	N	N/A
From Spring St to Huguenot St	C Street	N	80'
From Huguenot St to Harrison St	A Street	N	N/A
Centre Ave			
From I-95 to Huguenot St	D Street	N	N/A
From Huguenot St to Main St	B Street	Y N Y	60'
From Main St to Prospect St	D Street	N	N/A
Chauncey Ave	D Street	N	N/A
Church St	D Street	N	N/A
Clinton Pl	D Street	N	N/A
Cognoli Ave	D Street	N	N/A

Street Name	Street Type	Storefront ² Required	Max Door Separation ¹
Columbus Ave	E Street	N	N/A
Cottage Pl	E Street	N	N/A
Dewitt Pl	H Street	N	N/A
Division St			
From Burling Ln to Washington Ave	I Street	N	80'
From Station Pl to Huguenot St	D Street	N	N/A
From Huguenot St to Main St	B Street	Y N Y	60'
From Main St to Prospect St	D Street	N	80'
Echo Ave			
Huguenot St to Main St	C Street	N	80'
Main St to Lafayette St	D Street	N	N/A
Evans St	F Street	N	N/A
Fountain Pl	F Street	N	N/A
Franklin Ave	D Street	N	N/A
Garden St	E Street	N	N/A
Glover Johnson Pl	D Street	N	N/A
Grand St	E Street	N	N/A
Guion Pl	D Street	N	N/A
Harrison St	D Street	N	N/A
Heminway Ave	H Street	N	N/A

¹ Where a single retail occupancy is provided for 20,000 SF or greater see Section 175.11 E(5)(e) for provisions permitting greater door separations.

² Where a Storefront is required, either a Storefront Frontage type or Arcade Frontage type is required.

³ Pedestrian Ways designated on the DOZ Standards Maps in Section 175.08G(3) through (7) shall comply with the standards in 175.09A(4).

175.08F(2) DOZ STREET TYPES TABLE (CONT'D)

Street Name	Street Type	Storefront Required ²	Max Door Separation ¹
Horton Ave	D Street	N	N/A
Huguenot St			
From Main St to Centre Ave	D Street	N Y	80'60'
From Centre Ave to Shearwood Pl	A Street	Y N Y	60'
From Shearwood Pl to Bridge St	F Street	N Y	60'
From Bridge St to Cedar St	A Street	Y N Y	60'
From Cedar St to Pratt St River St	C Street	N Y	80'60'
From River St to Pratt St	C Street	N	80'
Huntington Pl	F Street	N	N/A
Jackson St	E Street	N	N/A
Lathers Park	H Street	N	N/A
Lawn Ave	E Street	N	N/A
Lawton St	A Street	Y N Y	60'
Lecount Pl	A Street	Y N Y	60'
Leroy Pl	E Street	N	N/A
Le Fevres Ln	D Street	N	N/A
Lincoln Ave			
From Manor Pl to Memorial Hwy	D Street	N	N/A
From Memorial Hwy to 99 Lincoln Ave	D Street	Y N	N/A
From 105 Lincoln Ave to 133 Lincoln Ave	H Street	N	N/A
From 137 Lincoln Ave to Webster Ave	G Street	N	N/A
Lincoln St	E Street	N	N/A
Lockwood Ave			
From North Ave to Memorial Hwy	C Street	N	N/A
From Memorial Hwy to Glover Johnson	D Street	Y N	N/A
From Glover Johnson Pl to Warren St	H Street	N	N/A
From Warren St to Sickles Pl	H Street	N	N/A
Locust Ave	D Street	N	N/A
Main Street			
From Webster Ave to Maple Ave	D Street	N Y	80'60'
From Maple Ave to Harrison St	A Street	Y N Y	60'
From Harrison St to Rhodes St	C Street	Y	60'
Main Street North Side			
From Harrison St to Pratt	C Street	N	80'

Street Name	Street Type	Storefront Required ²	Max Door Separation ¹
Main Street South Side			
From Rhodes St* to Pratt St*	D Street C Street	N Y	60'
From Pratt St* to Stephenson Blvd*	D Street	Y	60'
From Stephenson Blvd* to Le Fevres Ln	D Street	N	80'
Manor Pl	D Street	N	N/A
Maple St	D Street	N	N/A
May St	E Street	N	N/A
Memorial Highway			
From Railroad Pl to Huguenot St	E Street	N	N/A
From Huguenot St to Main St	A Street	Y N Y	60'
From Washington Ave Burling Ln to Sickles Ave	I Street	N	N/A 80'
Future LINC (North to South segment from Lincoln Ave to I-95)	J Street	N	N/A 80'
Future LINC (West to East segment from Memorial Highway to North Ave)	J Street	N	N/A
Morris St			
From North Ave to 9 Morris St	E Street	N	N/A
From 11 Morris St to End	H Street	N	N/A
North Ave			
From Treno St to 1 Parcel North of Lincoln Ave & Manor Pl	D Street	N	80'
From 1 Parcel North of Lincoln & Manor Pl to I-95	D Street	Y N	60'80'
From I-95 to Railroad Tracks	D Street	N	80'
From Railroad Tracks to Main St Huguenot St	A Street	Y N Y	60'
From Huguenot St to Main St	A Street	Y	60'
From Main St to Union St	D Street	N	80'
Park Pl	E Street	N	N/A
Pedestrian Way ³			
From Station Plz to Huguenot St	F Street	N	60'N/A
From Lecount Pl to Harrison St	P Street	Y N	60'N/A
From Division St to Memorial Hwy	P Street	Y N	60'N/A
From North Ave to Commerce Dr	P Street	N	N/A

* Extension of the existing street, precise location as approved by the Planning Board

¹ Where a single retail occupancy is provided for 20,000 SF or greater see Section 175.11 E(5)(e) for provisions permitting greater door separations.

² Where a Storefront is required, either a Storefront Frontage type or Arcade Frontage type is required.

³ Pedestrian Ways designated on the DOZ Standards Maps in Section 175.08G(3) through (7) shall comply with the standards in 175.09A(4).

175.08F(2) DOZ STREET TYPES TABLE (CONT'D)

Street Name	Street Type	Storefront Required ²	Max Door Separation ¹
Pine Court	E Street	N	N/A
Pine Street	E Street	N	N/A
Pintard Ave	E Street	N	N/A
Pratt St	E Street	N	N/A
Prince St	I Street	N	N/A
Prospect St	D Street	N	80' N/A
Renewal Pl	D Street	N	N/A
Reylea Pl	E Street	N	N/A
Rhodes St	E Street	N	N/A
River St	D Street	N	80'
Rochelle Pl			
From North Ave to 15 Rochelle Pl	E Street	N	N/A
From 19 Rochelle Pl to End	H Street	N	N/A
Shea Pl	D Street	N	N/A
Sheraton Plz	E Street	N	N/A
Sickles Ave			
From North Ave to May St	E Street	N	N/A
From May St to End	F Street	N	80' N/A
From Guion Place to Prince St	G Street	N	N/A
From Prince St to Sickles Pl	G Street	N	N/A
Sickles Pl			
From Sickles Ave to Colonial Pl	G Street	N	N/A
From Colonial Pl to Lockwood Ave	G Street	N	N/A
Station Plaza South			
From Division St to Pedestrian Way	E Street	N	N/A
From F Street to Bridge St	E Street	N	60' N/A
The Blvd- parcels adjoining the DOZ boundary	D Street	N	N/A
The Blvd- parcels with frontage on North Ave	D Street	≠ N	60' 80'
Treno St	D Street	N	N/A
Union St	D Street	N	N/A
Van Guilder Ave	I Street	N	N/A
From Glover Johnson Pl to Warren St	I Street	N	N/A
From Warren St to 140 Lockwood Ave	I Street	N	N/A
Warren St	I Street	N	N/A

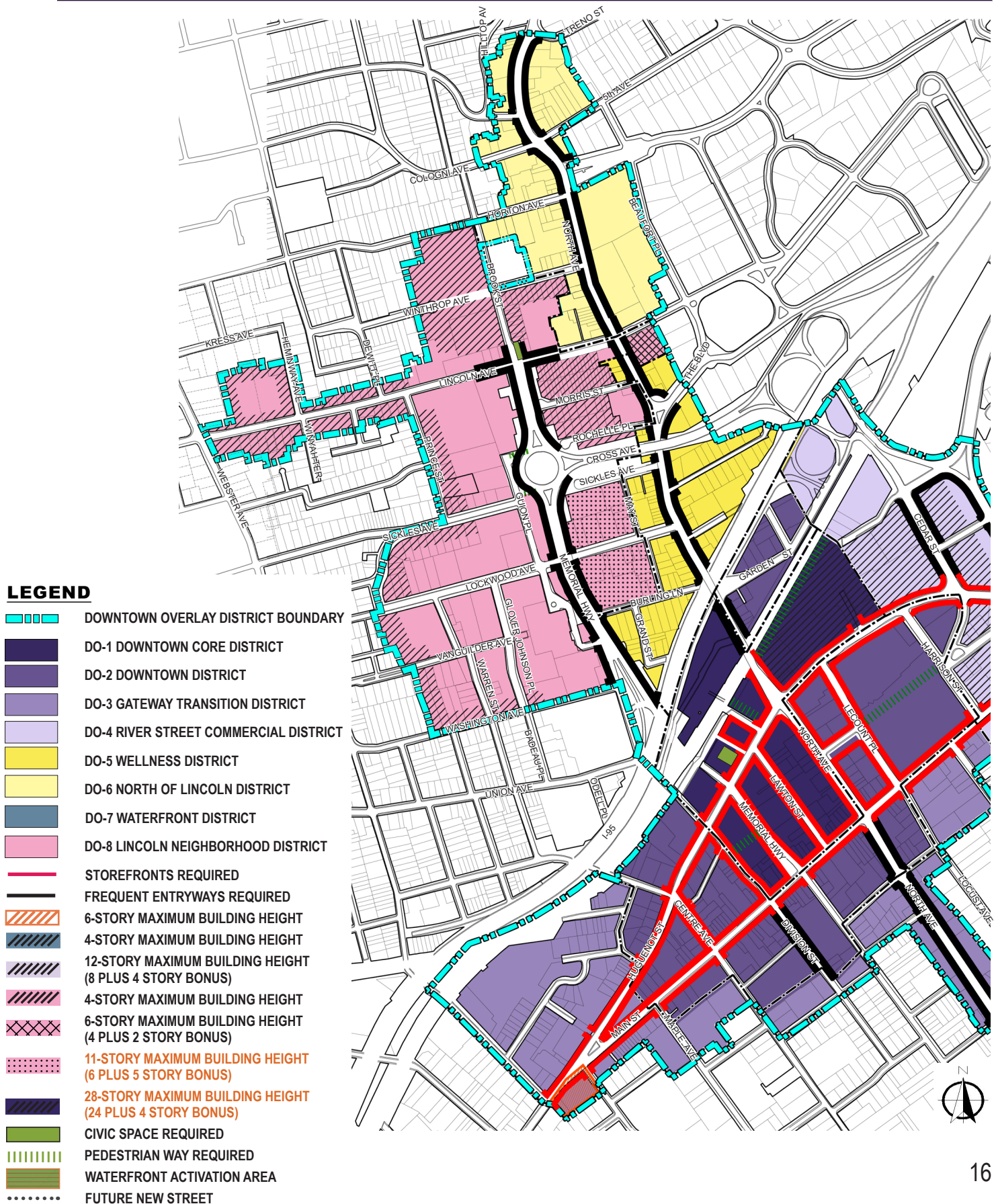
Street Name	Street Type	Storefront Required ²	Max Door Separation ¹
Washington Ave			
From Division St to Warren St	I Street	N	N/A
From Warren St to 105 Washington Ave	I Street	N	N/A
Webster Ave	E Street	N	N/A
Winthrop Ave			
From North Ave to 10 Winthrop Ave	D Street	N	N/A
From 14 Winthrop Ave to 51 Winthrop Ave	I Street	N	N/A
Winyah Terrace	H Street	N	N/A

¹ Where a single retail occupancy is provided for 20,000 SF or greater see Section 175.11 E(5)(e) for provisions permitting greater door separations.

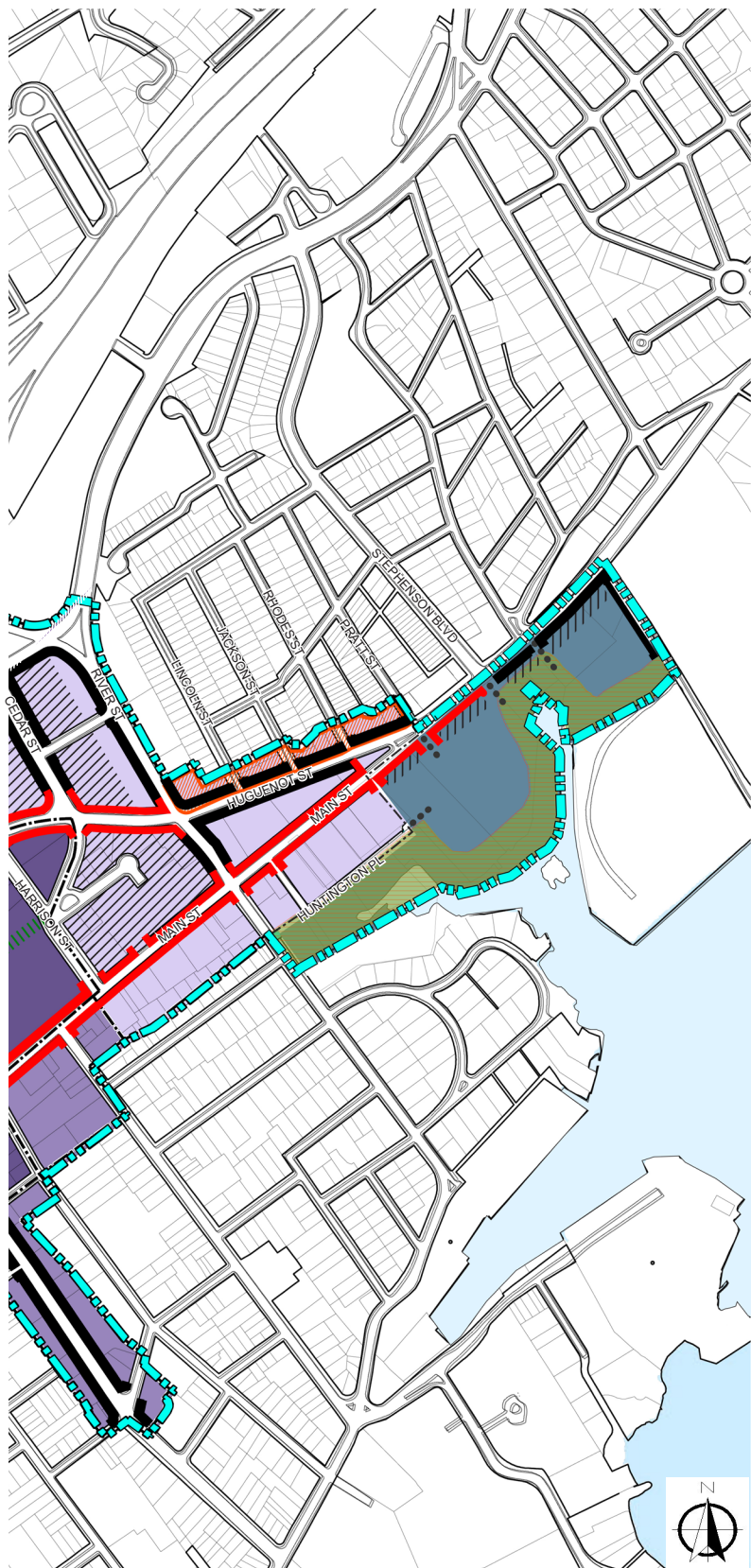
² Where a Storefront is required, either a Storefront Frontage type or Arcade Frontage type is required.

³ Pedestrian Ways designated on the DOZ Standards Maps in Section 175.08G(3) through (7) shall comply with the standards in 175.09A(4). 15

175.08G DOWNTOWN OVERLAY ZONES DISTRICT MAP



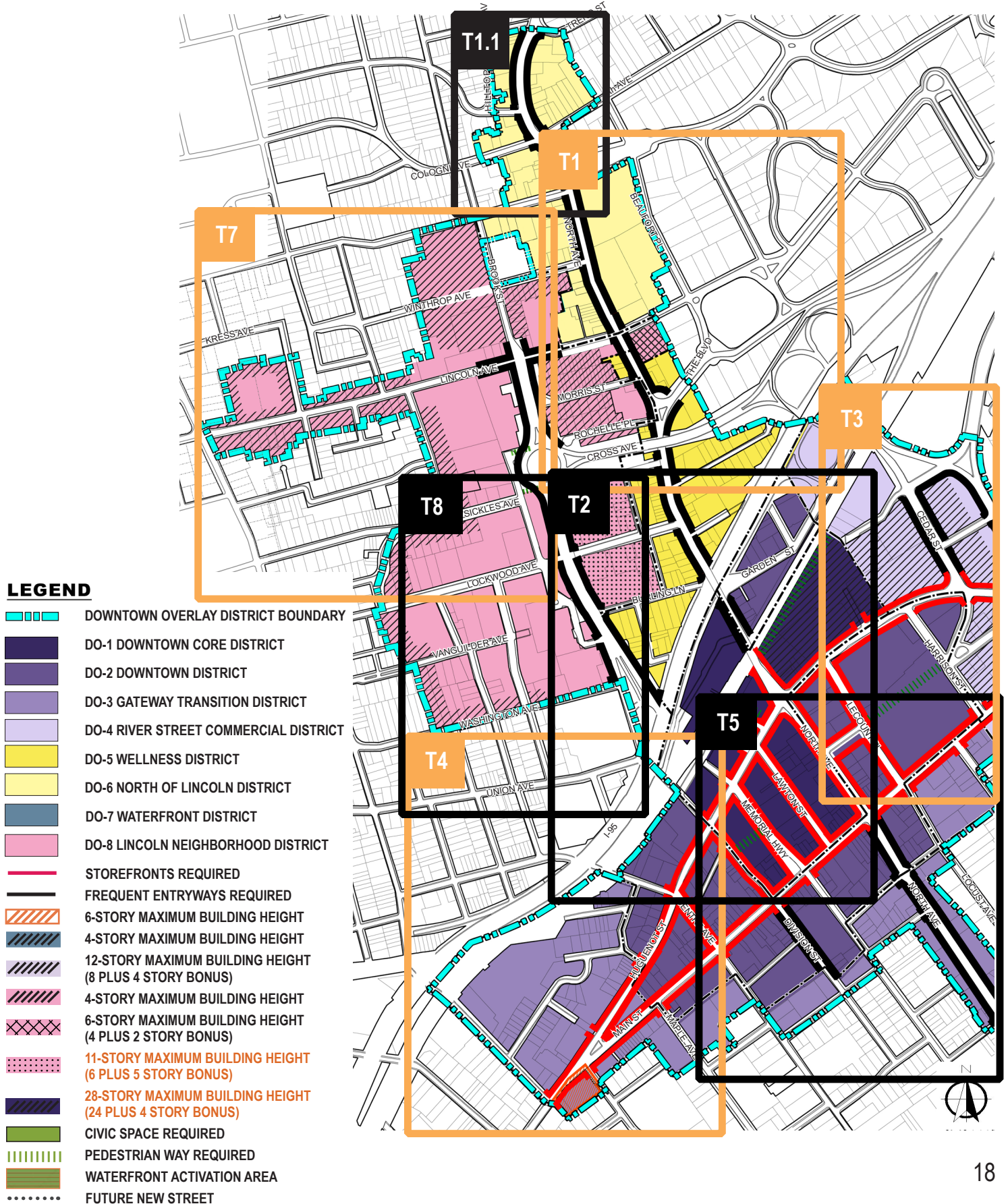
175.08G DOWNTOWN OVERLAY ZONES DISTRICT MAP



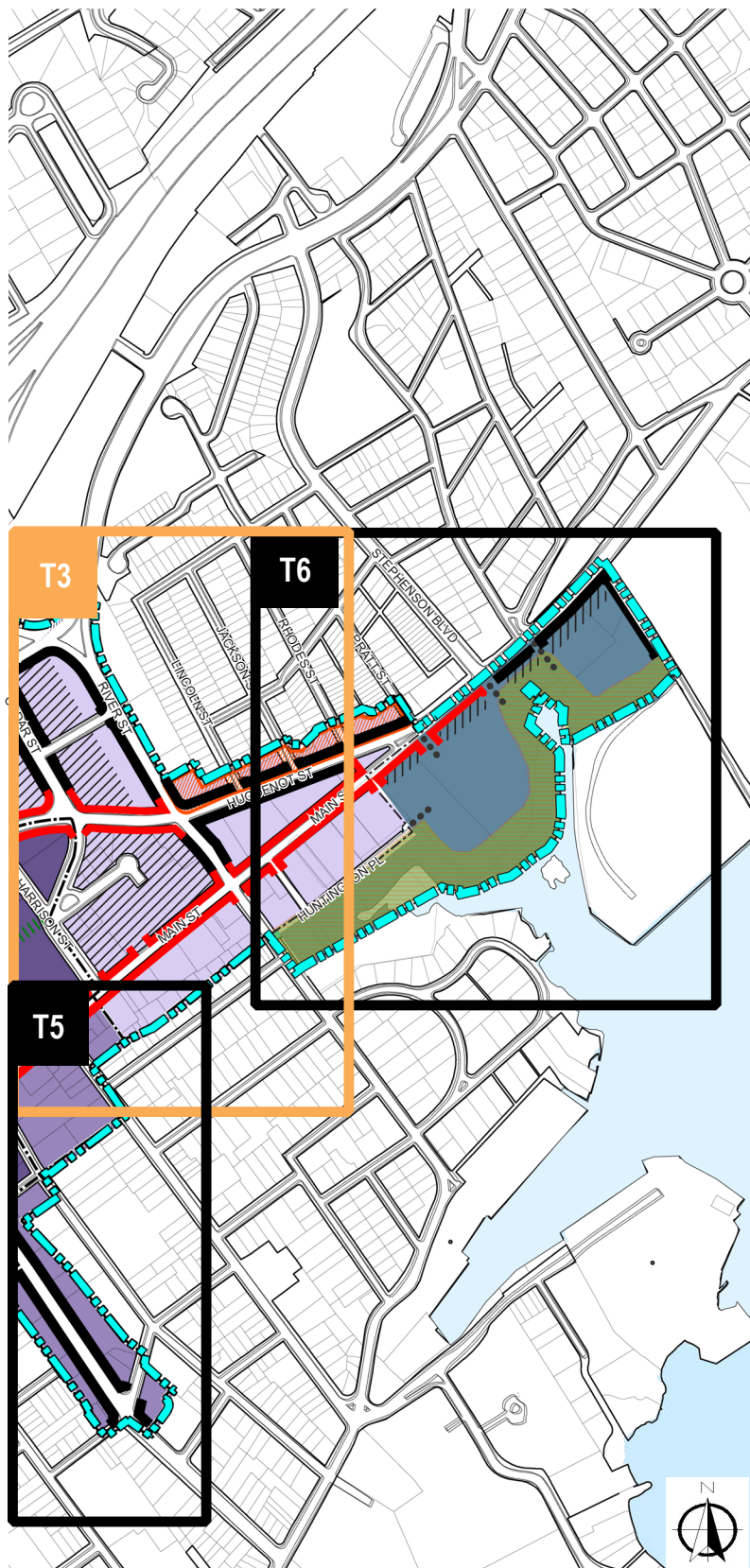
LEGEND

- DOWNTOWN OVERLAY DISTRICT BOUNDARY
- DO-1 DOWNTOWN CORE DISTRICT
- DO-2 DOWNTOWN DISTRICT
- DO-3 GATEWAY TRANSITION DISTRICT
- DO-4 RIVER STREET COMMERCIAL DISTRICT
- DO-5 WELLNESS DISTRICT
- DO-6 NORTH OF LINCOLN DISTRICT
- DO-7 WATERFRONT DISTRICT
- DO-8 LINCOLN NEIGHBORHOOD DISTRICT
- STOREFRONTS REQUIRED
- FREQUENT ENTRYWAYS REQUIRED
- 6-STORY MAXIMUM BUILDING HEIGHT
- 4-STORY MAXIMUM BUILDING HEIGHT
- 12-STORY MAXIMUM BUILDING HEIGHT (8 PLUS 4 STORY BONUS)
- 4-STORY MAXIMUM BUILDING HEIGHT
- 6-STORY MAXIMUM BUILDING HEIGHT (4 PLUS 2 STORY BONUS)
- 11-STORY MAXIMUM BUILDING HEIGHT (6 PLUS 5 STORY BONUS)
- 28-STORY MAXIMUM BUILDING HEIGHT (24 PLUS 4 STORY BONUS)
- CIVIC SPACE REQUIRED
- PEDESTRIAN WAY REQUIRED
- WATERFRONT ACTIVATION AREA
- FUTURE NEW STREET

175.08G DOWNTOWN OVERLAY ZONES DISTRICT MAP



175.08G DOWNTOWN OVERLAY ZONES DISTRICT MAP



LEGEND

- DOWNTOWN OVERLAY DISTRICT BOUNDARY
- DO-1 DOWNTOWN CORE DISTRICT
- DO-2 DOWNTOWN DISTRICT
- DO-3 GATEWAY TRANSITION DISTRICT
- DO-4 RIVER STREET COMMERCIAL DISTRICT
- DO-5 WELLNESS DISTRICT
- DO-6 NORTH OF LINCOLN DISTRICT
- DO-7 WATERFRONT DISTRICT
- DO-8 LINCOLN NEIGHBORHOOD DISTRICT
- STOREFRONTS REQUIRED
- FREQUENT ENTRYWAYS REQUIRED
- 6-STORY MAXIMUM BUILDING HEIGHT
- 4-STORY MAXIMUM BUILDING HEIGHT
- 12-STORY MAXIMUM BUILDING HEIGHT (8 PLUS 4 STORY BONUS)
- 4-STORY MAXIMUM BUILDING HEIGHT
- 6-STORY MAXIMUM BUILDING HEIGHT (4 PLUS 2 STORY BONUS)
- 11-STORY MAXIMUM BUILDING HEIGHT (6 PLUS 5 STORY BONUS)
- 28-STORY MAXIMUM BUILDING HEIGHT (24 PLUS 4 STORY BONUS)
- CIVIC SPACE REQUIRED
- PEDESTRIAN WAY REQUIRED
- WATERFRONT ACTIVATION AREA
- FUTURE NEW STREET

175.08G(2) DOZ STANDARDS MAP LEGEND

	DOWNTOWN OVERLAY DISTRICT BOUNDARY		11-STORY MAXIMUM (6 PLUS 5 STORY BONUS)
	DO-1 DOWNTOWN CORE DISTRICT		28-STORY MAXIMUM (24 PLUS 4 STORY BONUS)
	DO-2 DOWNTOWN DISTRICT		
	DO-3 GATEWAY TRANSITION DISTRICT		
	DO-4 RIVER STREET COMMERCIAL DISTRICT		
	DO-5 WELLNESS DISTRICT		
	DO-6 NORTH OF LINCOLN DISTRICT		
	DO-7 WATERFRONT DISTRICT		
	DO-8 LINCOLN NEIGHBORHOOD DISTRICT		
	6-STORY MAXIMUM		
	4-STORY MAXIMUM		
	12-STORY MAXIMUM (8 PLUS 4 STORY BONUS)		
	4-STORY MAXIMUM		
	6-STORY MAXIMUM (4 PLUS 2 STORY BONUS)		
	PROPERTY LINE		
	BLOCK NUMBER		
ZONING STANDARDS REQUIREMENTS			
	STOREFRONT REQUIRED ¹		
	FREQUENT ENTRYWAYS REQUIRED ²		
	PEDESTRIAN WAY REQUIRED		
	CIVIC SPACE REQUIRED		
	STREET TYPE		
	HIGH PRIORITY SIGNIFICANT CORNER		
	SIGNIFICANT CORNER		
	HIGH PRIORITY TERMINATING VISTA		
	TERMINATING VISTA		
	WATERFRONT ACTIVATION AREA ³		
	AREA FOR BONUS HEIGHT PLACEMENT IN DO-7		
	FUTURE NEW STREET, EXTENSION OF EXISTING STREET, TYPE & PRECISE LOCATION AS APPROVED BY THE PLANNING BOARD		

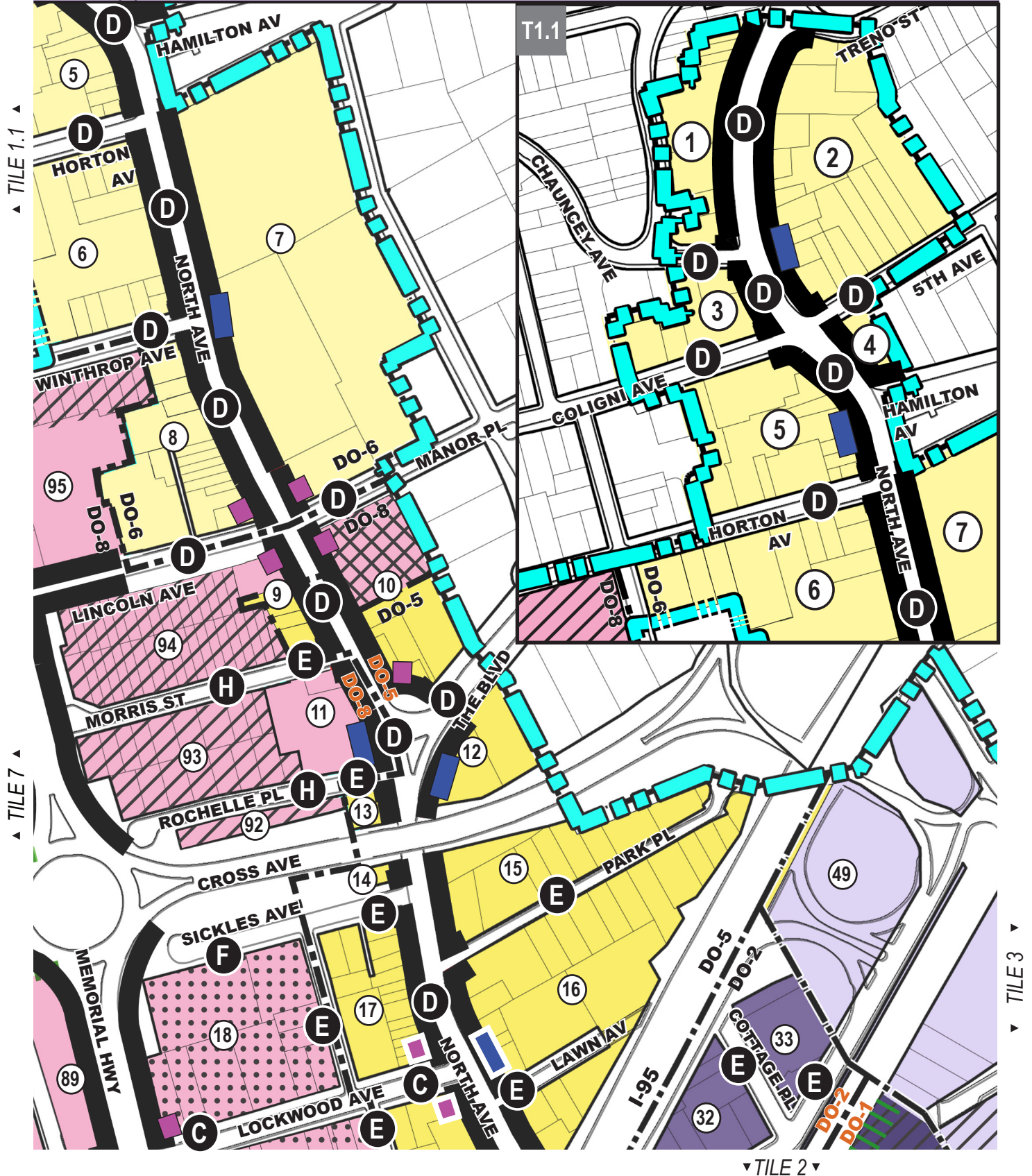
¹ Where Storefront Required is designated along a Site on the DOZ Standards Map, a Storefront Frontage or Arcade Frontage shall be provided and Active Frontage standards in Section 175.11E(5)(c) shall apply.

² Where Frequent Entryways Required is designated along a Site on the DOZ Standards Map, Active Frontage standards in Section 175.11E(5)(d) shall apply.

³ In Waterfront Activation Area, maximum 4 stories and minimum 30' Stepback required at Build-To-Line, as approved by the Planning Board.

175.08G(3) DOZ STANDARDS MAP TILE 1 AND TILE 1.1

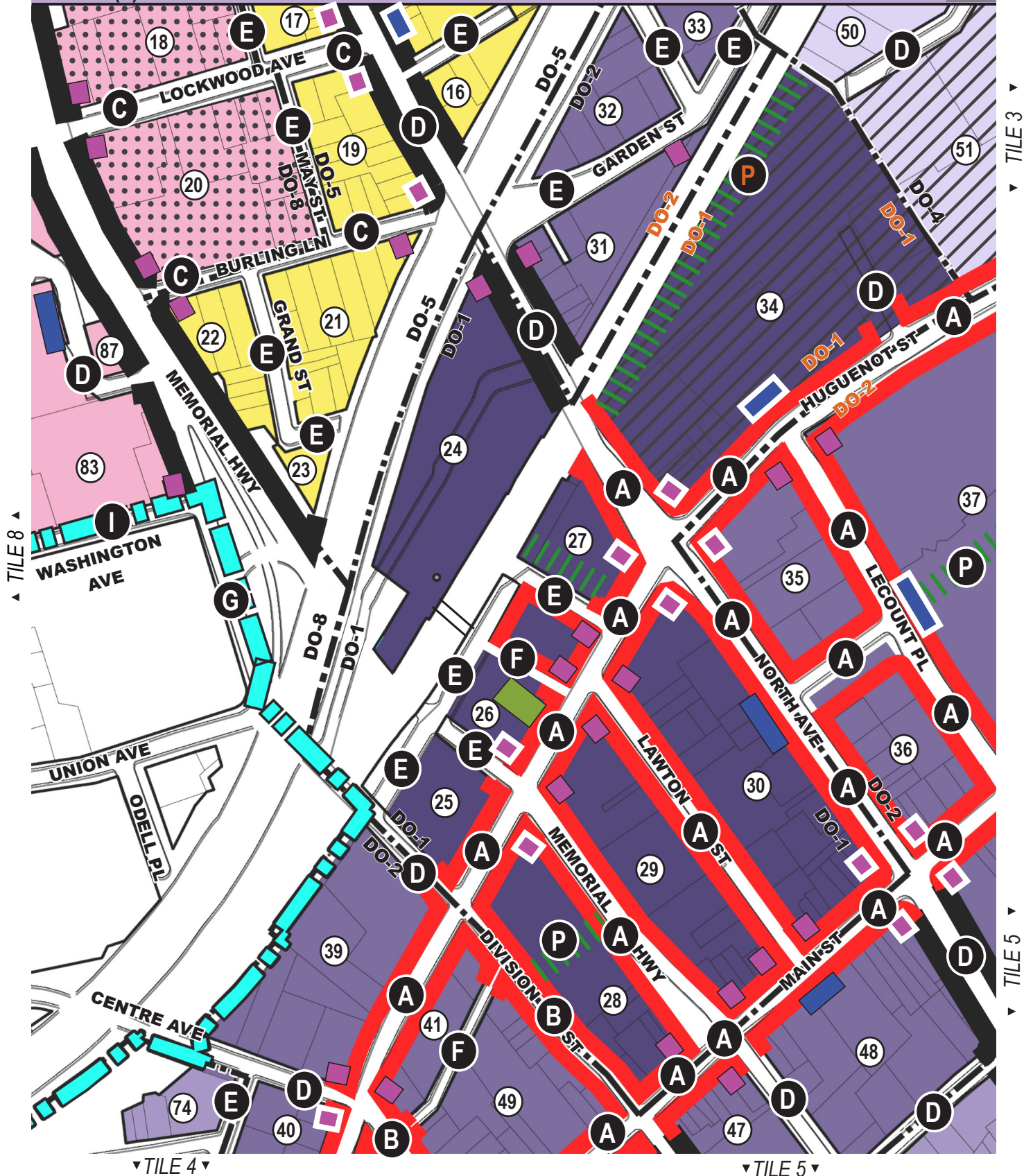
T1



175.08G(4) STANDARDS MAP TILE 2

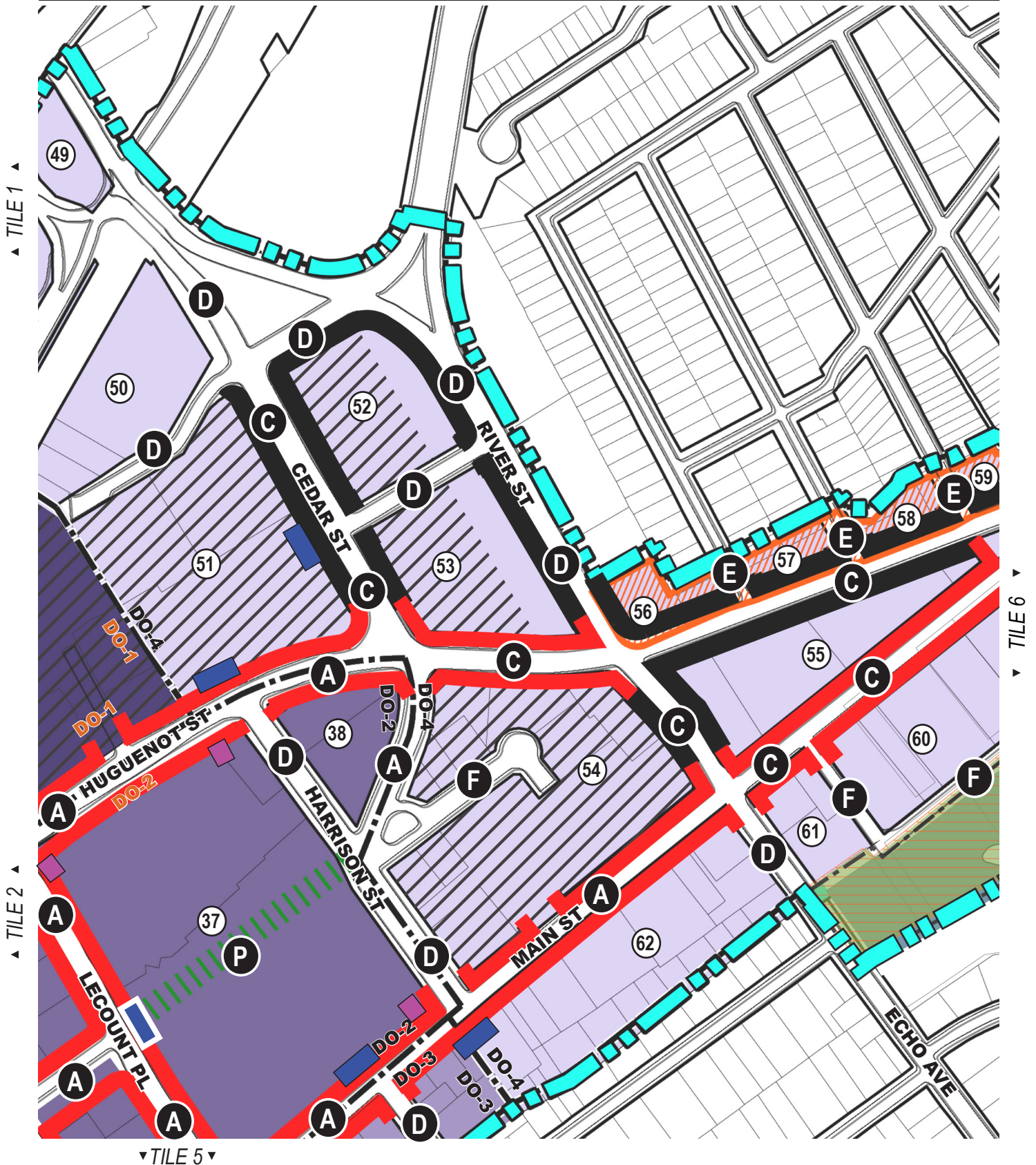
▲ TILE 1 ▲

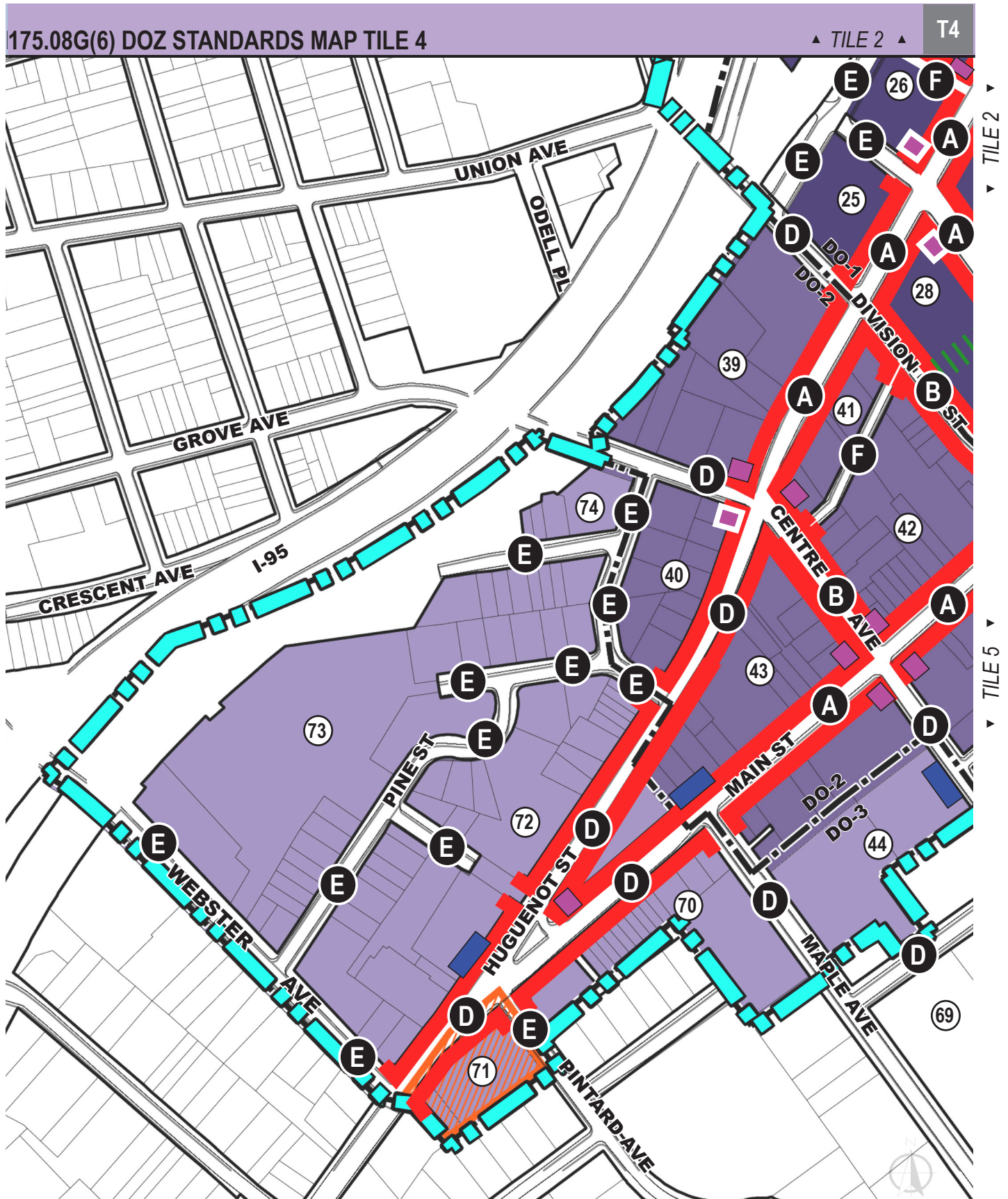
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175.08G(5) DOZ STANDARDS MAP TILE 3

T3





175.08G(7) DOZ STANDARDS MAP TILE 5

▲ TILE 2 ▲

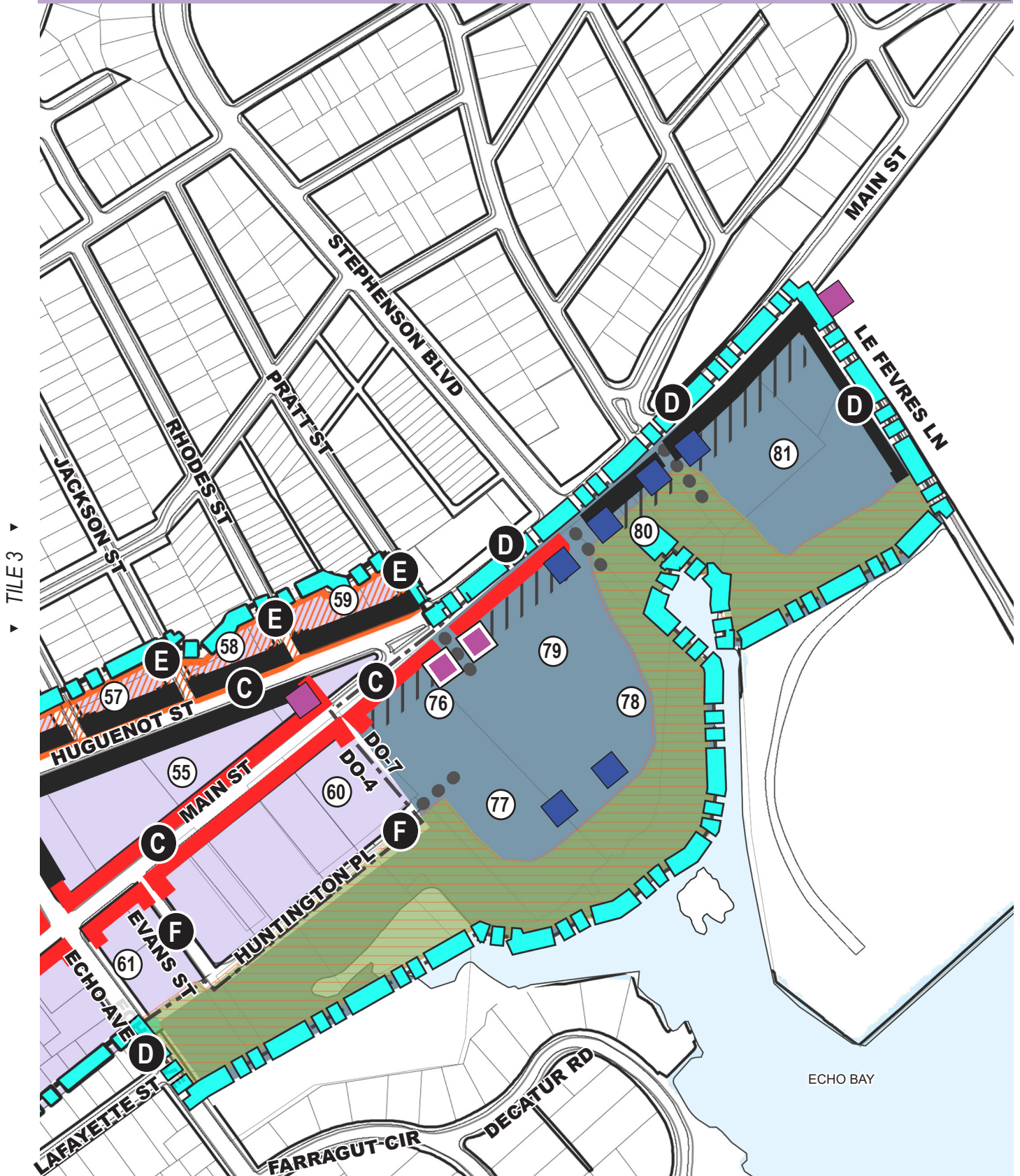
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T5



175.08G(8) DOZ STANDARDS MAP TILE 6

T6



DOWNTOWN OVERLAY ZONES

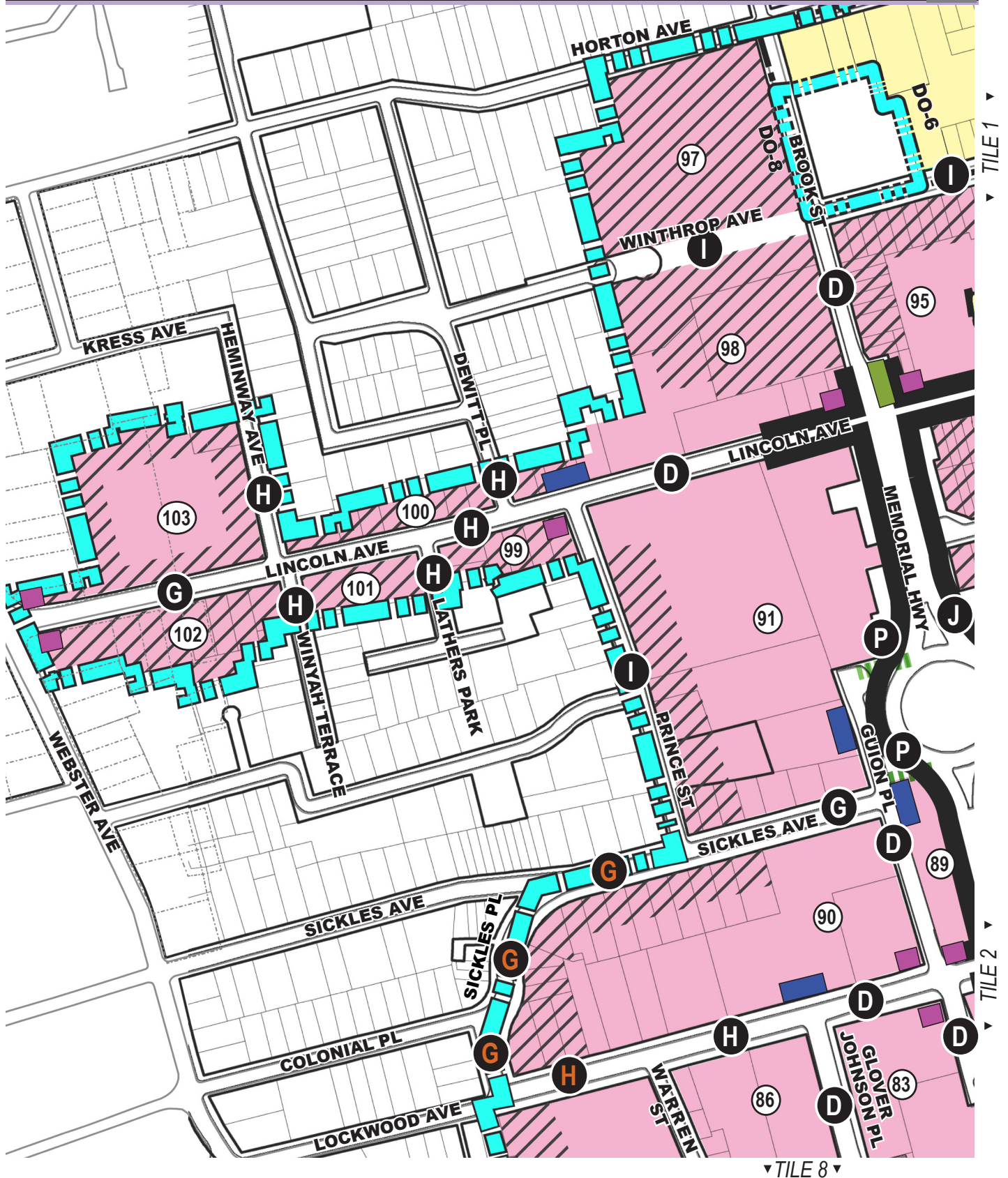
City of New Rochelle

TILE 7

Section 331
175.08

175.08G(9) DOZ STANDARDS MAP TILE 7

T7



▼TILE 8▼

DOWNTOWN OVERLAY ZONES

City of New Rochelle

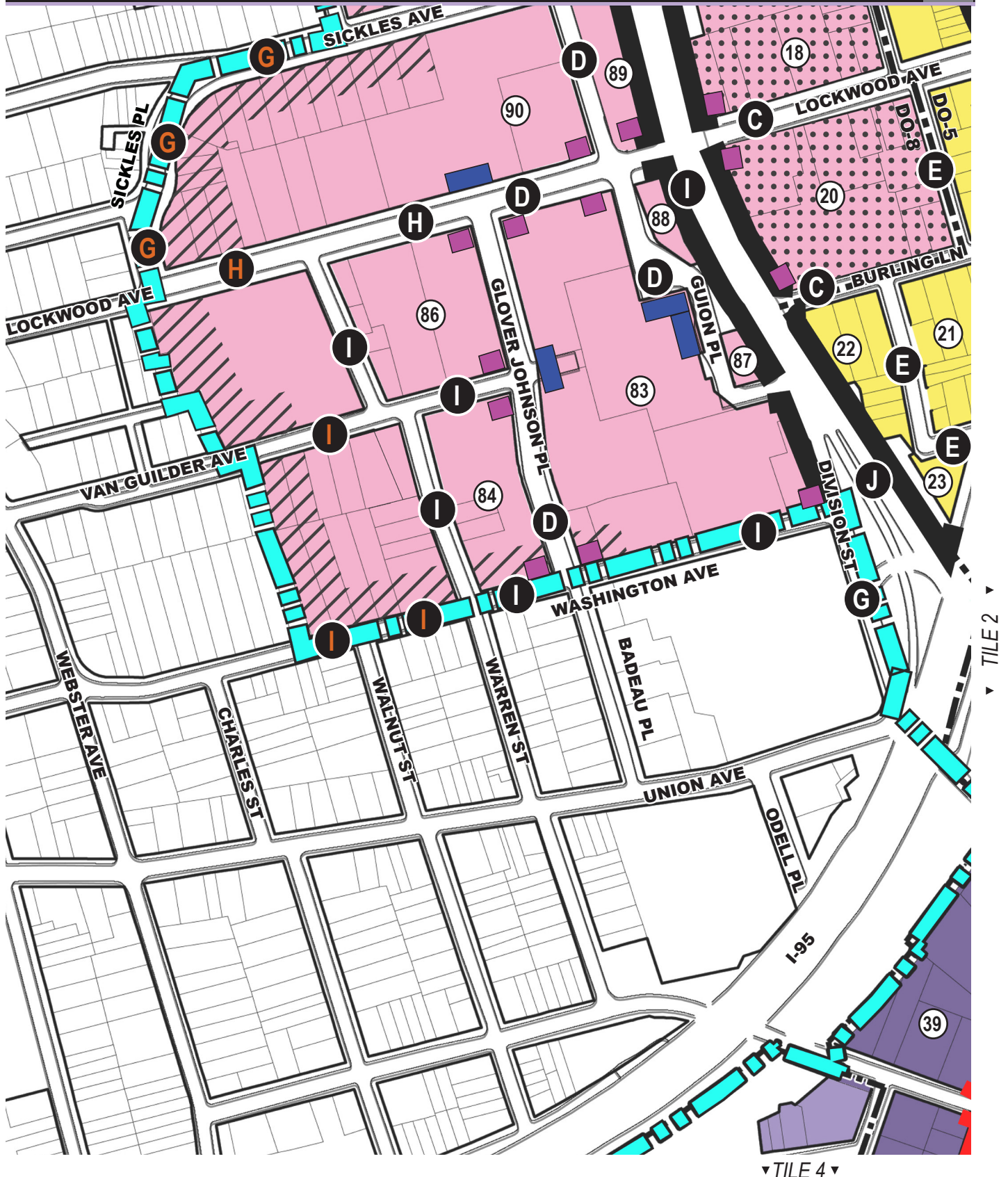
TILE 8

Section 331
175.08

175.08G(10) DOZ STANDARDS MAP TILE 8

▲ TILE 7 ▲

T8



▼ TILE 4 ▼

SECTION 175.09 STREET AND PUBLIC FRONTAGE STANDARDS

- (1) The combination of the Traveled Way, Public Frontage, and Private Frontage defines the character of the public realm.
- (2) The Street Type is a classification assigned to a Street or Pedestrian Way that determines the width of the Public Frontage as distance of a Build-To-Line from the Face of Curb, regulates the width of the Pedestrian Clearway, the type of the associated permitted Private Frontages, and the Street Wall Height.
- (3) The Private Frontage Type regulates the depth of the Build-To-Zone and the Minimum Frontage Occupancy, minimum clear glazing area, dimensional depth of the visible use of the ground floor, allowable placement of parking, and the combination of allowed Frontage Edging Elements.

175.09A STREET STANDARDS

- (1) Street Type Designations
 - (a) DOZ Street Types Map in Section 175.08F assigns Street Types to each existing street and mandated new Pedestrian Ways.
 - (b) Through the process of block development and land subdivision or re-subdivision as described in this Article, the Planning Board shall designate, upon the recommendation of the Commissioner of Development, all new streets as A Streets through J Streets or P Streets as Pedestrian Ways to reflect the importance of pedestrian and commercial activity, the intended form of development, and the need for traffic management along each street.
- (2) Street Responsible Parties
 - (a) The design, maintenance and rehabilitation of an existing street shall be the responsibility of the owner of such traveled way (e.g. City, County, State or Private Owner).
 - (b) The design and construction of new streets shall be the responsibility of the applicant proposing new streets. New Streets shall comply with the street standards required by the City of New Rochelle and shall be offered for dedication to the City of New Rochelle.
- (3) New Streets
 - (a) Design of Streets and Access Lanes
 - [1] The Planning Board may prepare a Design Guidelines Manual with provisions to establish standards and guidance on the design of new or the re-design of existing Streets and Access Lanes. The Planning Board may require applicants to comply with the provisions of this Manual.
 - (b) Site Access Standards
 - [1] The Planning Board may require sites to provide for pedestrian access, service access, and loading access within a reasonable distance from a public street or access lane.
- (c) The Planning Board may require, where appropriate and necessary to provide adequate access to a Site, a minimum 16 foot wide access easement at one or more locations within the site, at the side(s) of the site or at the rear of the site on the street level, with a 14 foot clear height.
- (d) The Planning Board may require the Applicant to design streets and access lanes to connect to other access lanes, streets, loading areas or parking areas or parking structures on the applicant's site or on adjacent sites.
- (e) The Planning Board may require the Applicant to create Pedestrian Ways, Access Lanes, or Streets within the designated access easements, and may require these ways, lanes or streets to connect to existing streets. The Planning Board may also require adjoining property owners to combine access easements from adjoining sites to create an interconnected network of streets, access lanes and pedestrian ways.
- (4) Pedestrian Ways
 - (a) For those Sites facing a Pedestrian Way designated as Street Type P on the DOZ Street Types Map in Section 175.08, the applicant shall provide such Pedestrian Way at the approximate location shown on the map by establishing a Build-To-Line at a location acceptable to the Planning Board. The Planning Board may approve Pedestrian Ways at other locations.
 - (b) Where a Pedestrian Way is required, the Applicant may choose to provide a Pedestrian Way complying with either Option 1 or Option 2. Alternatively, applicant may choose to satisfy the requirement for Street Type P by providing an A Street, B Street, C Street or D Street.
 - (c) Pedestrian Ways shall provide an access easement, accessible to public at least 16 hours a day, and a portion of it may be located within the building provided that it maintains the intent of the permitted frontages specified in Section 175.09B.

175.09B. PUBLIC FRONTAGE AND PRIVATE FRONTAGE STANDARDS

			Street Type A		Street Type B		Street Type C		Street Type D		Street Type E		Street Type F	
PUBLIC FRONTAGE	Distance from Face of Curb to Build-To-Line ⁹		15'-0"		12'-0"		15'-0"		12'-0"		9'-0"		6'-0"	
	Landscape and Furnishing Zone Minimum		2'-0"		2'-0"		2'-0"		2'-0"		no min.		no min.	
	Pedestrian Clearway Minimum		6'-0"		5'-6"		6'-0"		5'-6"		5'		5'	
	Transition Zone Minimum		2'-0"		2'-0"		2'-0"		2'-0"		no min.		no min.	
			Street Type A		Street Type B		Street Type C		Street Type D		Street Type E		Street Type F	
PRIVATE FRONTAGE	Private Frontage Types	Min. Clear Glazing Area Required	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy
	Storefront Frontage ¹	65% ⁵	5'-0"	80% ²	5'-0"	80% ²	5'-0"	60% ³	5'-0"	60% ³	5'-0"	50%	5'-0"	0%
	Arcade Frontage ¹	65% ⁵	15'-0" ⁴	80% ²	15'-0" ⁴	80% ²	15'-0" ⁴	60% ³	15'-0" ⁴	60% ³	15'-0" ⁴	50%	15'-0" ⁴	0%
	Urban Frontage	50% ⁵	5'-0"	80% ²	5'-0"	80% ²	5'-0"	60% ³	5'-0"	60% ³	5'-0"	50%	5'-0"	0%
	Stoop Frontage	20% ⁶	5'-0"	80% ²	5'-0"	80% ²	5'-0"	60% ³	5'-0"	60% ³	5'-0"	50%	5'-0"	0%
	Porch Frontage	20% ⁶	10'-0"	80% ²	10'-0"	80% ²	10'-0"	60% ³	10'-0"	60% ³	10'-0"	50%	10'-0"	0%
	Lightwell Frontage	20% ⁶	10'-0"	80% ²	10'-0"	80% ²	10'-0"	60% ³	10'-0"	60% ³	10'-0"	50%	10'-0"	0%
	Forecourt Frontage	20% ⁶	10'-0"	50%	10'-0"	50%	10'-0"	50%	10'-0"	50%	10'-0"	50%	10'-0"	0%
	Mid-Block Frontage	10% ⁶	X	X	X	X	X	X	X	X	10'-0"	0%	10'-0"	0%
	¹ On Streets designated on the DOZ Standards Map as "Storefront Required" (see Section 175.08), a Storefront Frontage or Arcade Frontage is required and are interchangeable in their application of occupancy requirements.													
	² For Sites in DO-4, the minimum Frontage Occupancy shall be 60%													
³ For Sites in DO-4, the minimum Frontage Occupancy shall be 50%														
⁴ Provided that the structural columns or piers are located within 5 feet of the Build-To-Line														
⁵ Minimum clear glazing area required between 2' and 8' above the sidewalk.														
⁶ Minimum clear glazing area required between the first floor slab and underside of the second floor slab.														
⁷ Pedestrian Way shall require a Private Frontage on one side														
⁸ Pedestrian Way shall require Private Frontages on both sides														
⁹ The minimum width and Occupancy of Public Frontage at Build-to-Line located within the Waterfront Activation Area shall be as approved by the Planning Board														
X - Frontage Not Permitted														
NR - Frontage Not Required but Permitted														
Stepback Requirements			Street Type A		Street Type B		Street Type C		Street Type D		Street Type E		Street Type F	
10 foot Stepback Required per 175.11E(4) ¹⁰			Above Street Wall		Above Street Wall		Above Street Wall		Above Street Wall ¹¹		Above 28 feet		None	
¹⁰ Minimum 30 foot Stepback required where maximum 4 stories allowed in Waterfront Activation Area														
¹¹ Minimum 25 foot Stepback required on Main Street in DO-7														

175.09B. PUBLIC FRONTAGE AND PRIVATE FRONTAGE STANDARDS

			Street Type G		Street Type H		Street Type I		Street Type J		Street Type P-Pedestrian Way			
PUBLIC FRONTAGE	Distance from Face of Curb to Build-To-Line ⁹		40'-0"		26'-0"		18'-0"		NR		16'-0"			
	Landscape and Furnishing Zone Minimum		7'-0"		3'-0"		2'-0"		5'-0" ¹²		2'-0"			
	Pedestrian Clearway Minimum		5'-0"		5'-0"		5'-0"		NR ¹³		8'-0"			
	Transition Zone Minimum		No Min.		No Min.		No Min.		NR		2'-0"			
			Street Type G		Street Type H		Street Type I		Street Type J		Street Type P			
PRIVATE FRONTAGE	Private Frontage Types	Min. Clear Glazing Area Required	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy for Option 1	Min Frontage Occupancy for Option 2	Min Frontage Occupancy for Option 3
	Storefront Frontage ¹	65% ⁵	X	X	X	X	5'-0"	60%	NR	0%	5'-0"	80% ^{2,7}	60% ^{3,8}	60% ^{9,7}
	Arcade Frontage ¹	65% ⁵	X	X	X	X	15'-0"	60%	NR	0%	15'-0" ⁴	80% ^{2,7}	60% ^{3,8}	60% ^{9,7}
	Urban Frontage	50% ⁵	5'-0"	50%	5'-0"	50%	5'-0"	60% ³	NR	0%	5'-0"	80% ^{2,7}	60% ^{3,8}	60% ^{9,7}
	Stoop Frontage	20% ⁶	X	X	X	X	5'-0"	60% ³	NR	0%	X	X	X	60% ^{9,7}
	Porch Frontage	20% ⁶	10'-0"	50%	10'-0"	50%	10'-0"	60% ³	NR	0%	X	X	X	60% ^{9,7}
	Lightwell Frontage	20% ⁶	10'-0"	50%	10'-0"	50%	10'-0"	60% ³	NR	0%	X	X	X	X
	Forecourt Frontage	20% ⁶	10'-0"	50%	10'-0"	50%	10'-0"	50%	NR	0%	X	X	X	X
	Mid-Block Frontage	10% ⁶	X	X	X	X	X	X	NR	0%	X	X	X	X
	¹ On Streets designated on the DOZ Standards Map as "Storefront Required" (see Section 175.08), a Storefront Frontage or Arcade Frontage is required and are interchangeable in their application of occupancy requirements.													
	² For Sites in DO-4, the minimum Frontage Occupancy shall be 60%													
	³ For Sites in DO-4, the minimum Frontage Occupancy shall be 50%													
	⁴ Provided that the structural columns or piers are located within 5 feet of the Build-To-Line													
⁵ Minimum clear glazing area required between 2' and 8' above the sidewalk.														
⁶ Minimum clear glazing area required between the first floor slab and underside of the second floor slab.														
⁷ Pedestrian Way shall require a Private Frontage on one side														
⁸ Pedestrian Way shall require Private Frontages on both sides														
⁹ The minimum width and Occupancy of Public Frontage at Build-to-Line located within the Waterfront Activation Area shall be as approved by the Planning Board														
X - Frontage Not Permitted														
NR - Frontage Not Required but Permitted														
Stepback Requirements			Street Type G		Street Type H		Street Type I		Street Type J		Street Type P			
10 foot Stepback Required per 175.11E(4) ¹⁰			Stepback required of at least 10 ft above 40 ft where 4 stories or less are permitted, and at least 10 ft above 50 ft where there are more than 4 stories		Stepback required of at least 10 ft above 40 ft where 4 stories or less are permitted, and at least 10 ft above 50 ft where there are more than 4 stories		Above Street Wall		None		Above Street Wall			
¹⁰ Minimum 30 foot Stepback required where maximum 4 stories allowed in Waterfront Activation Area														
¹¹ Minimum 25 foot Stepback required on Main Street in DO-7														
¹² Provide ornamental fencing, trees and/or plantings along property frontage to separate private land from public land (e.g., LINC Park). Other frontage types, especially those that contribute positively to the pedestrian environment, as outlined in this Code, may be considered by the Planning Board.														
¹³ Pedestrian movement shall be accomodated in the LINC Park														

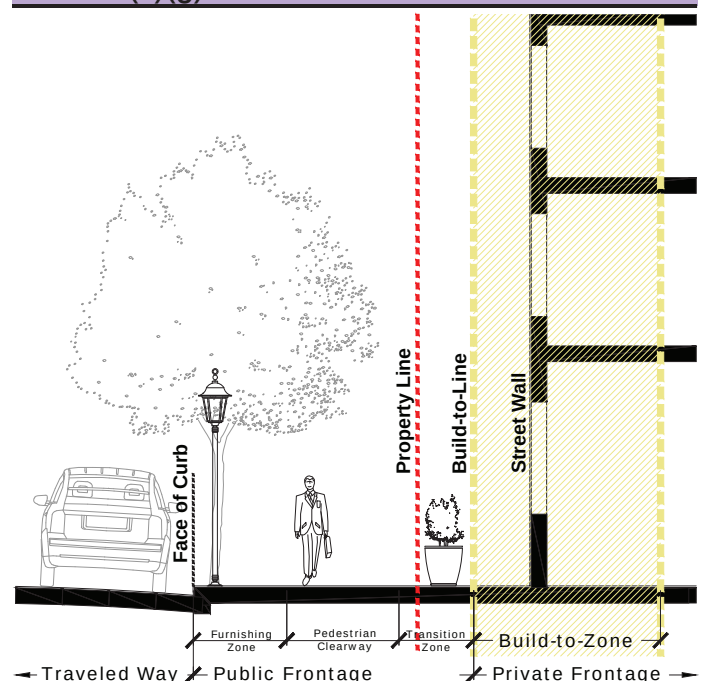
175.09C. PUBLIC FRONTAGE**(1) Public Frontage Standards**

- (a) The design, rehabilitation and construction of public frontages within the public right-of-way, including curbs, shall be the responsibility of the Applicant, according to the design standards established in this Article and any associated design guidelines adopted by the Planning Board. The Applicant is responsible for obtaining approval of such improvements from all agencies with jurisdiction over the public right-of-way.
- (b) All Sites shall provide Public Frontages along Streets.
- (c) Where the required Build-To-Line as identified herein would be located within the public street right-of-way, the Build-To-Line shall instead be placed at the front lot line(s).
- (d) No building or portion thereof shall be located within the Public Frontage, except as provided in 175.11H Projections and Encroachments. The Planning Board may modify these minimum standards to address existing or proposed conditions where:
 - [1] Existing buildings are closer than the required Build-To-Line
 - [2] Pedestrian demand for a narrower Pedestrian Clearway is demonstrated and mitigated.
 - [3] The Landscape and Furnishing Zone requires additional space for transit facilities.
- (e) To qualify for development using the provisions of this Article, all sites shall meet the minimum Site Area and Site Frontage requirements as defined in Section 175.11B(2) and comply with the Build-To-Line in Section 175.09 and Build-To-Zone requirements in Section 175.11.
- (f) All Public Frontages shall provide a Landscape and Furnishing Zone, Pedestrian Clearway Zone and a Transition Zone according to the minimum dimensions established in 175.09B. for the designated Street Type along each Public Frontage.
 - [1] The Landscape and Furnishing Zone establishes an area for the placement of parking fee meters, street signage, street lighting, bike racks, refuse receptacles, street trees and bio-retention areas, transit stop waiting and enclosure areas, seating furniture, extended outdoor dining areas or similar items.
 - [2] The Pedestrian Clearway Zone establishes an area for the clear passage of pedestrians.

[3] The Transition Zone establishes an area for placement of building fixtures (lighting, signage, projected architectural molding etc), grade transitions, removable planters, and signage board, seating furniture, extended outdoor dining, access to open storefronts, landscaped areas or similar items while it serves as an extended entrance and storefront interaction area.

(g) The width of Public Frontage at established Build-to-Line located within the Waterfront Activation Area shall be measured from the Build-to-Line.

(h) Where structures having less than the required front yard exist on a majority of nonconforming lots of record that share common side property lines, the required front yard on each nonconforming lot, whether or not improved, shall be reduced to the average front yard of all such structures in the same block and on the same side of the street.

175.09C(1)(g) PUBLIC FRONTAGE DIAGRAM

175.09D BUILD-TO-LINE

- (1) Build-To-Line Standards
 - (a) The Build-To-Line shall be set parallel to the face of a curb for a distance regulated by Section 175.09B Public Frontage and Private Frontage Standards, and Street Types Map in Section 175.08F.
 - (b) All existing and new streets within the Downtown Overlay Zone district shall require a Build-To-Line.
 - (c) Where an existing building is closer to the Street than the designated Build-To-Line, the Planning Board has the authority to establish an alternate Build-To-Line at a location to allow the existing Street Wall to remain within the Build-To-Zone.
 - (d) Where a Pedestrian Way is provided according to Section 175.09A(4), the Planning Board may permit the Build-To-Line to be placed at alternate locations it deems appropriate.
 - (f) Build-To-Line shall be required where buildings are proposed within the Waterfront Activation Area, placed at locations as recommended by the Commissioner of Development and approved by the Planning Board, to establish the location of Public Frontages.

SECTION 175.10. CIVIC SPACE STANDARDS

- A. Applicability: This Section 331-175.10 applies to those developments that:
- (1) Choose to provide civic space of a certain size and location to qualify for a Community Benefit Bonus from the list of approved bonuses or
 - (2) Choose to develop civic space on an approved development site in compliance with these standards of 175.10 to achieve greater flexibility in the placement of buildings or
 - (3) Are required to develop a civic space where designated on the DOZ Standards Map.
- B. Minimum Civic Space Standards
- To qualify for approval by the Planning Board as a civic space during the site plan review process, the space shall:
- (1) Be in a form of ownership acceptable to the City Council.
 - (2) Provide public access at least 16 hours per day.
 - (3) Be located at the ground level or within one floor of the ground level and provide clear visual connections to pedestrians on an adjacent public sidewalk.
 - (4) Adhere to the standards established for civic spaces in this Section.
- C. Maintenance
- (1) Privately-Owned civic space shall be maintained by its owner or a private entity such as a Property Owners Association, Municipal Improvement District or Business Improvement District.
 - (2) Publicly-Owned civic space shall be maintained by its public owner or a contracted entity such as a Property Owners Association, Municipal Improvement District or Business Improvement District as approved by the applicable government agency.
- D. Civic Space Programming, Placement and Design Criteria
- (1) The following programming and design considerations, among others, shall be evaluated by the Commissioner of Development in the course of site plan and/or subdivision approval and design as considerations in determining the acceptable location for civic space:
 - (a) Solar orientation of civic space
 - (b) Amenities such as water features, public bathrooms, informational kiosks, drinking fountains, play & entertainment areas
 - (c) Facilities for the use, retention and recharging of rainwater
 - (d) Projected public access and likelihood of use
 - (e) Seasonal programming of the space
 - (f) Intensity of adjacent private frontage(s)
- (2) The Planning Board shall consider the following during its site plan review process to determine whether the civic space design is acceptable:
- (a) All civic spaces shall provide pedestrian access from a public sidewalk, via a publicly accessible Pedestrian Way, Pedestrian Trail, Waterfront Boardwalk or a private walkway open to the public at least 16 hours per day, **meet or exceed GreenNR objectives including a requirement of 30% planting and/or green infrastructure.**
 - (b) A civic space may be indoors or outdoors. However, it must provide active or passive uses designed to bring regular pedestrian, civic and/or commercial activity to the Site.
 - (c) The Applicant may seek approval from the Planning Board for an alternate placement of a required Build-To-Zone to permit a civic space along a Street or within a Waterfront Activation Area.
 - [1] Where a civic space is proposed on a development site adjacent to an existing building not controlled by the Applicant, the Applicant shall provide Edging Elements as defined in Section 175.11F and landscaping to buffer any adjacent areas of blank walls or service uses.
 - [2] A civic space may include buildings provided that they are designed to activate the civic use of the space and provide public access.
 - [3] Buildings and temporary structures within civic spaces may be as low as one story in height.
- (3) Civic Space Frontage Occupancy
- (a) Civic spaces shall be mapped and measured on the site plan to designate a Build-To-Zone with a total linear length along the edges of the proposed civic space excluding the length of the edge along

175.10 CIVIC SPACE STANDARDS

the street and/ or the length of the Pedestrian Way conforming to its Private Frontage requirements.

- (b) Civic spaces shall provide a minimum 60% civic space frontage occupancy, unless the Planning Board determines that a lower standard is permitted. Civic space frontage occupancy shall be calculated by measuring the length of the Street Wall in the civic space Build-To-Zone divided by the length of the perimeter of the civic space established above in 175.10D(3)a.
 - (c) The minimum Frontage Occupancy within the Waterfront Activation Area shall be as recommended by the Commissioner of Development and approved by the Planning Board.
- (4) New buildings contiguous to a civic space shall provide Build-To-Zone(s) and Street Wall(s) as required by the Street Type designated on the nearest Street on the DOZ Standards Map, except within the Waterfront Activation Area as defined in 175.08G(2), 175.09B.
- (5) Where existing buildings front onto a civic space, the Planning Board shall determine the minimum standards for civic space frontage occupancy consistent with the intent

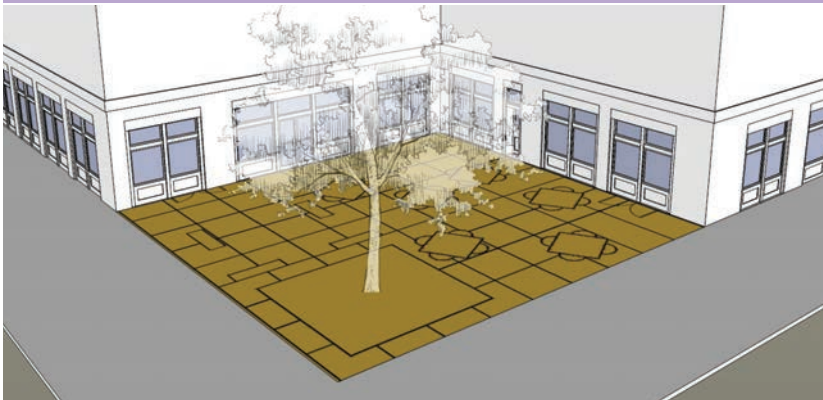
175.10E. PERMITTED CIVIC SPACE TYPES

(1) To qualify for designation as a civic space each proposed civic space must comply with the intent of one of the following permitted forms and fulfill the requirements associated with that civic space:

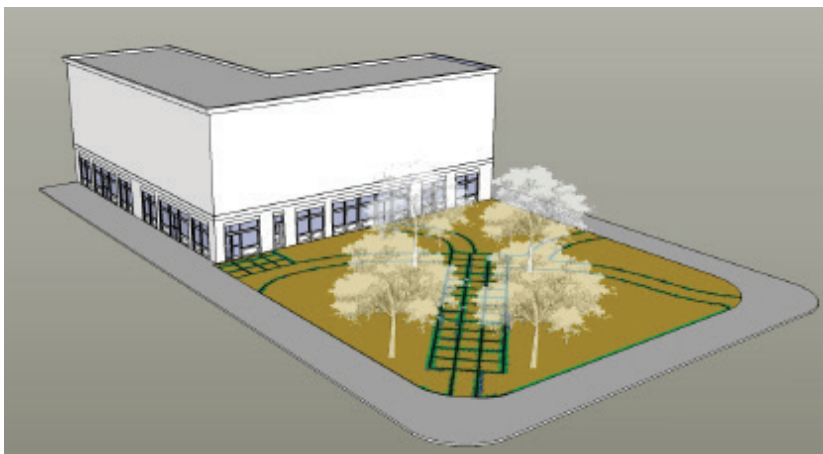
(2) All Civic Spaces shall provide Contiguous Public Frontage.

175.10E(1)(a) COURT

A civic space framed by buildings with Build-To-Zones on 3 or more sides and at grade access contiguous to a Public Frontage or an approved Pedestrian Way.

175.10E(1)(b) CORNER PLAZA

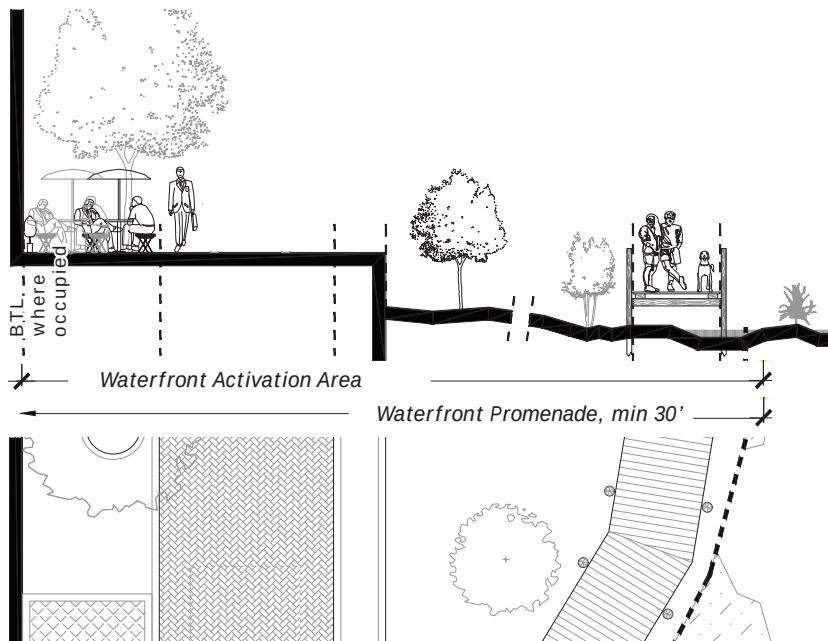
A civic space framed by buildings with Build-To-Zones on 2 sides and at grade access contiguous to a Public Frontage or an approved Pedestrian Way.

175.10E(1)(c) PLAZA

A civic space surrounded by streets on all sides or framed by buildings with Build-To-Zones on 1 or more sides and at grade access contiguous to a Public Frontage or an approved Pedestrian Way.

175.10E(1)(d) WATERFRONT PROMENADE

A required civic space located in Waterfront Activation Area that provides a continuous public access along waterfront, and integrates a combination of Waterfront Boardwalk, Pedestrian Trail, other civic spaces, and Public Frontages, with nearby sidewalks and parkland

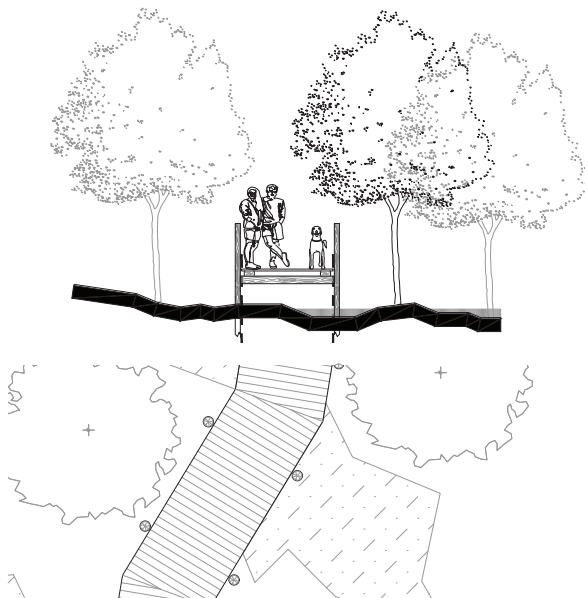


Waterfront Promenade shall:

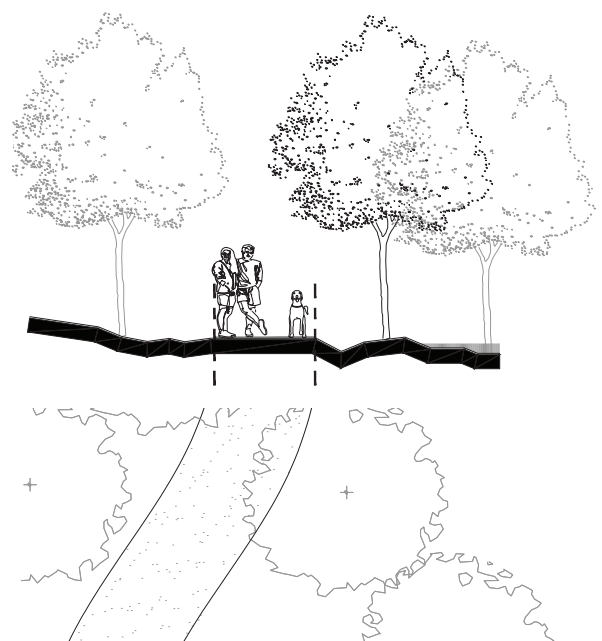
- [1] be a minimum of 30' wide and include shoreline restoration and beneficially improved landscaping areas planted by native species
- [2] provide a continuous pedestrian path of 8 feet minimum width along water's edge, providing views and access to the water at different locations
- [3] be located between the mean-high water line (or property line if mean-high water line doesn't exist) and Build-to-Line
- [4] provide diverse landscaping, furnishing, and programmed activities and recreation areas

175.10E(1)(e) WATERFRONT BOARDWALK

A walkway providing access to the waterfront, raised to protect wetlands, sensitive or floodplain areas, and is integrated with other public ways, such as Public Frontages, Civic Spaces, or Pedestrian Ways.

**175.10E(1)(f) PEDESTRIAN TRAIL**

An outdoor pedestrian access way located along a shoreline or through open space that provides access primarily for pedestrians, and is integrated with other public ways, such as Public Frontages, Civic Spaces, or Pedestrian Ways.



SECTION 175.11. USES AND DEVELOPMENT STANDARDS

175.11A. PERMITTED USES BY DISTRICT

- (1) The schedule of uses permitted within the DOZ is shown in Section 175.11A(2) Table of Uses. Principal uses are listed as Permitted (P), Prohibited (X), Allowed by Special Permit (SP), or Accessory (A).
- (a) Accessory Uses customarily associated with Uses, including home based business, shall be permitted.
- (b) All uses require site plan approval. See Section 331-175.14 for Administration.

175.11A(2) TABLE OF USES

	DO-1	DO-2	DO-3	DO-4	DO-5	DO-6	DO-7	DO-8
MIXED USE ⁽¹⁾								
Mixed Use	P	P	P	P	P	P	P	P
RETAIL								
Retail	P	P	P	P	P	P	P	P
Restaurant	P	P	P	P	P	P	P	P
Wholesale	P	P	P	P	P	P	P	P
OFFICE								
Office	P	P	P	P	P	P	P	P
Medical Office	P	P	P	P	P	P	P	P
Research & Development	P	P	P	P	P	P	P	P
Professional Service	P	P	P	P	P	P	P	P
RESIDENTIAL ⁽¹⁾								
Multifamily Dwelling	P	P	P	P	P	P	P	P
Townhouse	P	P	P	P	P	P	P	P
Live-Work	P	P	P	P	P	P	P	P
Independent Living	P	P	P	P	P	P	P	P
ENTERTAINMENT/CULTURE/ARTS								
Entertainment/Culture/Arts ⁽²⁾	P	P	P	P	P	P	P	P
Catering Hall/Event Space	P	P	P	X	X	X	P	X
Cabaret	*	*	*	*	*	*	*	*
Micro-brewery ⁽³⁾	A	A	A	A	A	A	A	A

- P Permitted
 SP Allowed by Special Permit from the Planning Board
 A Accessory to a Permitted Principal Use
 X Prohibited
 * Allowed if and to the extent permitted by the underlying district

- (1) Suites/units associated with Hospitality Uses and residential dwellings are prohibited within the Private Frontage area on the first floor of Storefront Frontages and Arcade Frontages. Common areas of residential and hospitality building such as lobbies, ~~gyms and similar spaces~~ servicing the primary use may occupy the ground floor of a storefront as long as it complies with the active edge requirements.
- (2) Entertainment/ Cultural/ Arts includes theater, museum, gallery, cinema, indoor amusement establishments
- (3) When accessory to a restaurant

SECTION 175.11. USES AND DEVELOPMENT STANDARDS

175.11A(2) TABLE OF USES (CONT'D)

	DO-1	DO-2	DO-3	DO-4	DO-5	DO-6	DO-7	DO-8
HOSPITALITY ⁽¹⁾								
Hotel	P	P	X	X	X	X	P	X
Inn / Bed & Breakfast	P	P	P	P	P	P	P	P
Residential Care Facility	SP	SP	SP	SP	SP	SP	SP	SP
INSTITUTIONAL / CIVIC								
Institutional	P	P	P	P	P	P	P	P
Municipal	P	P	P	P	P	P	P	P
Library	P	P	P	P	P	P	P	P
Community Facility	P	P	P	P	P	P	P	P
Indoor Recreation	P	P	P	P	P	P	P	P
Educational Use	P	P	P	P	P	P	P	P
LIGHT INDUSTRIAL								
Artisan Production	P	P	P	P	P	P	P	P
Data Information Center	P	P	P	P	P	P	P	P
Urban Agriculture	P	P	P	P	P	P	P	P
Small-Scale Renewable Energy	SP	SP	SP	SP	SP	SP	SP	SP
PARKING FACILITIES								
Parking Structure	P	P	P	P	P	P	P	P
Parking Lot	A	A	P	P	P	P	P	P
UTILITIES								
Utilities	P	P	P	P	P	P	P	P

P Permitted

SP Allowed by Special Permit from the Planning Board

A Accessory to a Permitted Principal Use

X Prohibited

* Allowed if and to the extent permitted by the underlying district

(1) Suites/units associated with Hospitality Uses and residential dwellings are prohibited within the Private Frontage area on the first floor of Storefront Frontages and Arcade Frontages. Common areas of residential and hospitality building such as lobbies, ~~gyms and similar spaces~~ servicing the primary use may occupy the ground floor of a storefront as long as it complies with the active edge requirements.

(2) Entertainment/ Cultural/ Arts includes theater, museum, gallery, cinema, indoor amusement establishments

(3) When accessory to a restaurant

175.11B. SITE DEVELOPMENT STANDARDS AND INCENTIVES

(1) Sites may qualify for the provisions of this article by meeting the site frontage and site area minimum requirements of one of the three development standards established in Section 175.11B(2). The building height requirements listed in Section 175.11B(2) under each development standard shall apply to those sites meeting the minimum requirements thereof.

(a) In DO-7 Waterfront Activated Area, per DOZ Standards Map in Section 175.08, the development sites are required to provide waterfront public access.

(b) In DO-7, the density of up to 45 units per acre, exclusive of any proposed condominium units, shall be calculated for each proposed site plan. Acreage used in this calculation shall exclude City-owned Parkland. Density may be increased to 50 units per acre, exclusive of any proposed condominium units, where the additional 5 units per acre are restricted to Veterans housing. For the purpose of calculating density, private and state owned lands can be included, but not land underwater. Further, in no case shall a developer include more than 10 acres of land for the purpose of calculating residential density, exclusive of condominium units.

175.11B(2). DEVELOPMENT STANDARDS FOR DO-1, DO-2, DO-3, DO-4, DO-5, DO-6, DO-7, DO-8⁸

		Development Stan- dard 1	Development Standard 2	Development Standard 3
		Site and Building Height Requirements		
Total Site Frontage Min. ¹	All Districts	50 feet	100 feet	150 feet
Site Area Minimum		5,000 SF	10,000 SF	30,000 SF ² (40,000 SF in DO-1; 60,000 SF in DO-1 crosshatch)
Building Height ^{3,4}	DO-1	2 stories min 8 stories max	2 stories min 24 stories max ⁹	2 stories min 40 stories max and 605 feet max ^{9 10}
	DO-2	2 stories min 4 stories max	2 stories min 12 stories max	2 stories min 24 stories max and 245 feet max
	DO-3	2 stories min, 2 stories max	2 stories min 4 stories max	2 stories min 6 stories max and 65 feet max
	DO-4	2 stories min, 2 stories max	2 stories min 4 stories max	2 stories min 6 stories max and 65 feet max ^{4, 5}
	DO-5	2 stories min, 2 stories max	2 stories min 4 stories max	2 stories min 6 stories max and 65 feet max
	DO-6	2 stories min, 2 stories max	2 stories min 4 stories max, and 55 feet max	Not available
	DO-7	2 stories min, 2 stories max	2 stories min 3 stories max, and 45 feet max	2 stories min 4 stories max and 55 feet max ⁶
	DO-8	2 stories min, 3 stories max	2 stories min 4 stories max, and 55 feet max ^{10 11}	2 stories min 6 stories max, and 65 feet max ^{4, 7, 10 11}
Street Wall Height & Stepback	All Districts	See Street Wall Height at Sec 175.11E(3) and Stepbacks at Sec 175.11E(4)		
Parking		Standards - See Article XIV - Off-Street Parking and Loading		
		Placement - See DOZ minimum requirements in Sec 175.11I		
Min side yard from residential districts		No building may be constructed within 20 feet of a side yard adjoining a parcel in the R2-7.0 or RMF-0.4 Districts.		
Rear yard setback at residential districts		Where any parcel is contiguous to a parcel within the R2-7.0 or RMF-0.4 district, the rear yard shall be a minimum of 30 feet.		

¹ Total sum of all Site Frontages facing Streets, excluding those Site Frontages along Pedestrian Ways.

² Except in DO-1 where minimum site area is 40,000 SF or 60,000 SF in the DO-1 crosshatched area.

³ Additional Bonus Height may be achieved according to Community Benefit Bonuses Figure 175.11C. See Section 175.11G & H for building height standards, exceptions and permitted projections and encroachments.

⁴ Except: 6 story and 65 feet maximum building height where shown on the DOZ Standards Map in Section 175.08

⁵ Except: 8 story and 85 feet maximum building height where shown on the DOZ Standards Map in Section 175.08

⁶ If on City owned property in DO-7, the 4th story is subject to the same CBB fees as 5th story in Development Standard 3 Bonus

⁷ Except: 4 stories, 55' maximum building height where shown on the DOZ Standards Map in Section 175.08

⁸ Any displacement of residential units within DO-8 must be replaced in kind within the DO-8 District.

⁹ Except: 12 stories where shown on the DOZ Standards Map in Section 175.08

^{9,10} Except: 24 stories, 245' maximum building height, where shown on the DOZ Standards Map in Section 175.08 and when such development includes large-format retail

^{10,11} Except: 5 stories, 60' maximum building height where shown on the DOZ Standards Map in Section 175.08

175.11C. COMMUNITY BENEFIT BONUSES (CBB)¹

(1) Community Benefit Bonuses offer the ability to develop beyond the individual development standards for each district in exchange for investment in public benefits, up to a maximum building height, measured in feet and stories, defined in Section 175.11C(3).

(2) To ensure the fulfillment of the community benefit goals of the City, all CBB development within the DOZ that is approved under this Article shall comply with the requirements of any adopted Community Benefit Bonus policies in effect as of the date such policies have been

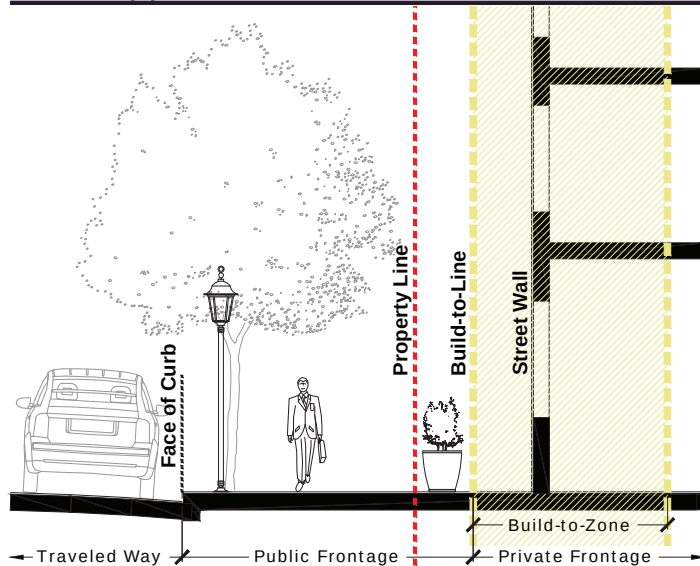
adopted or modified by resolution of the City Council. Compliance with the terms of these policies shall be made a condition of any site plan approval within the DOZ after adoption of such policies, and such compliance shall be monitored and enforced as set forth in the Community Benefit Bonus Policies and as conditions of approval of a site plan under this ordinance. Where such conditions have been imposed on site plan approvals, no building permit, certificate of occupancy, or business license or business license renewal shall be issued unless the Applicant has demonstrated compliance with these policies.

175.11C(3). TABLE OF COMMUNITY BENEFIT BONUSES (CBB)¹

		For developments that satisfy all of the requirements of a Development Standard as defined in Section 175.11B(2), the following standards shall apply:		
		Development Standard 1 Bonus*,*****	Development Standard 2 Bonus*,*****	Development Standard 3 Bonus*,*****
DO-1	The total building height with Community Benefit Bonuses shall be a maximum of 605 feet	up to 2 Bonus stories	up to 4 Bonus stories ²	up to 8 Bonus stories ^{2 3}
DO-2	The total building height with Community Benefit Bonuses shall be a maximum of 285 feet	up to 1 Bonus story up to 2 Bonus stories	up to 2 Bonus stories	up to 4 Bonus stories
DO-3	The total building height with Community Benefit Bonuses shall be a maximum of 105 feet**	No Bonus Available up to 2 Bonus stories	up to 2 Bonus stories	up to 4 Bonus stories**
DO-4	The total building height with Community Benefit Bonuses shall be a maximum of 85 feet	No Bonus Available up to 2 Bonus stories	up to 1 Bonus stories ***	up to 2 Bonus stories ***
DO-5	The total building height with Community Benefit Bonuses shall be a maximum of 85 feet	No Bonus Available up to 2 Bonus stories	up to 1 Bonus stories	up to 2 Bonus stories
DO-6	The total building height with Community Benefit Bonuses shall be a maximum of 55 feet	No Bonus Available up to 2 Bonus stories	up to 1 Bonus stories	No Bonus Available
DO-7	The total building height with Community Benefit Bonuses shall be a maximum of 65 feet, and 75 feet for Additional Bonus stories	No Bonus Available	No Bonus Available	up to 1 Bonus story**** up to 1 Additional Bonus stories*****
DO-8 ¹	The total building height with Community Benefit Bonuses shall be a maximum of 85 feet	No Bonus Available up to 1 Bonus story	up to 2 Bonus stories ^{3 4}	up to 2 Bonus stories ^{3 4}

- * Where a site has been designated on the DOZ Standards Map as a Six Maximum Building Height, the total building height including Community Benefit Bonuses shall be a maximum of 6 stories and 65 feet.
- ** If on City owned property in DO-3, the DS3 shall be granted up to 6 Bonus stories, and maximum 125 feet
- *** Except: 2 Bonus Stories under Development Standard 2, and 4 Bonus Stories under Development Standard 3 (125 feet maximum building height) where shown on the DOZ Standards Map in Section 175.08.
- **** Except: 4 story and 55 feet maximum building height where shown on the DOZ Standards Map in Section 175.08
- ***** Additional Bonus story may be granted at the discretion of the City Council prior to Planning Board as part of site plan review, see Section 331-175.14.
- ***** Where a site has been designated on the DOZ Standards Map as a Four Story Maximum Building Height, the total building height including Community Benefit Bonuses shall be a maximum of 4 stories and 55 feet.
- 1 CBBs Fees generated in DO-8 must be invested or applied within the DO-8 District.
- 2 Except: 2 bonus stories under Development Standard 2, where shown on the DOZ Standards Map in Section 175.08.
- 2 3 Except: 4 bonus stories under Development Standard 3 (maximum building height of 285 feet) where shown on the DOZ Standards Map in Section 175.08.
- 3 4 Except: 4 Bonus Stories under Development Standard 2 (maximum building height of 105 feet), and 5 Bonus Stories under Development Standard 3 (120 feet maximum building height) where shown on the DOZ Standards Map in Section 175.08.

175.11D(1) PRIVATE FRONTAGE DIAGRAM



175.11D(2) PRIVATE FRONTAGE STANDARDS

(2) Private Frontage Standards

(a) All Sites shall provide a Private Frontage along each Street and each Pedestrian Way, except:

- [1] On F Streets Private Frontages are not required.
- [2] Where a Site with multiple frontages has provided at least one Private Frontage of a minimum 100 feet in length along the Primary Frontage and complied with the Frontage Occupancy, the Site's other frontages of less than 55 feet in length are not required to provide a Frontage Occupancy on a Private Frontage.
- [3] Where a Site has three Site Frontages, and two of the highest priority Site Frontages comply with its Frontage Occupancy or where a Site has four Site Frontages, and three of the highest priority Site Frontages comply with its Frontage Occupancy, the Planning Board may reduce or remove the Frontage Occupancy requirement for one Site Frontage that it deems to be of the lowest priority.

(b) All buildings shall provide a Principal Entrance on the Primary Frontage.

(3) All Sites shall provide Private Frontages composed of one or more of the permitted Private Frontage Types as defined in Section 175.09B Public Frontage and Private Frontage Standards Private Frontage Types are: Storefront Frontage, Arcade Frontage, Urban Frontage, Stoop Frontage, Porch Frontage, Lightwell Frontage, Forecourt Frontage, Mid-Block Frontage

(4) Private Frontage Type standards are established in the definitions Section 175.04, regulated in Section 175.09B Public Frontage and Private Frontage Standards and further clarified below:

(a) Arcade Frontage Standards

- [1] A clear distance for pedestrian access between the outer and inner arcade elevations shall be minimum of 6'
- [2] A minimum clear vertical height between sidewalk and the arcade ceiling shall be 10'

(b) Urban Frontage Standards

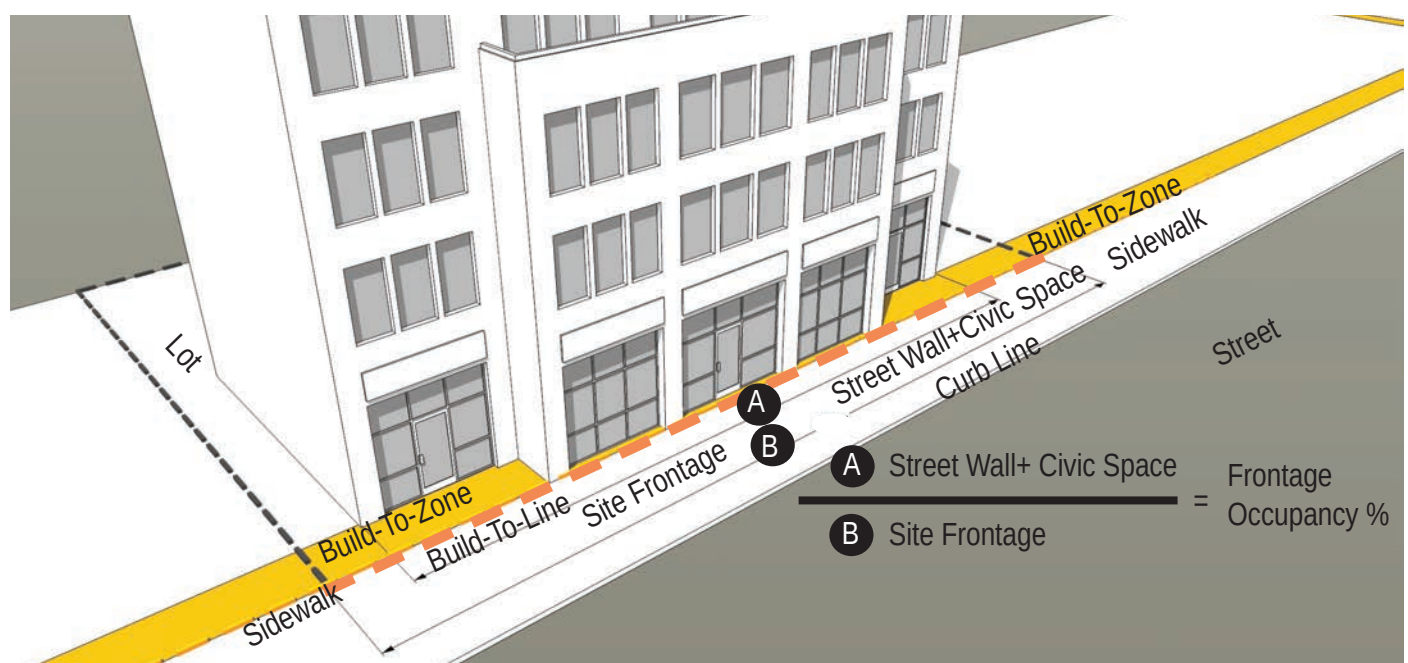
- [1] Where a development provides a parking structure facing any Street Type except an A or B Street, a minimum of 50% of the street-level, street facing building area located between 2' & 8' above the sidewalk shall provide architectural openings designed to appear as windows, however glass may be replaced with non-glazed openings designed to look like windows.

175.11E(1). BUILD-TO-ZONE

- (a) Structural elements of a front building facade, known as a Street Wall, shall be located within the Build-To-Zone.
- (b) To satisfy Frontage Occupancy requirements the face of the building for the required minimum Street Wall Height and minimum length of the building shall occupy the Build-To-Zone as defined by frontage requirements in Section 175.09B. Where a Site complies with the Significant Corner and Terminating Vista standards defined in 175.11E(8) and 175.11E(9) certain portions of the Street Wall shall permit the maximum Street Wall to be taller than otherwise required.
- (c) The Build-To-Zone allows building entrance alcoves and expanded sidewalk area for outdoor dining, building facade articulation, inclusion of projected and/or recessed building elements, and building alignment with existing neighboring buildings.

175.11E(2). FRONTAGE OCCUPANCY

- (a) All developments in the Downtown Overlay Zone require buildings to occupy a minimum Frontage Occupancy within the Build-To-Zone as defined by the DOZ Standards Map (Sec 175.08G) and DOZ Street Types (Sec 175.08F).
- (b) Frontage Occupancy shall be calculated as a percentage by measuring the length of a Street Wall or approved civic space measured along the Build-To-Line within the Build-To-Zone divided by the Site Frontage.
- (c) Where the Planning Board approves a civic space along a Street or Pedestrian Way, that portion of the Site Frontage shall be considered 100% occupied, provided that the civic space conforms to the standards established in 175.10.

175.11E(2)(d) BUILD-TO-ZONE AND FRONTAGE OCCUPANCY DIAGRAM

175.11E(3). STREET WALL

(a) Where a Street Wall is required, ~~accept~~ except in Waterfront Activation Area as defined by 175.09B and 175.08G(2), it shall comply with the following:

[1] Minimum Street Wall Height shall be 50% of largest perpendicular horizontal distance between the two opposing Build-To-Lines on either side of a street.

[2] Maximum Street Wall Height shall be equal to the largest perpendicular distance between two opposing Build-To-Lines on either side of a Street.

175.11E(4). STEPBACK

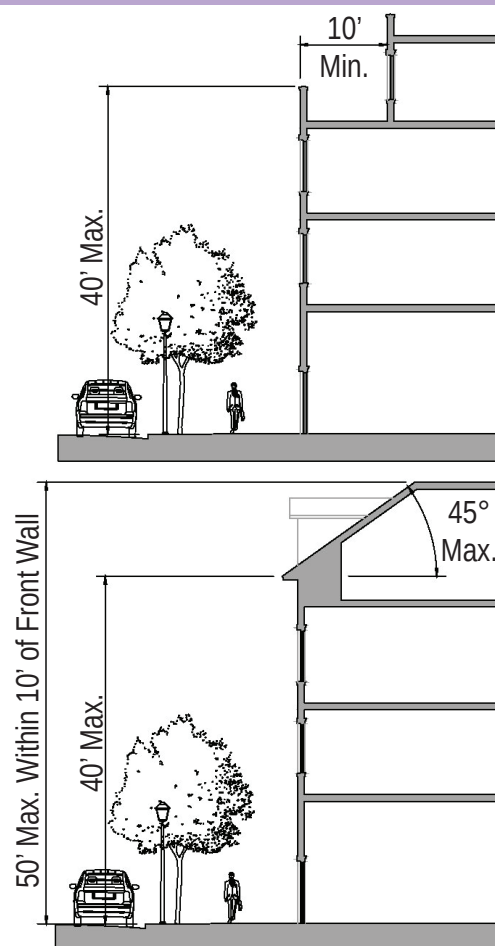
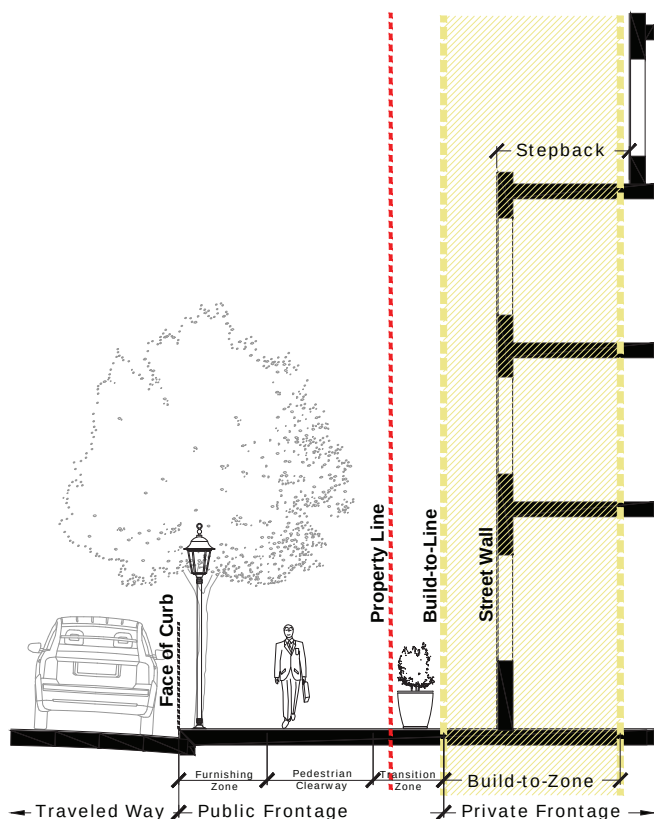
(a) Those Sites designated on the DOZ Street Types Standards Map in Section 175.08F as Street Type A, B, C, D, E, F or P shall require a Stepback from the Street Wall above the maximum Street Wall Height as defined by the applicable Street Type in Section 175.11E(3).

(b) Where the DOZ Standards Map in Section 175.08 designates a Significant Corner, the development may qualify for an exemption from the Stepback requirement for up to 30 percent of the Site Frontage, provided they meet the standards in Sec 175.11E(8).

(c) Where the DOZ Standards Map in Section 175.08 designates a Terminating Vista, the development may qualify for an exemption from the Stepback requirement for up to 30 percent of the Site Frontage, provided they meet the standards in Sec 175.11E(9).

(d) Where the Planning Board determines Sites qualify for more than one Stepback exemption, up to 60 percent of the site frontage may qualify for a Stepback exemption.

(e) For buildings facing Street Types G, H or I, the required stepback shall be defined by 175.11E(4)(g).

175.11E(4)(ef) STEPBACK DIAGRAM FIGURE 175.11E(4)(g) STEPBACK STREET TYPES G,H & I

175.11E(5) ACTIVE EDGE FRONTAGE REQUIREMENTS

(a) All sites shall endeavor to create an active edge along streets and sidewalks through the design and frequent placement of entryways and clearglazing to promote pedestrian activity and commerce in the DOZ.

(b) Applicants shall provide a minimum separation between entryways to promote pedestrian activity on sidewalks as defined by this Section.

(c) Storefront Required: Those Public Frontages designated on the Section 175.08 DOZ Standards Map as "Storefronts Required" shall comply with the following standards:

[1] A development shall comply with minimum standards of either a Storefront Frontage or an Arcade Frontage as defined in Figure 175.09B.

[2] The Private Frontage area within a Site behind the glazing at the Street Wall shall provide an Active Edge including frequent placement of entrances, storefronts, display areas and/or areas designed for multiple users designed to stimulate and concentrate pedestrian activity along the Public Frontage

[3] A Storefront Frontage shall be provided at the designated street and shall extend a minimum of 20 feet around the corner along the Build-To-Zone of the intersecting Streets and Pedestrian Ways.

[4] The architectural design for the ground floor street level shall provide frequent entryways no further than 60 feet from the end of the building at the Street Wall and the edge of each entryway shall be no greater than 60 feet from a consecutive entryway as measured along the Build-To-Line.

(d) Frequent Entryways Required: Those Public Frontages des-

ignated on the Section 175.08 DOZ Standards Map as "Frequent Entryways Required" shall comply with the following standards:

[1] The architectural design for the ground floor street level shall provide frequent entryways no further than 80 feet from the end of the Street Wall and the edge of each entryway shall be no greater than 80 feet from an adjacent entryway as measured along the Build-To-Line.

(e) Large Retail Occupancy Standard: Where a site requires either Frequent Entryways or Storefronts and where a single retail occupancy is provided for 20,000 SF or greater the architectural design for the ground floor street level shall provide frequent entryways no further than ~~100~~ 150 feet from the end of the building at the Street Wall and the edge of each entryway shall be no greater than ~~100~~ 150 feet from a consecutive entryway as measured along the Build-To-Line.

175.11E(6) GLAZING REQUIREMENTS

(a) The first story of all Street Walls shall provide a minimum area of window glazing according to standards established in Section 175.09B for the permitted Private Frontage Types as further defined below:

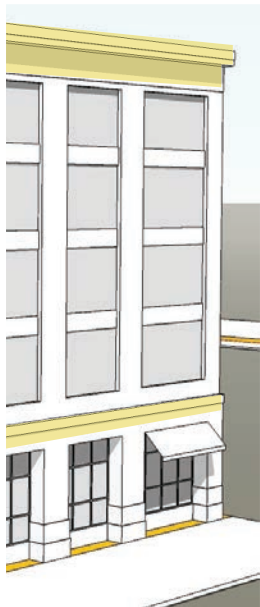
[1] The window glazing shall be clear, transparent glass unless otherwise provided in Section 331-175D ~~(3)(b)(2)(4)(b)~~.

[2] At Storefront Frontage, Arcade Frontage and Urban Frontage the Glazing area percentage shall be determined by measuring the surface area of the Glazing divided by the surface area of the Street Wall located between 2' and 8' above the elevation of the nearest sidewalk.

[3] At Stoop Frontage, Porch Frontage, Lightwell Frontage, Forecourt Frontage, and Mid-Block Frontage the Glazing area percentage shall be determined by measuring the Glazing surface area divided by the surface area of the Street Wall located between the first floor elevation and the underside of the second floor slab.

175.11E(7) EXPRESSION LINES

- (a) The Expression Lines guidelines provided below may be considered by the Professional Architectural Review Committee during its review of a site plan and proposed architectural design.
- (b) All buildings should provide horizontal expression lines in order to:
- [1] differentiate between the base, middle or top of buildings.
 - [2] emphasize a massing transition or change of use.
- (c) Expression lines should be articulated through the use of moldings, shading devices, changes of material, changes of color, cornices, and other similar architectural elements.

175.11E(7)(d) EXPRESSION LINES DIAGRAM

175.11E(8) SIGNIFICANT CORNER

- (a) With respect to the Sites depicted as Significant Corners on the DOZ standards Map in Section 175.08, [1] for those sites depicted as High Priority Significant Corners, the Professional Architectural Review Committee shall, in all cases, include a review of the design of the applicable corner as part of its review of the site plan and proposed architectural design of the overall project of which it is a part, and [2] for all other sites depicted as Significant Corners on the DOZ Standards Map, the Professional Architectural Review Committee shall include an analysis of the design of the applicable corner as part of its review of the site plan and proposed architectural design of the overall project of which it is a part if requested by the Applicant, provided that, in the case of this clause [2], if the Applicant does not request such a review, then the Applicant will not be permitted to take advantage of the benefits described in 175.11E(8)(b).
- (b) Those sites designated as Significant Corners shall qualify for exemption from the Stepback requirements for up to 30 percent of the Site Frontage at the corner, provided that the additional height above the Street Wall is located at the corner.
- (c) Where a civic space is proposed at a designated Significant Corner, the requirement for the Significant Corner shall be permitted at locations outside the Build-To-Zone where approved by the Planning Board.
- (d) The location of the architectural features shall be expressed within a portion of the Street Wall and may be expressed above the Street Wall.

175.11E(8)(e) SIGNIFICANT CORNER DIAGRAM

175.11E(9) TERMINATING VISTA

- (a) With respect to the Sites depicted as Terminating Vistas on the DOZ Standards Map in Section 175.08,
- [1] for those sites depicted as High Priority Terminating Vistas, the Professional Architectural Review Committee shall, in all cases, include a review of the design of the applicable terminating vista as part of its review of the site plan and proposed architectural design of the overall project of which it is a part, and
- [2] for all other sites depicted as Terminating Vista on the DOZ Standards Map, the Professional Architectural Review Committee shall include an analysis of the design of the applicable Terminating Vista as part of its review of the site plan and proposed architectural design of the overall project of which it is a part if requested by the Applicant, provided that, in the case of this clause [2], if the Applicant does not request such a review, then the Applicant will not be permitted to take advantage of the benefits described in 175.11E(9)(b).
- (b) Those sites designated as Terminating Vistas shall qualify for exemption from the Stepback requirements for up to 30 percent of the Site Frontage, provided that the additional height for the Street Wall is located at the Terminating Vista.
- (c) Where a civic space is considered at a designated Terminated Vista, the requirement for the Terminated Vista shall be met at the Street Wall.
- (d) The location of the architectural features shall be expressed within a portion of the Street Wall and may be expressed above the Street Wall.

175.11E(9)(e) TERMINATING VISTA DIAGRAM

175.11E(10) NEIGHBORHOOD MASSING

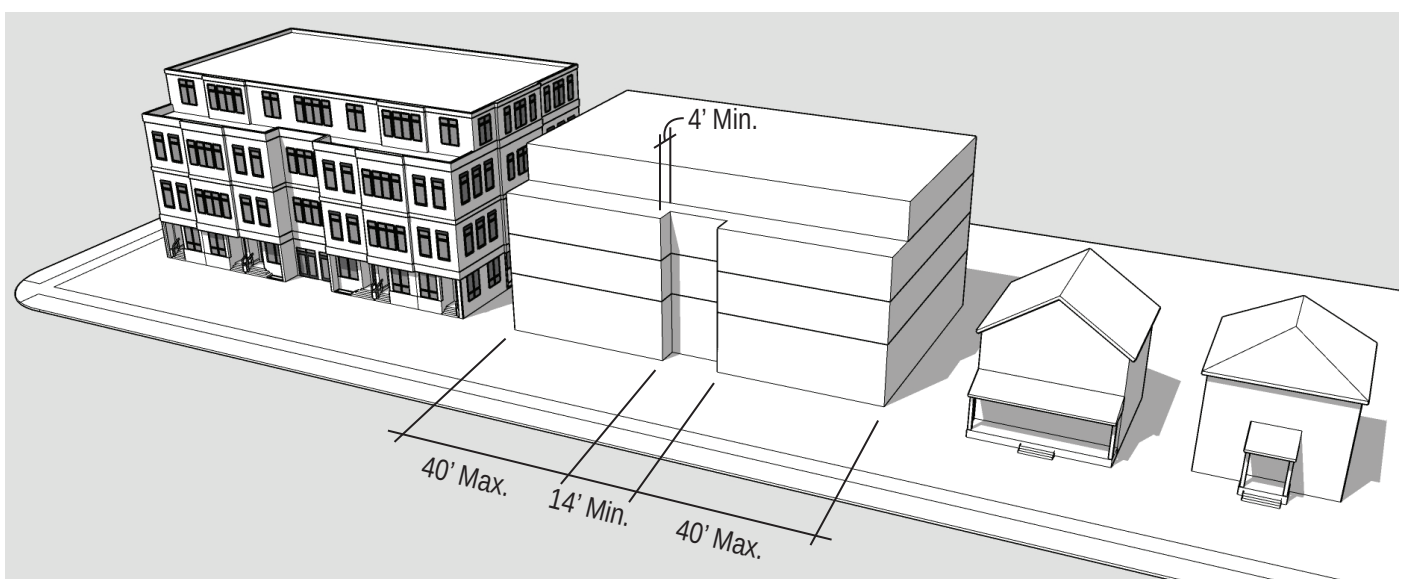
- (a) At sites designated as Four-Story Maximum Building Height on the map 175.08G, all buildings with Private Frontages shall comply with the following standards:
- (1) The length any one face of building shall not exceed 40'-0".
 - (2) The gap between each building face shall be a minimum of 14'-0" wide and a setback of at least 4'-0" behind the front face of the building wall.
 - (3) The above standards are not required on the upper floors where a setback is required.

175.11E(11) GARAGE PLACEMENT

Within the DO-8 Lincoln Neighborhood District, the predominate character of the existing neighborhood is to provide parking and private garages within the rear yard or side yard. Typical streets provide on-street parking to accommodate visitor parking. The following standards shall guide and determine the placement of parking and garages within the DO-8 District.

- (a) Parking shall be prohibited between the curb and Build-To-Line unless the Planning Board determines such use is incidental.
- (b) Private garage doors shall be prohibited within the Build-To-Zone unless the Planning Board determines such use is incidental.
- (c) Where a single family or two family lot is located on a corner lot, the Planning Board may permit parking to be located within a portion of the front yard if it determines such placement is incidental.
- (d) Shared driveways and rear lanes shall be encouraged to allow for more efficient and discrete parking in rear yards.
- (e) On-street parking shall be encouraged to provide access for both visitor parking and commercial parking.
- (f) Up to one garage door for a multi-tenant parking garage is permitted along a Public Frontage provided that the minimum Frontage Occupancy, as defined in Section 175.09B. Public Frontage and Private Frontage Standards has been fulfilled without including the garage door in the calculation. Where possible, driveways shall be located on a secondary street and garage doors shall be encourage to face the rear of the site or the side of the lot away from a street.

175.11E(10) NEIGHBORHOOD MASSING DIAGRAMS



175.11F. EDGING ELEMENT STANDARDS

(1) Permitted Edging Elements shall be provided within the Build-To-Zone for 100% of the Site Frontage except where approved Street Walls, curb cuts, Pedestrian Ways, entryways and civic spaces are provided. Edging elements must conform to the requirements of Section 331-175.11F(2) and 175.11F(3).

331-175.11F(2) TABLE OF PERMITTED EDGING ELEMENTS

Private Frontage Type	Edge Structure	Ornamental Fence	Privacy Fence	Planters	Landscaped Edge
	EE-1	EE-2	EE-3	EE-4	EE-5
Storefront	P	P	X	P	P
Arcade	P	P	X	P	P
Urban	P	P	X	P	P
Stoop	P	P	X	P	P
Porch	P	P	X	X	P
Lightwell	P	P	X	X	X
Forecourt	P	P	X	P	P
Mid Block	P	P	P	P	P

P = Permitted; X = Prohibited

* Additional building standards for railing may apply.

** Privacy fences shall be used for screening of utility and service areas and shall be no taller than 6 feet.

331-175.11F(3) EDGING ELEMENT STANDARDS

Edging Elements shall be designed to define and enclose the edge of the Public Frontage and create a transition onto a site.

Edging elements	ID	Description	Maximum Height	Prohibited Material
Edge Structure	EE-1	A low masonry wall, platform or stair.	42"	-
Ornamental Fence	EE-2	A semi-transparent fence.	42"	Chain Link
Privacy Fence	EE-3	An opaque fence or wall for screening utility and service areas.	72"	Chain Link
Planters	EE-4	Landscaped planters with spacing of not less than 8' clear.	72"	-
Landscaped Edge	EE-5	A hedge or row of plants and/or flowers.	42"	-

175.11G BUILDING HEIGHT

- (1) Ground floor uses with Storefront, where required, shall have a minimum clear height of 10 feet.
- (2) The following Height Exceptions shall be permitted:
 - (a) Buildings less than two stories shall be permitted by the Planning Board only when located in areas of civic space.
 - (b) Open railings, planters, skylights, church steeples, greenhouses, parapets, and firewalls may extend up to 4 feet above the maximum height limit with unlimited rooftop coverage.
 - (c) Solar collectors may extend up to 7 feet above the maximum height limit, with unlimited rooftop coverage.
 - (d) The following structures may extend up to 20 feet above the maximum height limit, as long as the combined total coverage of all features listed in this subsection does not exceed 20 percent of the roof area including one or more of the following:
 - [1] "green" energy production or reduction equipment (e.g. -solar collectors, wind turbines, solar hot water systems)
 - [2] stair and elevator penthouses
 - [3] mechanical equipment
 - [4] greenhouses, urban agriculture structures, and solariums
 - [5] play equipment and open-mesh fencing that encloses it, as long as fencing is at least 15 feet from the roof edge
 - [6] minor communication utilities and accessory communication devices
 - [7] cupolas and church steeples
- (e) Greenhouses that are dedicated to produce production are permitted to extend 15 feet above applicable height limit as long as the combined total coverage of all features gaining additional height does not exceed 50% of the roof area. The combined total coverage may be increased to 65%, provided that all mechanical equipment is screened and that no rooftop features are located closer than 10 feet to the roof edge.
- (3) Building Height at Stepbacks
 - (a) See Sec 175.11E(4) for maximum building height at building stepbacks.

175.11H PROJECTIONS AND ENCROACHMENTS

- (1) Building projections shall be permitted to encroach into a required front, side or rear yard setback, or across a Build-To-Line provided that:
 - (a) Structural encroachments shall provide a minimum of 14 feet of clearance over a public sidewalk or right of way.
 - (b) Architectural encroachments such as cornices or canopies that are not occupied space shall provide a minimum of 10 feet of clearance over a public sidewalk or right of way.
 - (c) Projections shall not be included in the calculation of building or impervious coverage.
- (d) Signs, awnings, overhangs and similar elements, if determined by the Planning Board to be consistent with the regulations and intent of the frontages, may encroach beyond a Build-To-Line.
- (e) Stairs and hand railings may project beyond the Build-To-Line for up to 2 feet provided they do not project into the Pedestrian Clearway and they are not closer to the street than the front lot line.
- (f) Porches and stoops may project beyond the Build-To-Line for up to 3 feet provided they do not project into the Pedestrian Clearway and they are not closer to the street than the front lot line.

175.11I. PARKING REQUIREMENTS

(1) Parking requirements for development in the Downtown Overlay Zone District shall be determined by Article XIV - Off-Street Parking and Loading. Section 331-126 identifies an overlay district called the Central Parking Area (CPA) that establishes alternate parking standards appropriate for the Downtown Overlay Zone in Section 331-125 through 331-126.G.

(2) On-Site Parking Placement

- (a) There shall be no parking at the sidewalk level within the Build-To-Zone unless the Planning Board determines that such parking is incidental.
- (b) There shall be no parking within a building at the sidewalk level within the Private Frontage unless the Planning Board determines that such parking is incidental.
- (c) Where a site proposes, or is required to accommodate, any single retail occupancy of 20,000 square feet or greater, the architectural design of the ground-floor, street level or applicable retail level shall require that parking associated with such use be located directly adjacent to and on the same level as the primary customer entrances and exits of the retail space.

175.11J SUSTAINABLE DEVELOPMENT STANDARDS

(1) All Sites shall ~~comply with Potable Water Consumption Reduction and Heat Island Reduction standards~~; further the goals of the City of New Rochelle GreenNR plan and its updates and shall comply with Sustainable Development Standards.

175.11J~~(2)~~ (1) POTABLE WATER CONSUMPTION REDUCTION

(a) Outdoor Potable Water Consumption

- [1] Minimum reduction for potable water consumption for outdoor landscape irrigation shall be 50% from a calculated midsummer baseline case.
- [2] Reductions may be attributed to any, but not limited to, combination of the following items:
 - [a] Plant species, density and microclimate factor
 - [b] Irrigation efficiency
 - [c] Use of captured rainwater

[d] Use of recycled wastewater

- [e] Use of water treated and conveyed specifically for non-potable uses.
- [f] Use of other non-potable water sources such as storm-water, air conditioning condensate, and foundation drain water.

- (b) Indoor Potable Water Consumption shall be limited to use of WaterSense high-efficiency products for faucets, toilets, and shower heads.

175.11J~~(2)~~ (2) HEAT ISLAND REDUCTION

- (a) Minimum requirement of 50% heat island reduction for non-roof site hardscape (including sidewalks, courtyards, parking lots, parking structures, and driveways) shall be achieved through any combination of the following strategies:

- [1] Provide shade from open structures such as those supporting solar photovoltaic panels, canopied walkways, and pergolas
- [2] Have open grid pavement system (at least 50% pervious)
- [3] Provide shade from tree canopy (within five years of landscape installation)

- (b) Minimum requirement for heat island reduction for roof areas shall be achieved through any combination of the following strategies:

- [1] Use roofing materials that have a Solar Reflectance Index (SRI) equal to or greater than the values in the table below

for a minimum of 75% of the roof area surface of all new buildings within the project

Roof Type	Slope	SRI
Low-Sloped Roof	≤ 2:12	78
Steep-Sloped Roof	> 2:12	29

- [2] Install a vegetated roof for at least 50% of the roof area of all new buildings within the project.
- [3]. Combinations of SRI compliant and vegetated roof can be used provided that they collectively cover 75% of the roof area of all new buildings.

175.11J(3) LEED EQUIVALENCY

(1) The minimum required sustainable development requirements shall be achieved through demonstrating equivalency of a LEED Building v4 Silver (50-59 points) of the U.S. Green Building Council's rating system.

175.11K. WATERFRONT ACCESS FEE

In order to ensure adequate access to the City's waterfront, a waterfront access fee shall be required on a per unit basis, initially set ~~at \$5,000 per residential dwelling unit in DO-1 through DO-6 and~~ at \$10,000 per residential dwelling unit in DO-7, and adjusted by the City Council as needed.

175.11L. RESERVED

SECTION 331-175.12 RESERVED

SECTION 331-175.13 RESERVED

SECTION 331-175.14 ADMINISTRATION**175.14A APPLICATION REVIEW PROCESS FOR THE DOZ**

Prior to the filing of an application for site plan approval for a use or development under the Downtown Overlay Zone regulations, the Applicant or designated representative shall meet in person with the Commissioner of Development, or designated representative, to discuss the proposed site plan, so that the necessary steps may be undertaken with a clear understanding of the Planning Board's attitude and requirements in matters of site development.

A site plan and accompanying documents, as specified in § 331-119, shall be prepared by the Applicant or designated representative in accordance with the general requirements and design standards specified in the Downtown Overlay Zone. The Applicant shall also submit preliminary worksheet, and Environmental Disclosure per 175.14C, in a format acceptable to the Department of Development, identifying which development standards from Section 175.11C the Applicant is seeking approval and which Community Benefit Bonuses from 175.11C the Applicant is seeking approval.

In DO-7, applicants seeking to use Community Benefit Bonuses from 175.11C under Development Standard 3 for additional height of a 6th story shall submit viewshed and shadow analyses

prepared in accordance with the Future Actions section of the SEQRA Statement of Findings associated with this zoning for City Council review.

The Applicant shall submit the required preliminary architectural facade elevations and plans to the Department of Development for preliminary review comments by the Professional Architectural Review Committee.

The Commissioner of Development, or designated representative, shall review the site plan and accompanying documents to ascertain what development standard will apply to the project, and determine general conformity with the Downtown Overlay Zone regulations. The Commissioner of Development, or designated representative, will meet with the Applicant or designated representative with regard to changes deemed advisable and the kind and extent of improvements to be made and with regard to the need for applying to the Zoning Board of Appeals prior to submitting official application to the Department of Development.

175.14B PLANNING BOARD REVIEW

After the required pre-submission meeting outlined in Section 175.14A, formal application for site plan approval shall be submitted to the Department of Development. The Department of Development shall promulgate administrative procedures for formal details on submission requirements. The Department may distribute prints to City departments for review and comments.

Where required, the Board shall hold a public meeting on the site plan which shall be coordinated with any hearings held pursuant to the State Environmental Quality Review Act.

175.14C ENVIRONMENTAL DISCLOSURE REPORTING

- | | |
|--|---|
| <p>(1) To achieve practical, results-oriented, and realistic goals in lowering greenhouse gas emissions, each Applicant seeking Site Plan Review shall include environmental disclosure on project-related emissions.</p> | <p>(3) These disclosures should be mandatory with fines for non-compliance.</p> |
| <p>(2) The disclosure reporting period starts at the site plan review, and continues during construction and building occupancy, and requires annual reporting and monitoring of energy, water, and waste usage. The disclosure needs to identify opportunities for improvements, goals for further greenhouse gas emission reductions, and, where applicable, an explanation as to why further reductions are not feasible.</p> | |

175.14C RESERVED**175.14D SUBMISSION REQUIREMENTS**

- | | |
|---|--|
| <p>(1) A Pre-Submission meeting as identified in Section 331-175.14.A is required.</p> <p>(2) The site plan and accompanying documents, shall be prepared as specified in Section 331-119.</p> <p>(3) All Site Plan applications shall comply with Section 331-117.1 Architectural Review of site plans and Major Subdivisions by professional architects required.</p> | <p>(4) All developments shall comply with the Fee schedule established and amended from time to time in Section 133.</p> |
|---|--|

175.14E SITE PLAN AMENDMENTS

Proposed amendments to site plans shall be presented first to the Commissioner of Development, or designated representative, who shall determine whether they will require a pre-submission conference and review and approval by the Planning Board (for major amendments) or an expedited review and administrative approval by the Commissioner of Development (for minor amendments).

The Planning Board may establish and adopt criteria for determining the degree of change to a site plan that triggers the need for a new application and full approval process.

175.14F DURATION OF APPROVALS

All development proposals approved under this Article shall remain valid for a period of two years from the date of site plan approval and an Applicant shall obtain necessary building permits and other approvals from permitting agencies and commence construction within such time period. Such approvals shall expire after two years unless the Applicant can show good cause for its failure to obtain a building permit, in which case an extension of up to one year may be granted by the Planning Board. If construction is

suspended for a period greater than six months, the Planning Board shall be empowered to notify the Applicant and revoke the approval if such suspension is not found to be for good cause.

SECTION 331-175.15. RESERVED

SECTION 331-175.16. COMPLIANCE WITH THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

- A. In accordance with the State Environmental Quality Review Act (SEQRA) and the regulation issued thereunder, the City Council has accepted and approved a Draft and Final Generic Environmental Impact Statement (SGEIS) and a Statement of Findings which analyze the potential environmental impacts of adoption of this DOZ. The Statement of Findings, summarizes the City Council's findings on these potential impacts and establishes conditions and thresholds for development under this Article and the extent to which further SEQRA review may be required for site-specific impacts of projects to be built under the terms of this Article.
- B. The Findings Statement includes conditions and thresholds for the entire DOZ. ~~All development within the DOZ that is subject to SEQRA shall comply with the conditions and thresholds in the Findings Statement.~~ All projects developed under the DOZ shall comply with the build-out under the adopted Theoretical Development Scenario, the adopted Fair Share Mitigation Fees, and all conditions and thresholds established in the most recently adopted Findings Statement.

SECTION 331-175.17 RESERVED**SECTION 331-175.18 AMENDMENTS TO THIS ARTICLE**

This Article may be amended from time to time in accordance with State Environmental Quality Review Act. Prior to adopting an amendment, the City Council shall refer such proposed amendment to the Planning Board and the Master Developer (if the Master Developer Agreement remains in full force and effect) for comment. If comments are not received within 30 days of such referral, the City Council may enact the amendment without receiving such comment. All such amendments shall be consistent with the Recommended Action Plan and the Statement of Findings.

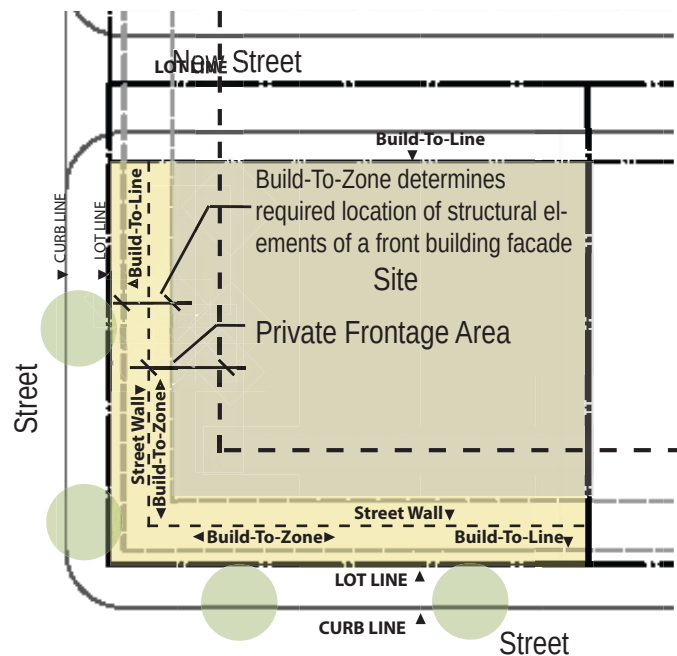
SECTION 331-175.19 RESERVED**SECTION 331-175.20 RESERVED**

SECTION 331-175.21 DOZ ILLUSTRATIONS - FOR REFERENCE ONLY

175.21 DOZ ILLUSTRATIONS

A. Section 175.21 provides illustrations, for reference only, to assist applicants in applying the standards for the Downtown Overlay Zone. The figures in this section are provided as a courtesy to applicants and do not supersede or modify the standards established in other sections of 331-175.

175.21B SITE DEVELOPMENT DIAGRAM



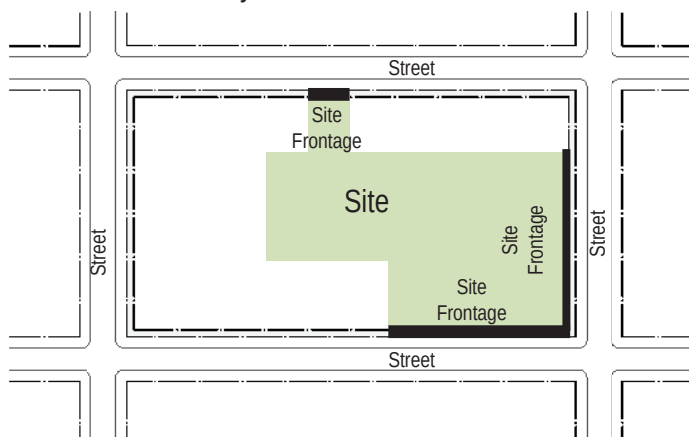
175.21C SITE FRONTAGE

FRONTAGE, SITE

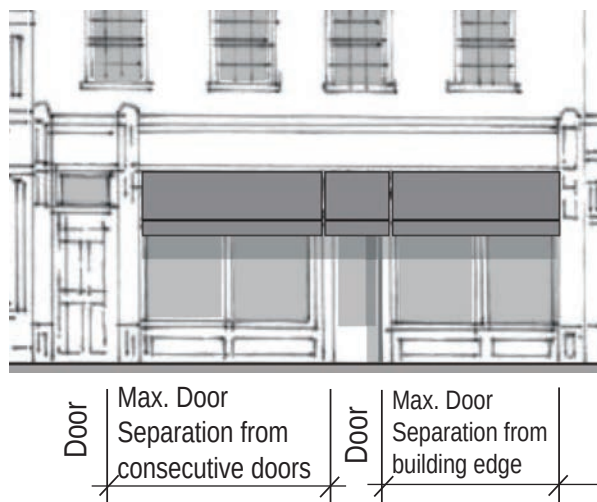
The length of a Site fronting on a Street or Pedestrian Way, measured in feet along the Build-To-Line.

FRONTAGE, TOTAL SITE

The sum of all Site Frontages facing one or more Streets, measured in feet, located on one contiguous Development Site, excluding frontages along Pedestrian Ways.

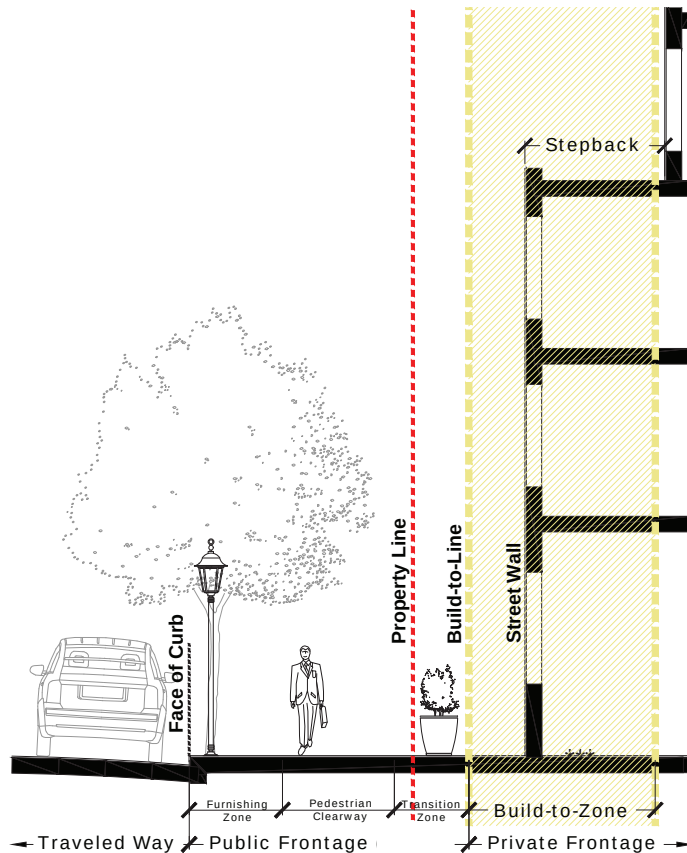


175.21D FREQUENT ENTRYWAYS



175.21E PUBLIC FRONTAGE

(1) Public Frontages shall consist of the following elements:



(2) LANDSCAPE AND FURNISHING ZONE

- (a) The area closest to the face of curb determined by the Street Type.
- (b) Allows for placement of parking fee meters, street signage, street lighting, bike racks, refuse receptacles, etc.
- (c) ~~Allows for~~ Street trees and bio-retention areas recommended.
- (d) Allows for transit stop waiting and enclosure areas.
- (e) Allows for seating furniture (benches) and

(3) PEDESTRIAN CLEARWAY ZONE

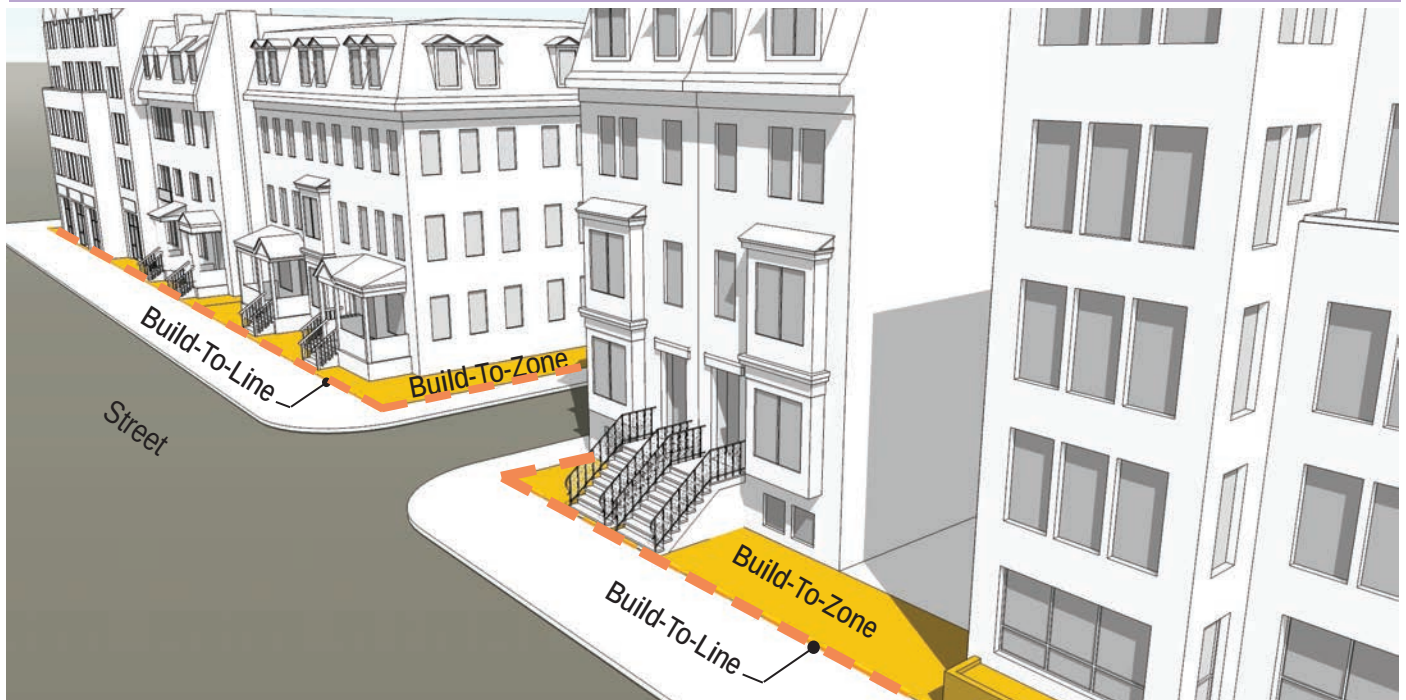
- extended outdoor dining areas.
- (a) The area between the Landscape and Furnishing Zone and Transition Zone as determined by Street Type
- (b) Allows for the clear passage of pedestrians

(4) TRANSITION ZONE

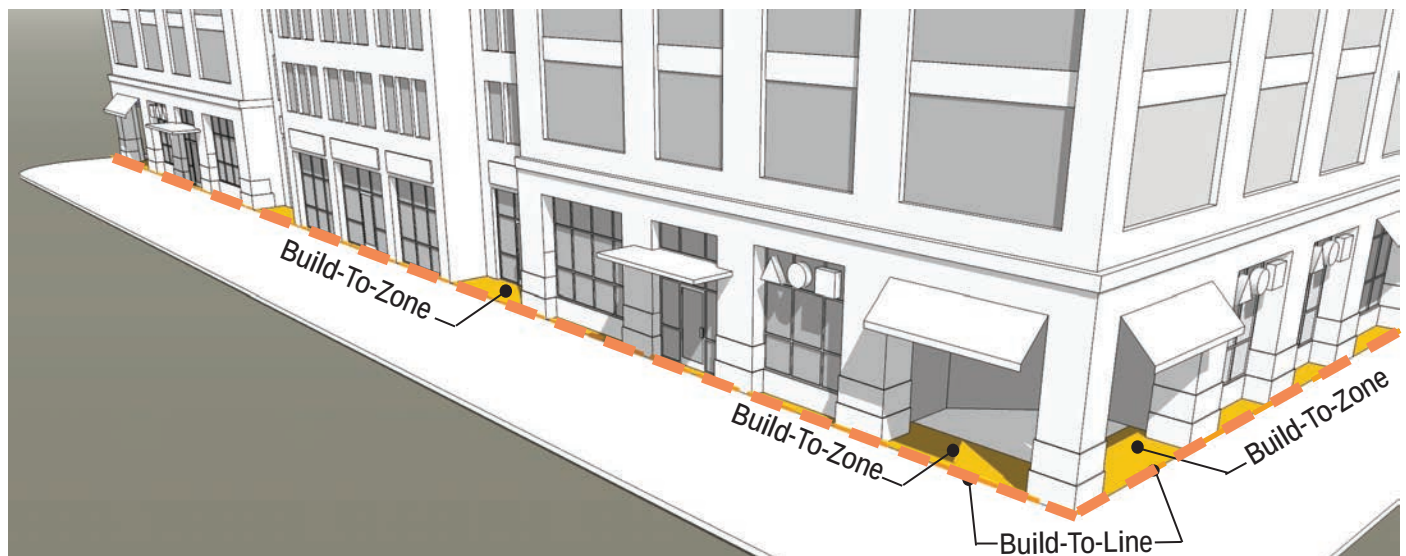
- (a) The area between the Pedestrian Clearway and the Build-To-Line.
- (b) Allows for placement of building fixtures (lighting, signage, projected architectural moulding etc), removable planters, and signage boards.
- (c) Serves as an extended entrance and storefront interaction area.
- (d) Allows for seating furniture (benches) and extended outdoor dining or landscaped areas.

(5) BUILD-TO-ZONE

175.21F BUILD-TO-ZONE



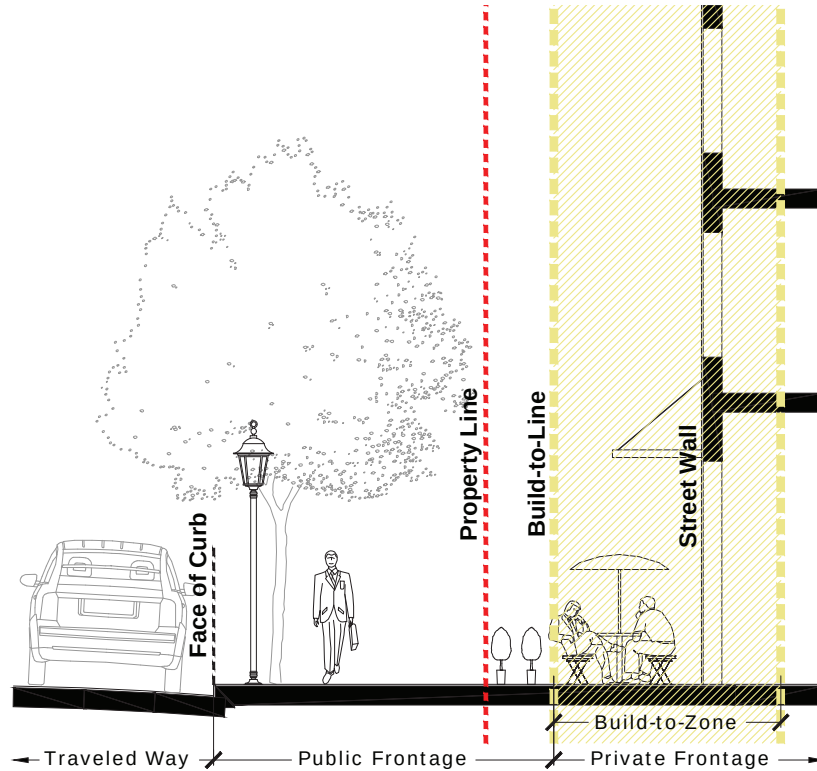
Street Frontages showing a typical Ten Foot Build-To-Zone on a typical residential street



Street Frontages showing a typical Five Foot Build-To-Zone

175.21G(1) STOREFRONT FRONTAGE

175.21G(1)(a) STOREFRONT FRONTAGE

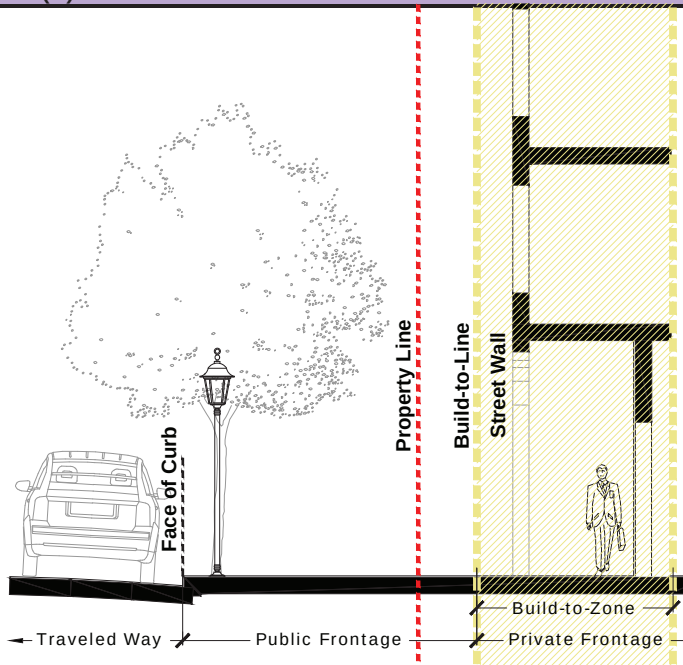


175.21G(1)(b) STOREFRONT FRONTAGE & BTZ

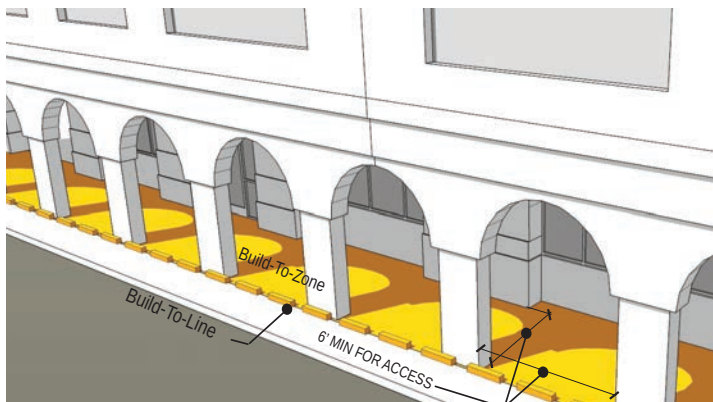
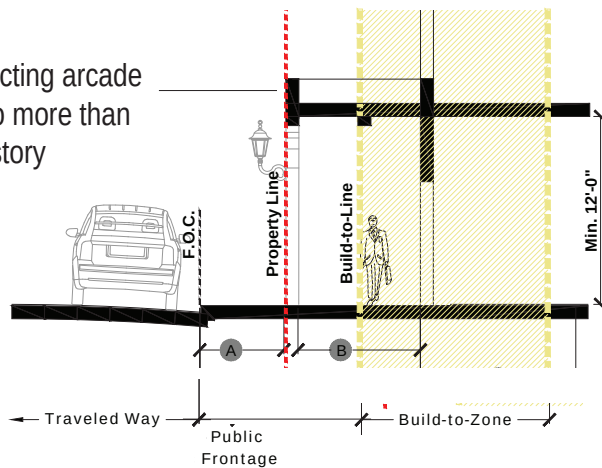


(c) Storefront Frontage is a Private Frontage primarily for retail or restaurant commercial use, with substantial glazing and Active Edge, complying with Storefront Frontage or Arcade Frontage requirements. Residential and accessory residential uses, other than lobby entrances are prohibited from occupancy where Storefronts are required.

175.21G(2) ARCADE FRONTAGE

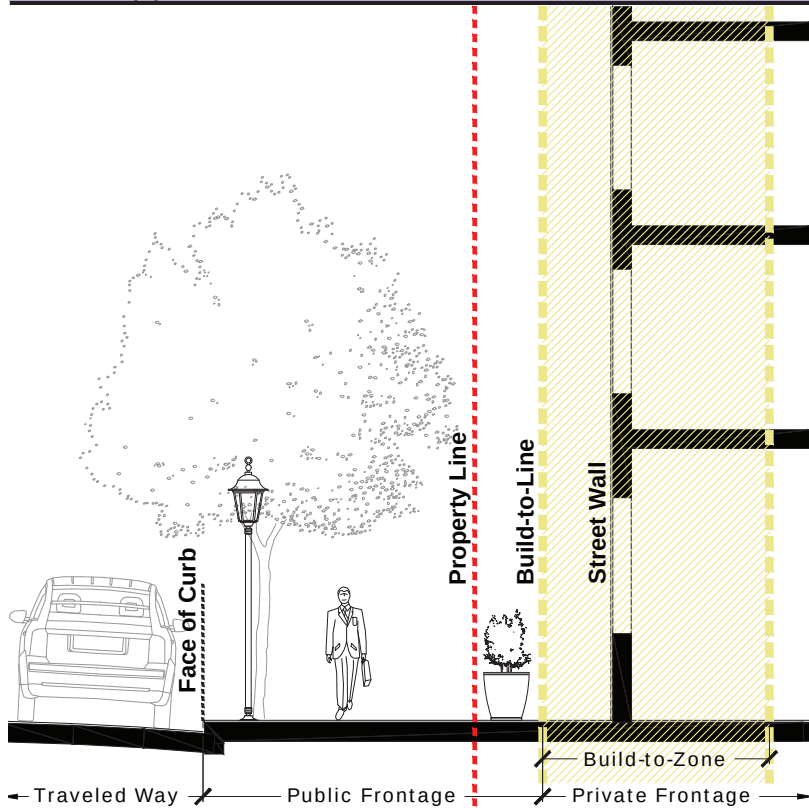


Projecting arcade
for no more than
one story



Arcade Frontage is a Private Frontage Type that has a series of arches or openings carried by columns or piers, and provides a covered walkway with access to adjacent storefronts.

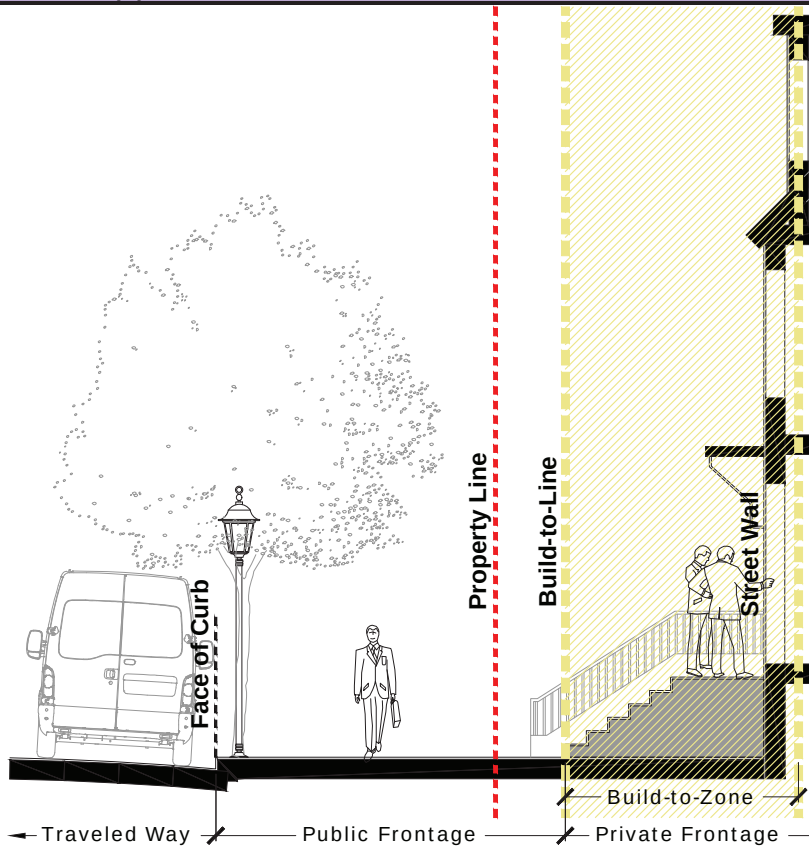
175.21G(3) URBAN FRONTAGE



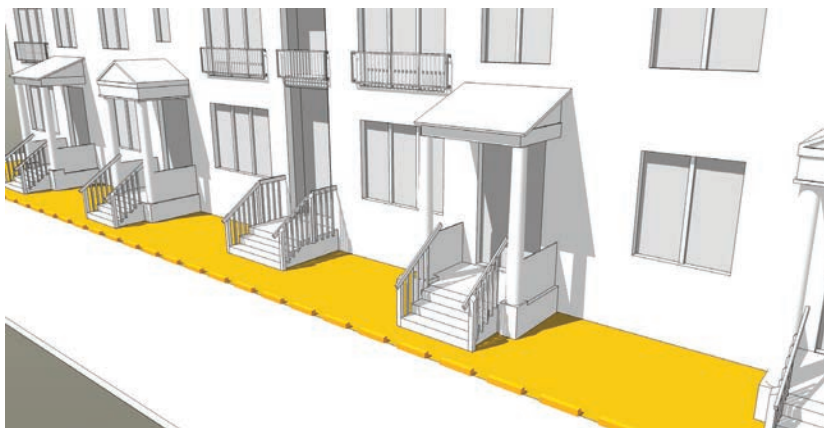
Urban Frontage is a Private Frontage type with less substantial Active Edge and glazing at the sidewalk level than Storefront Frontage.



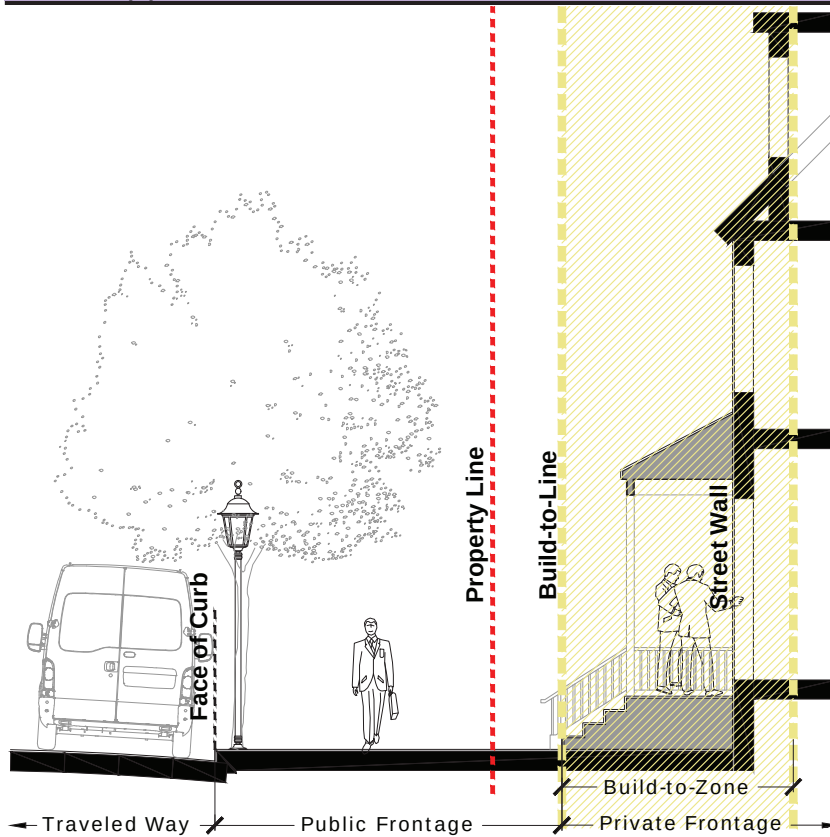
175.21G(4) STOOP FRONTAGE



Stoop Frontage is a Private Frontage type, typically residential, with elevated first floor to sufficiently secure privacy for the windows, with entrance accessed from an exterior stair and landing that may be a perpendicular or parallel to the sidewalk, located within Build-To-Zone



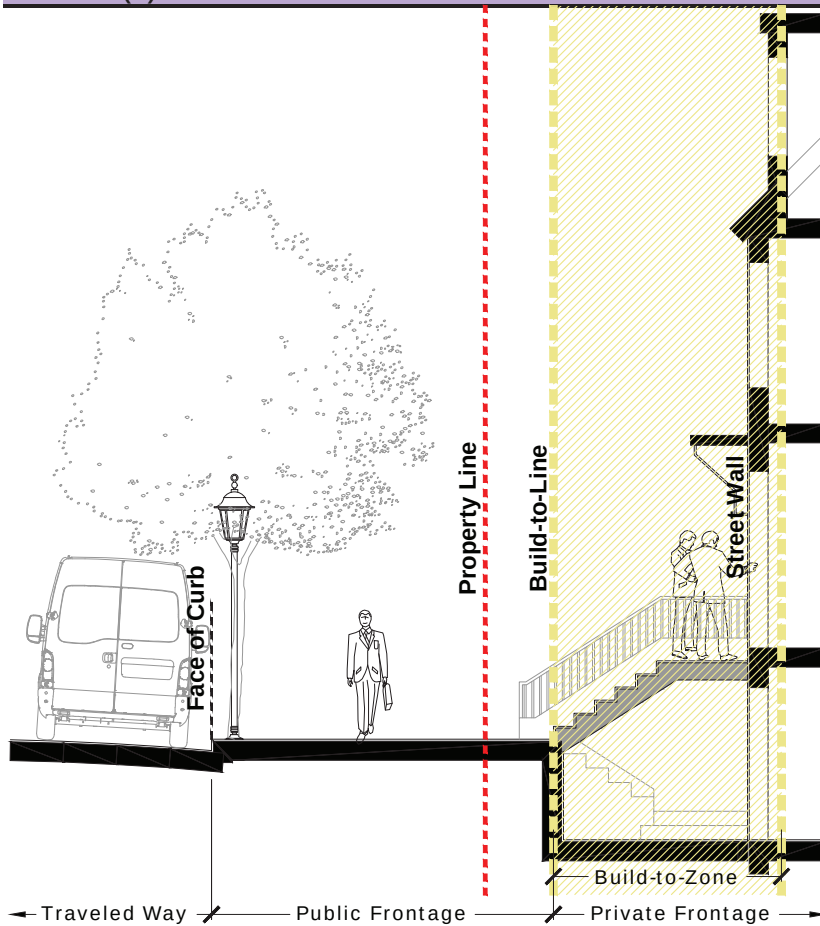
175.21G(5) PORCH FRONTAGE



Porch Frontage is a Private Frontage type, typically residential, where the façade is set back from an attached porch that may not be screened or glazed, and is no less than 5 feet deep.



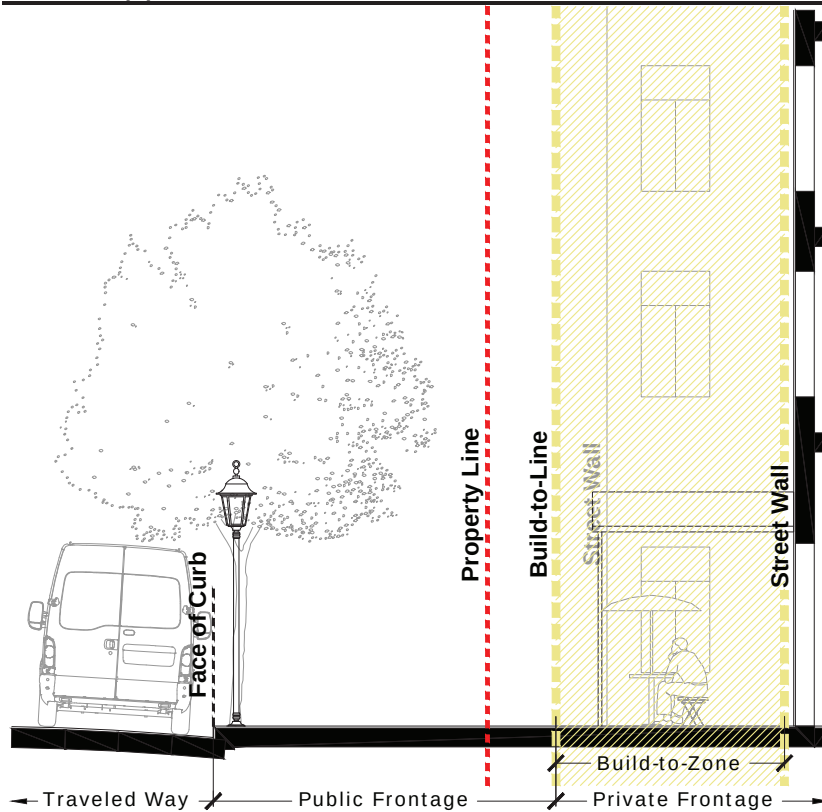
175.21G(6) LIGHTWELL FRONTAGE



Lightwell Frontage is a Private Frontage type, typically residential, where the façade is set back to allow for below-grade entrances or windows designed to allow light into basements.



175.21G(7) FORECOURT FRONTAGE



Forecourt Frontage is a Private Frontage type, where a portion of the building façade is set back to allow for large private gardens, bio-retention areas, or similar.

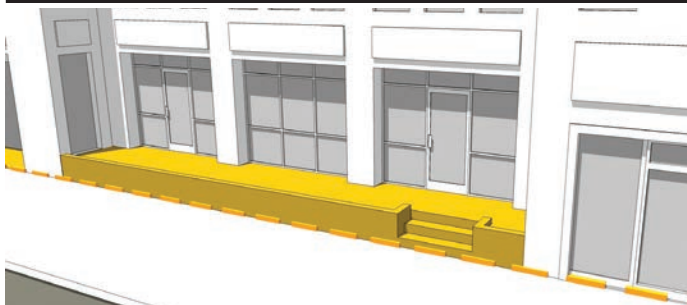


175.21G(8) MID-BLOCK FRONTAGE

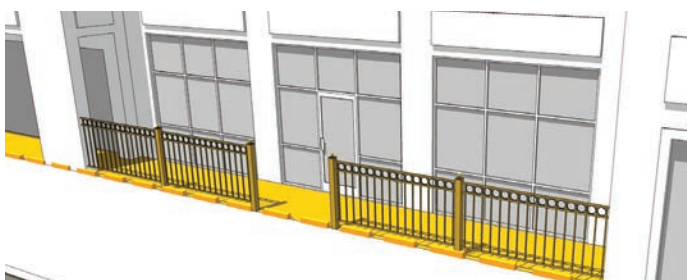


Mid-Block Frontage is a Private Frontage type with lower Frontage Occupancy, that permits courtyard, drop-off and parking areas with incorporated edging elements to screen the view from the street.

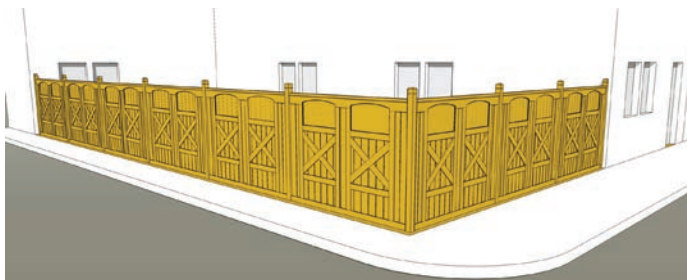
175.21H(1) EDGE STRUCTURE



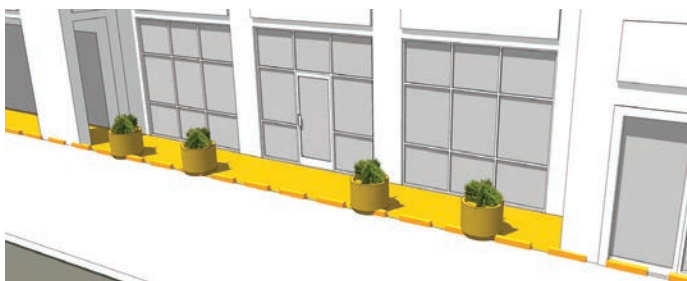
175.21H(2) ORNAMENTAL FENCE



175.21H(3) PRIVACY FENCE



175.21H(4) PLANTERS



175.21H(5) LANDSCAPED EDGE



City of New Rochelle
Development

MEMORANDUM

To: Honorable Mayor and City Council
Thru: Wilfredo Melendez, City Manager
Date: July 14, 2026
From: Adam Salgado, Development Commissioner
Subject: PROPOSED AUTHORIZATION TO NEGOTIATE AND EXECUTE AGREEMENT WITH SOCIAL SECURITY ADMINISTRATION (SSA) OFFICE RE: PARKING PERMITS – Proposed resolution authorizing the City Manager to enter into an agreement with SSA related to parking permits at New Roc Garage.

Background: The Social Security Administration Office, located at 85 Harrison Street, has requested approximately twelve (12) non-assigned parking spaces within the New Roc Garage for the use of its employees. Parking privileges would be limited to regular permit hour, Monday through Friday, from 6:00AM to 8:00PM.

Proposed intergovernmental permit rates are \$765 annually or \$405 semiannually, as specified in the City code, and may be applied on a per-vehicle basis. Permit fees are subject to adjustment in accordance with the City Code. Based on twelve (12) parking spaces, the arrangement is projected to generate approximately \$9,180 in annual revenue or \$4,860 in semiannual revenue.

Issue:

The Social Security Administration is seeking to enter into a municipal-state arrangement to receive the intergovernmental parking permit rate for employee use at the New Roc Garage.

Recommendation:

Staff recommends that the City Council adopt a resolution authorizing City Manager to negotiate and execute an agreement with the Social Security Administration for a period of five (5) years.

Enc.

Letter of Intent

Attachments:

1. Letter of Intent

RESOLUTION NUMBER:
MEETING DATE: July 14, 2026

Item # 18.

LEGISLATION

**RESOLUTION AUTHORIZING THE CITY MANAGER TO
ENTER INTO AN AGREEMENT WITH SOCIAL SECURITY
ADMINISTRATION (SSA) OFFICE RELATED TO PARKING
PERMITS AT NEW ROC GARAGE.**

WHEREAS, the Social Security Administration (SSA) Office, located at 85 Harrison Street, has requested approximately twelve (12) non-assigned parking spaces within the New Roc Garage for use by its employees during regular permit hours, Monday through Friday, from 6:00AM to 8:00PM; and

WHEREAS, the City Code establishes an intergovernmental parking permit rate of \$765 annually or \$405 semiannually per vehicle, as may be adjusted from time to time in accordance with the City Code; and

WHEREAS, for twelve (12) parking spaces, the arrangement is projected to generate approximately \$9,180 in annual revenue, or \$4,860 on a semiannual basis, while supporting the operations of a federal agency serving the residents of the City.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of New Rochelle hereby authorizes the City Manager to negotiate and execute an agreement with the Social Security Administration (SSA) Office, in a form acceptable to the Corporation Counsel, for the use of up to twelve (12) non-assigned parking spaces in the New Roc Garage for a term of five (5) years, at the applicable intergovernmental parking permit rate established by the City Code, as such rate may be amended from time to time.



SOCIAL SECURITY

SOCIAL SECURITY
85 Harrison St
New Rochelle NY, 10801

To: Ms. Bonacci
From: Darshna Patel
Subject: Request for Parking Permits for New Roc Parking Garage
Date: April 6, 2026

Good afternoon. Thank you for taking the time to speak to me today regarding parking availability at the New Roc garage on Harrison St for our employees. We presently have 12 employees who need parking spaces. As per our conversation, I am requesting a reduced monthly rate for our federal employees that serve the community of New Rochelle for all their Social Security and Medicare related matters. We would appreciate a discounted rate for our Federal workers. Can you please provide the monthly, semiannual and annual rates to give our employees a choice?

Please let me know if you need anything else. I can be reached either via email at Darshna.Patel@SSA.Gov or my cell phone 914-450-8779.

Thank you for your consideration.

Darshna Patel

Assistant District Manager
SSA

Cc/ Iris Rosario
District Manager

City of New Rochelle
Development

MEMORANDUM

To: Honorable Mayor and City Council
Thru: Wilfredo Melendez, City Manager
Date: July 14, 2026
From: Adam Salgado, Development Commissioner
Subject: PROPOSED ACCEPTANCE OF NEW YORK STATE HOMES AND COMMUNITY RENEWAL PRO-HOUSING COMMUNITIES TECHNICAL ASSISTANCE GRANT – Ordinance authorizing the City Manager to accept a grant award of \$250,000 from New York State Homes and Community Renewal under the 2025 Pro-Housing Communities Technical Assistance Program and to amend Ordinance No. 198 of 2025, the Budget of the City of New Rochelle.

Background: On February 24, 2026, Governor Kathy Hochul announced that the State has awarded \$5 million in technical assistance grants to certified Pro-Housing Communities through New York State Homes and Community Renewal (HCR). The City of New Rochelle was awarded \$250,000 — the maximum available grant amount — under the 2025 Pro Housing Communities Technical Assistance (PHC-TAG) Program.

The City submitted its application to HCR in November 2025, following City Council authorization under Resolution 2025-170, adopted at the November 12, 2025 Regular Legislative Meeting. The application sought funding to design a Residential Rehabilitation and Infill Housing Growth Program to preserve and grow affordable housing in New Rochelle’s existing neighborhoods, with emphasis on naturally occurring affordable housing (NOAH) in Disadvantaged Communities.

The City is awaiting formal notification from HCR regarding next steps for grant contracting. Frequent inquiries have identified HCR staffing changes for the delayed implementation of this funding, with no anticipated timeline currently.

Issue

In order to proceed with the PHC-TAG award, City Council must formally accept the grant funds and authorize the City Manager to execute all required agreements and documentation with NYS HCR. Acceptance of the award is consistent with and implements the authority previously granted under Resolution 2025-170.

Recommendation

Due to the summer Council meeting schedule and the significance of timely implementation of this housing affordability initiative, staff recommends that the City Council adopt a resolution authorizing the City Manager:

1. Accept the \$250,000 grant award from New York State Homes and Community Renewal under the 2025 Pro Housing Communities Technical Assistance Program;
2. Execute and submit all agreements and documents necessary to implement the grant; and
3. Authorize the following Budget Amendment to allow for these funds to be entered into the City's 2026 Budget and to be automatically rolled forward into future operating budgets until grant completion.

Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026, is hereby amended as follows:

Increase Revenue

6989.3090.26054 *State Aid – NYS Homes & Community Renewal* \$250,000

Increase Expense

6989.46000.26054 *Contract Services – NYS Homes & Community Renewal* \$250,000

Attachments:

1. Resolution 2025-170

RESOLUTION NUMBER:
MEETING DATE: July 14, 2026

Item # 19.

LEGISLATION

ORDINANCE AUTHORIZING THE CITY MANAGER TO ACCEPT A GRANT AWARD OF \$250,000 FROM NEW YORK STATE HOMES AND COMMUNITY RENEWAL UNDER THE 2025 PRO-HOUSING COMMUNITIES TECHNICAL ASSISTANCE PROGRAM AND TO AMEND ORDINANCE NO. 198 OF 2025, THE BUDGET OF THE CITY OF NEW ROCHELLE.

WHEREAS, pursuant to Resolution 2025-170, adopted on November 12, 2025, the City of New Rochelle applied for a technical assistance grant to certified Pro-Housing Communities through New York State Homes and Community Renewal (HCR) to support the design a Residential Rehabilitation and Infill Housing Growth Program to preserve and grow affordable housing in New Rochelle's existing neighborhoods, with emphasis on naturally occurring affordable housing (NOAH) in Disadvantaged Communities; and

WHEREAS, the City of New Rochelle was awarded \$250,000, the maximum award available, under the 2025 Pro Housing Communities Technical Assistance (PHC-TAG) Program administered by HCR; and

WHEREAS, acceptance of the grant award and execution of the required grant agreements are necessary to implement the program and secure the grant funding.

NOW, THEREFORE, BE IT ORDAINED, by the City of New Rochelle:

Section 1. The City Council hereby accepts the grant award of \$250,000.00 from New York State Homes and Community Renewal under the 2025 Pro Housing Communities Technical Assistance Program.

Section 2. The City Manager is hereby authorized and directed to execute the Grant Agreement, as well as any related contracts, amendments, certifications, or documents necessary to implement the grant, subject to approval as to form by the Corporation Counsel.

Section 3. Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026, is hereby amended to appropriate the grant funds as follows:

Increase Revenue

6989.3090.26054 State Aid – NYS Homes & Community Renewal \$250,000

Increase Expense

6989.46000.26054 Contract Services – NYS Homes & Community Renewal	\$250,000
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Section 4. This Ordinance shall take effect immediately upon adoption.

City of New Rochelle
Development

MEMORANDUM

To: Honorable Mayor and City Council
Thru: Wilfredo Melendez, City Manager
Date: November 12, 2025
From: Adam Salgado, Development Commissioner
Subject: PROPOSED AUTHORIZATION TO SUBMIT APPLICATION UNDER NEW YORK STATE PRO HOUSING TECHNICAL ASSISTANCE PROGRAM – Resolution authorizing the City Manager to submit an application to New York State Homes and Community Renewal under the 2025 Pro Housing Communities Technical Assistance Program.

Background:

New York State Homes and Community Renewal (HCR) has released the 2025 Pro Housing Communities Technical Assistance Program Request for Applications, designed to support municipalities in pursuing policies and planning initiatives that advance housing growth, streamline permitting, modernize zoning, and increase the production and preservation of diverse and affordable housing options.

As a designated Pro Housing Community, the City of New Rochelle is eligible to apply for financial and technical assistance to support ongoing local housing policy and implementation initiatives. These initiatives align with the City's adopted strategies, including the Affordable Housing Action Plan, comprehensive zoning modernization efforts, and continued planning in support of equitable transit-oriented development and neighborhood stabilization.

Issue:

The City seeks to submit a competitive application for technical assistance funding to support targeted planning, code modernization, stakeholder engagement, and/or implementation activities that will further advance housing production and affordability goals.

Authorization from the City Council is required to formally submit the application, execute associated documents, and commit to compliance with the program's administrative requirements should an award be made. No local match is required.

Recommendation:

Staff recommends that the City Council adopt a resolution authorizing the City Manager and their designee to:

- Submit an application to New York State Homes and Community Renewal under the 2025 Pro Housing Communities Technical Assistance Grant Program;
- Execute all required certifications and application materials; and
- Take all necessary actions to facilitate award acceptance and implementation, if funding is granted.

Attachments:

None

FOR INFO ONLY

LEGISLATION

**RESOLUTION AUTHORIZING THE CITY MANAGER
TO SUBMIT AN APPLICATION TO NEW YORK STATE
HOMES AND COMMUNITY RENEWAL UNDER THE
2025 PRO HOUSING COMMUNITIES TECHNICAL
ASSISTANCE PROGRAM.**

WHEREAS, New York State Homes and Community Renewal (HCR) has released the 2025 Pro Housing Communities Technical Assistance Program Request for Applications, designed to support municipalities in advancing housing growth, streamlining permitting processes, modernizing zoning, and increasing the production and preservation of diverse and affordable housing options; and

WHEREAS, as a designated Pro Housing Community, the City of New Rochelle is eligible to apply for financial and technical assistance to support local housing policy and implementation initiatives; and

WHEREAS, these initiatives align with the City's adopted strategies, including the Affordable Housing Action Plan, comprehensive zoning modernization efforts, and continued planning in support of equitable transit-oriented development and neighborhood stabilization; and

WHEREAS, the City seeks to submit a competitive application for technical assistance funding to support targeted planning, code modernization, stakeholder engagement, and implementation activities that will further advance housing production and affordability goals.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of New Rochelle that the City Manager, or their designee, is hereby authorized to submit an application to New York State Homes and Community Renewal under the 2025 Pro Housing Communities Technical Assistance Program; and

BE IT FURTHER RESOLVED that the City Manager, or their designee, is authorized to execute all required certifications and application materials, and to take all necessary actions to facilitate award acceptance and implementation if funding is granted.

City of New Rochelle
Development

MEMORANDUM

To: Honorable Mayor and City Council
Thru: Wilfredo Melendez, City Manager
Date: July 14, 2026
From: Adam Salgado, Development Commissioner
Subject: PROPOSED AUTHORIZATION RE: SUBMISSION OF 2026 NEW YORK STATE CONSOLIDATED FUNDING APPLICATIONS – Resolution authorizing the City Manager to submit New York State Consolidated Funding Application (CFA) and related State grant applications and to commit matching funds.

Background:

The 16th Round of the New York State Consolidated Funding Application (CFA) process has been announced. City Council is requested to authorize the City Manager to submit CFA and related State grant applications. City staff have met internally and agreed upon the following list of grants that would further the City's goals. Most applications are due to the State no later than July 31, 2026, with certain programs having alternative submission deadlines.

Issue

The following projects are eligible for funding through the CFA and related State funding opportunities and require City Council authorization of matching funds and authorization to proceed with the submission of grant applications:

1. **11 Garden Street Fit-Out: NYS Empire State Development Regional Council Capital Fund** – The City intends to submit a request for grant funding to support the interior fit-out of 11 Garden Street as a community center, advancing downtown revitalization through entrepreneurial and incubator space, public-private partnership investment, childcare access, and reinvestment in a distressed, high-need downtown area. ~\$3,000,000 total project cost. The City anticipates requesting grant funding in the range of ~\$600,000 to ~\$1,200,000 (20%-40%), with a corresponding local match of ~\$2,400,000 to ~\$1,800,000 (80%-60%), respectively.
2. **NY Main Street Downtown Anchor – 72 Centre Ave: NYS Homes & Community Renewal NY Main Street Program** – The City intends to submit a request for grant funding to support the rehabilitation and revitalization of 72 Centre Avenue as a

downtown anchor property, building façade and interior renovation, and reinvestment in New Rochelle's historic downtown core. Grant request and match requirements to be finalized. Approximate Project Cost: \$666,600; Max Allowed Grant Request (75%): \$500,000; Approximate Local Match (25%): \$166,600 sourced from Local Grant and Private Funds.

3. **NRTC Pedestrian Safety and Wayfinding Improvements:** *Department of Environmental Conservation Climate Smart Communities Implementation Program for Greenhouse Gas Emissions Reduction*— The City intends to submit a request for grant funding to advance pedestrian safety, accessibility, wayfinding signage, and multimodal connectivity improvements in and around the New Rochelle Transportation Center and its surrounding Disadvantaged Community area to support a reduction in vehicle miles traveled. Approximate Project Cost: \$2,400,000; Approximate Grant Request (80%): \$2,000,000; Approximate Local Match (20%): \$400,000.
4. **Climate Change Education and Engagement Strategy:** *NYS Department of Environmental Conservation Climate Smart Communities Certification Program* – The City intends to submit a request for grant funding to develop a comprehensive climate education, outreach, and public engagement strategy that advances Climate Smart Communities actions and supports implementation of local climate goals. Grant request and match requirements to be finalized. Approximate Project Cost: \$200,000; Approximate Grant Request (50%): \$100,000; Approximate Local Match (50%): \$100,000.
5. **Greenhouse Gas Emissions Inventory:** *NYS Department of Environmental Conservation Climate Smart Communities Certification Program (WQIP)* – The City intends to submit a request for grant funding to prepare a comprehensive government operations and community-wide greenhouse gas emissions inventory to establish baseline emissions data and support future climate action planning efforts for multiple years, including staff training. Approximate Project Cost: Up to \$120,000; Approximate Grant Request (50%): \$60,000; Approximate Local Match (50%): \$60,000.
6. **City Park Drainage Improvements – Pinebrook Watershed Phase II:** *NYS Department of Environmental Conservation Climate Smart Communities Implementation Program for Climate Adaptation* – The City intends to submit a request for grant funding to construct drainage and stormwater infrastructure improvements that reduce flooding, improve water quality, and enhance neighborhood resilience within the Pinebrook Watershed at the Flowers (City) Park area. Approximate Project Cost: \$4,000,000; Approximate Grant Request (50%): \$2,000,000; Approximate Local Match (50%): \$2,000,000. Local match will come from the Flood Mitigation Plan funding and/or potentially other grants.
7. **Pelham Road / Whitewood Avenue Stormwater Improvements:** *NYS Department of Environmental Conservation Climate Smart Communities Implementation Program for Climate Adaptation* – The City intends to submit a request for grant funding to implement drainage and stormwater improvements that address recurring flooding and improve resiliency in the Pelham Road and Whitewood Avenue area. Approximate Project Cost:

\$4,000,000; Approximate Grant Request (50%): \$2,000,000; Approximate Local Match (50%): \$2,000,000. Local match will come from the Flood Mitigation Plan funding and/or potentially other grants.

8. **Stormwater Management Program (SWMP) and MS4 Planning Updates:** *NYS Department of Environmental Conservation Water Quality Improvement Program (WQIP)* – The City intends to submit a request for grant funding to update stormwater management planning documents, strengthen regulatory compliance, and support implementation of the City's Municipal Separate Storm Sewer System (MS4) Program. Approximate Project Cost: \$33,000; Approximate Grant Request (90%): \$30,000; Approximate Local Match (10%): \$3,000. Local match would be funded through the Sewer Fee.
9. **MS4 Mapping:** *NYS Department of Environmental Conservation Non-Agricultural Nonpoint Source Planning and MS4 Mapping Program (NPG)* – The City intends to submit a request for grant funding to complete municipal separate storm sewer system mapping elements required for MS4 permit compliance. Approximate Project Cost: \$60,000; Approximate Grant Request (90%): \$54,000; Approximate Local Match (10%): \$6,000. Local match would be funded through the Sewer Fee.
10. **Vacuum / Flusher Truck:** *NYS Department of Environmental Conservation Water Quality Improvement Program (WQIP)* – The City intends to submit a request for grant funding to procure equipment that will enhance the City's Stormwater Improvement Program and improve maintenance of drainage infrastructure, catch basins, and stormwater conveyance systems. Approximate Project Cost: \$711,200; Approximate Grant Request (75%): \$400,000; Approximate Local Match (25%): \$311,200. Local match would be funded through the Sewer Fee.
11. **Salt Brining Equipment:** *NYS Department of Environmental Conservation Water Quality Improvement Program* – The City intends to submit a request for grant funding to procure salt brining equipment and related infrastructure that will reduce roadway salt usage, improve winter maintenance operations, and protect local water resources. Approximate Project Cost: \$500,000; Approximate Grant Request (75% Max): \$400,000; Approximate Local Match (25% Minimum): \$100,000.
12. **Hugh Doyle Facility Upgrades:** *NYS Office of Parks, Recreation and Historic Preservation Environmental Protection Fund (EPF) Grants Program for Parks, Preservation and Heritage* – The City intends to submit a request for grant funding to complete facility improvements including roof replacement, lighting upgrades, accessibility enhancements, and other capital improvements at the Hugh Doyle Senior Center. Approximate Project Cost: \$733,740; Approximate Grant Request (75% Max): \$550,305; Approximate Local Match (25% Minimum): \$183,435.
13. **Stephenson Park Walking Path and Outdoor Fitness Improvements:** *NYS Office of Parks, Recreation and Historic Preservation Environmental Protection Fund (EPF) Grants Program for Parks, Preservation and Heritage* – The City intends to submit a request for grant funding to construct accessible walking paths, outdoor fitness stations,

seating areas, landscaping improvements, and other recreational amenities at Stephenson Park. Approximate Project Cost: \$900,000; Approximate Grant Request (75% Max): \$675,000; Approximate Local Match (25% Minimum): \$225,000.

14. **Ward Acres Barn Site Revitalization – Final Design and Construction:** *NYS Office of Parks, Recreation and Historic Preservation Environmental Protection Fund (EPF) Grants Program for Parks, Preservation and Heritage* – The City intends to seek grant funding to support the continued transformation of the former barn site from an unsafe structure that limited public access into a welcoming civic space that reconnects visitors with one of New Rochelle's most significant parks. By preserving historic site elements and exploring opportunities for a flexible open-air pavilion, outdoor market infrastructure, educational amenities, and universally accessible public spaces, the project has the potential to advance the long-standing vision established in the Ward Acres Master Plan and further informed by the ongoing Barn Vision Study. The project could ultimately support a year-round destination for recreation, cultural programming, environmental education, and community events. Approximate Project Cost: \$600,000; Approximate Grant Request (50% Max): \$300,000; Approximate Local Match (50% Minimum): \$300,000.

The proposed FY 2026 grant portfolio represents approximately \$17.4 million to 18.6 million in total project investment, leveraging approximately \$9.7 million to \$10.3 million in anticipated State grant funding and approximately \$7.7 million to \$8.3 million in local, private, and partner matching contributions. The portfolio advances a diverse range of strategic priorities, including downtown revitalization, small business development, transportation safety, climate action, flood resilience, stormwater infrastructure, water quality, and community recreation and accessibility improvements throughout the City.

Recommendation

Staff recommends that the City Council adopt a resolution authorizing the submission of the above grant applications through the New York State Consolidated Funding Application process and related State funding opportunities, including authorization for the City Manager to certify and execute related documents.

By authorizing submission of these grant applications, Council certifies that it has identified the requisite matching funds for each specific grant program and authorizes staff to pursue external funding opportunities that advance the City's goals.

Attachments:

None

RESOLUTION NUMBER:
MEETING DATE: July 14, 2026

Item # 20.

LEGISLATION

**RESOLUTION AUTHORIZING THE CITY MANAGER TO
SUBMIT NEW YORK STATE CONSOLIDATED FUNDING
APPLICATION (CFA) AND RELATED STATE GRANT
APPLICATIONS AND TO COMMIT MATCHING FUNDS.**

WHEREAS, the State of New York has announced the 2026 Consolidated Funding Application ("CFA") process and related State grant opportunities to assist municipalities in implementing projects that advance economic development, infrastructure, environmental sustainability, public safety, housing, parks, and community revitalization; and

WHEREAS, City staff has identified a portfolio of projects described in the accompanying agenda memorandum that further the City's strategic goals and are eligible for funding through the CFA process and related State grant programs; and

WHEREAS, the CFAs are due to the State no later than July 31, 2026; and

WHEREAS, submission of such grant applications requires City Council authorization and certification that the City has identified the local matching funds required by the applicable grant programs.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of New Rochelle hereby authorizes the City Manager to prepare, execute, certify, and submit the grant applications identified in the accompanying agenda memorandum through the New York State Consolidated Funding Application process, together with all necessary certifications, assurances, agreements, and related documents necessary to apply for such funding, subject to approval as to form by the Corporation Counsel; and

BE IT FURTHER RESOLVED, that the City Council hereby certifies that it has identified the requisite matching funding for each grant application as required by the applicable funding program, and authorizes use of such matching funds, subject to future appropriations and any additional approvals required by law; and

BE IT FURTHER RESOLVED, that, for those projects seeking assistance through the New York State Climate Smart Communities Grant Program pursuant to Article 54 of the Environmental Conservation Law, the City Council hereby authorizes the submission of such applications and certifies that the required local matching funds have been identified and will be made available in accordance with the requirements of the applicable grant program; and

BE IT FURTHER RESOLVED, that acceptance of any grant award requiring additional appropriations, budget amendments, or contractual obligations beyond those authorized herein shall be subject to subsequent approval of the City Council, where required.

City of New Rochelle
Development

MEMORANDUM

To: Honorable Mayor and City Council

Thru: Wilfredo Melendez, City Manager

Date: July 14, 2026

From: Adam Salgado, Development Commissioner

Subject: PROPOSED RESOLUTION RE: HOUSING CHOICE VOUCHER PROGRAM (SECTION 8) 2027 ANNUAL PUBLIC HOUSING AUTHORITY (PHA) PLAN AND ADMINISTRATIVE (ADMIN) PLAN — Proposed resolution adopting, and approving for submission to HUD, the City of New Rochelle's Housing Choice Voucher Program's (Section 8) 2027 Annual Public Housing Authority (PHA) Plan and 2026/2027 Administrative (ADMIN) Plan (Intro. 7/14/2026; Public Hearing 9/8/2026).

Background: The Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires every Public Housing Authority (PHA) to prepare an Annual PHA Plan which is to be submitted to the U.S. Department of Housing and Urban Development (HUD) for the upcoming year.

The 2027 Annual PHA Plan describes the City's progress toward achieving the goals and objectives identified in the 2025–2030 PHA Five-Year Plan. The PHA Annual Plan for 2027 includes a significant amendment related to the implementation of HUD's Housing Opportunity Through Modernization Act of 2016 (HOTMA) Final Rule which overhauls income, asset, and eligibility requirements for Section 8 Housing Choice Vouchers (HCV) and other programs. HOTMA Final Rule reduces administrative burdens for housing agencies and streamlines the tenant certification process. The deadline for the implementation of the changes to HOTMA Final Rule Sections 102 and 104 is also being extended through February 1, 2027.

Additionally, the Plan incorporates program modifications from the 2026 Annual PHA Plan, including policies designed to address projected Section 8 Housing Assistance Payment (HAP) funding shortfalls in accordance with HUD requirements. These policy changes regarding tenant recertifications, rent reasonableness increases and program administration are intended to ensure program costs remain within the limited funding provided by HUD. Terms relative to household definitions and income requirements have also been clarified to improve program administration and compliance.

In addition to the Annual and Five-Year Plan, HUD also requires, under 24 CFR Section 982.54, that a PHA maintain a written Administrative Plan that establishes local policies for administration of the program in accordance with HUD requirements. The 2026/2027 Administrative Plan has been considerably revised to reflect the policy changes described above.

Issue:

The Annual PHA Plan and Administrative Plan are required to be submitted to HUD 75 days prior to commencement of the PHA's fiscal year which is January 1st. Prior to submission, HUD requires a 45-day public comment period, public hearing and incorporation of public comments received on the plan, and City Council approval.

Recommendations:

Staff recommends that the City Council take the following actions:

1. At the July 14, 2026 Committee of the Whole ("COW") Meeting, set a Public Hearing for the September 8, 2026 COW. The 45-day comment period, as required by HUD, will extend from July 24 through September 11, 2026.
2. At the Regular Legislative Meeting on September 15, 2026, adopt a resolution adopting, and approving for submission to HUD, the 2027 Annual PHA Plan and Administrative Plan.

Attachments:

None

RESOLUTION NUMBER:
MEETING DATE: July 14, 2026

Item # 21.

LEGISLATION

**RESOLUTION ADOPTING THE 2027 PUBLIC HOUSING
AGENCY ANNUAL PLAN AND ADMINISTRATIVE
PLAN FOR SUBMISSION TO THE U.S. DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT.**

WHEREAS, the Quality Housing and Work Responsibility Act of 1998 requires each Public Housing Authority to prepare and submit an Annual Public Housing Agency ("PHA") Plan to the U.S. Department of Housing and Urban Development ("HUD"); and

WHEREAS, the City has prepared its 2027 Annual PHA Plan, which describes the City's progress toward achieving the goals and objectives set forth in its 2025–2030 Five-Year PHA Plan and incorporates revisions required by HUD, including implementation of the Housing Opportunity Through Modernization Act of 2016 Final Rule and other program administration updates; and

WHEREAS, the City has also prepared its 2026/2027 Administrative Plan, as required by 24 CFR § 982.54, establishing local policies for administration of the Housing Choice Voucher Program in accordance with HUD requirements; and

WHEREAS, the City has satisfied all applicable HUD procedural requirements, including providing a forty-five (45) day public comment period, conducting a public hearing, and considering all comments received prior to adoption of the plans.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of New Rochelle hereby adopts the 2027 Annual PHA Plan and the 2026/2027 Administrative Plan in accordance with the Quality Housing and Work Responsibility Act of 1998; and

BE IT FURTHER RESOLVED, that the City Council authorizes submission of the 2027 Annual PHA Plan and the 2026/2027 Administrative Plan, together with any required certifications and supporting documentation, to HUD; and

BE IT FURTHER RESOLVED, that the City Manager, Commissioner of Development, and such other City officials as may be necessary are hereby authorized to execute and submit such documentation as may be necessary and required to implement and administer the plans and to comply with all applicable HUD requirements.

City of New Rochelle
Development

MEMORANDUM

To: Honorable Mayor and City Council
Thru: Wilfredo Melendez, City Manager
Date: July 14, 2026
From: Adam Salgado, Development Commissioner
Subject: PROPOSED PUBLIC HEARING RE: HOUSING CHOICE VOUCHER PROGRAM (SECTION 8) 2027 ANNUAL PUBLIC HOUSING AUTHORITY (PHA)PLAN AND ADMINISTRATIVE PLAN - Proposed resolution scheduling a Public Hearing relative to the City of New Rochelle's Housing Choice Voucher Program's (Section 8) 2027 Annual Public Housing Authority (PHA) Plan and 2026/2027 Administrative Plan.

Background: PROPOSED PUBLIC HEARING RE: 2027 ANNUAL PHA PLAN AND 2026/2027 ADMINISTRATIVE PLAN FOR SEPTEMBER 8, 2026.

Attachments:

None

RESOLUTION NUMBER: 2026-93

Item # 22.

MEETING DATE: July 14, 2026

LEGISLATION

**RESOLUTION SCHEDULING A PUBLIC HEARING
RELATIVE TO THE 2027 PUBLIC HOUSING AGENCY
ANNUAL PLAN AND ADMINISTRATIVE PLAN.**

BE IT RESOLVED by the Council of the City of New Rochelle that, pursuant to the requirements of the U.S. Department of Housing and Urban Development (HUD), this City Council shall hold a public hearing on September 8, 2026, at 7:00 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers, City Hall, 515 North Avenue, New Rochelle, New York, to receive public comment on the proposed 2027 Public Housing Authority (PHA) Annual Plan and 2026/2027 Administrative Plan for the City's Housing Choice Voucher (Section 8) Program; and

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to publish notice of such public hearing in the official newspaper of the City of New Rochelle at least ten (10) days prior to the public hearing date, and to take such other actions as may be necessary to comply with applicable HUD public notice requirements.

City of New Rochelle
Development

MEMORANDUM

To: Honorable Mayor and City Council
Thru: Wilfredo Melendez, City Manager
Date: July 14, 2026
From: Adam Salgado, Development Commissioner
Subject: PROPOSED AMENDMENT TO CHAPTER 270 OF THE CODE OF THE CITY OF NEW ROCHELLE RE: SIGNS, AWNINGS, CANOPIES, AND MARQUEES – Ordinance amending Chapter 270, Signs, of the Code of the City of New Rochelle.

Background: Blade signs, awnings, canopies, and marquees are important storefront elements that support business visibility, pedestrian orientation, and streetscape quality. In pedestrian-oriented commercial corridors, blade signs help customers identify businesses from the sidewalk and from a distance along the block, while awnings and canopies contribute to storefront identity, weather protection, architectural character, and brand expression. These elements are often critical to helping a business open with appropriate visibility and present itself professionally from day one.

The City's current sign regulations do not clearly allow projecting signs, commonly referred to as blade signs, or awnings, canopies, and marquees to be approved administratively as routine, code-compliant storefront improvements. While projecting signs are referenced through dimensional and clearance requirements, the code does not clearly establish them as a distinct permitted sign type in the Table of Permitted Signs. In addition, the current code requires prior approval from the Municipal Arts Commission for marquees, canopies, and fixed or movable awnings before a permit may be issued, including for certain repair, recovering, or replacement work.

As a result, otherwise straightforward storefront improvements may require an additional discretionary review step before a Building Permit can be issued. This adds staff time, increases time and cost burdens for business owners, and may delay a business's ability to open with the signage and facade elements needed for identification, customer access, and early success.

After reviewing the existing code, past applications, and historical Municipal Arts Commission approvals, staff has identified clear parameters and guardrails that would allow routine blade

signs and awnings to be reviewed administratively, while preserving referral to the Municipal Arts Commission when design, scale, materials, placement, or visual impacts warrant further review.

Issue:

The current code creates ambiguity and unnecessary procedural complexity for common storefront elements that are important to business identification and pedestrian-oriented commercial activity. First, the code limits wall signs per street frontage but does not clearly distinguish blade signs as a separate sign type. This creates interpretive challenges, including whether blade signs count toward wall sign allowances and how they should be regulated in relation to adjacent signs, pedestrian clearances, and building frontage conditions. Second, the Table of Permitted Signs does not include separate rows for projecting signs under all nonresidential zones and uses.

The proposed amendment addresses these issues by establishing projecting signs as a distinct permitted sign type, clarifying standards for placement, spacing, clearance, and obstruction, and creating an administrative review pathway for code-compliant blade signs and awnings. This framework provides a clearer, faster, and more predictable process for business owners, reduces unnecessary administrative burden, and supports timely business openings and storefront improvements while maintaining appropriate design oversight.

Recommendation:

Staff recommends that City Council take the following actions:

1. Refer the proposed changes to the Municipal Arts Commission;
2. Declare itself Lead Agency for the purposes of an environmental review pursuant to the State Environmental Quality Review Act (SEQRA). The Short Environmental Assessment Form (SEAF) is attached; and,
3. Approve this amendment per comments from the Municipal Arts Commission.

Attachments:

1. Short Environmental Assessment Form Part 1
2. Short Environmental Assessment Form Part 2 & 3

RESOLUTION NUMBER:
MEETING DATE: July 14, 2026

Item # 23.

LEGISLATION

ORDINANCE AMENDING CHAPTER 270, SIGNS, OF THE CODE OF THE CITY OF NEW ROCHELLE, TO ESTABLISH PROJECTING (BLADE) SIGNS AS A PERMITTED SIGN TYPE AND TO STREAMLINE THE REVIEW OF AWNINGS, CANOPIES, AND MARQUEES.

WHEREAS, projecting (blade) signs, awnings, canopies, and marquees are important storefront elements that enhance business visibility, support pedestrian- oriented commercial districts, and contribute to the architectural character and vitality of the City's business corridors; and

WHEREAS, Chapter 270 (Signs) of the Code of the City of New Rochelle does not clearly establish projecting (blade) signs as a distinct permitted sign type and requires discretionary review of certain routine storefront improvements that could otherwise be reviewed administratively; and

WHEREAS, the proposed amendments to Chapter 270 will establish projecting (blade) signs as a permitted sign type, clarify standards governing their location, size, clearance, and placement, revise the Table of Permitted Signs, and authorize administrative approval of qualifying blade signs, awnings, canopies, and marquees while preserving Municipal Arts Commission review for applications involving design, scale, materials, placement, or other visual impacts warranting discretionary review.

NOW, THEREFORE, BE IT ORDAINED, by the City of New Rochelle:

Section 1. § 270-4. Marquees, Canopies and Fixed or Movable Awnings, of Chapter 270, Signs, of the Code of the City of New Rochelle is hereby amended as follows:

§ 270-4. Marquees, Canopies and Fixed or Movable Awnings.

F. Marquees, canopies and fixed or movable awnings.

(1) [Marquees, canopies and fixed or movable awnings are prohibited unless approval is first obtained from the Municipal Art Commission. The design of all new marquees, canopies and awnings shall be subject to the prior approval of the Municipal Art Commission, which may request their redesign if the proposed design is not appropriate to the architecture of the building to which they are proposed to be attached and/or to the

architecture of neighboring buildings in the surrounding area.] Marquees, canopies and fixed or movable awnings shall be permitted subject to the requirements of this section and applicable provisions of this chapter. [There shall also be obtained from the Building Official a permit] A permit shall be obtained from the Building Official for the erection and construction of any fixed or movable awning, canopy or marquee over any public property. The annual license fee shall be as set forth in § 133-1 of Chapter 133, Fees. Awnings, canopies and marquees that comply with the standards of this section may be approved administratively by the Building Official or designee and shall not require prior approval by the Municipal Art Commission.

The Building Official or designee may refer any application to the Municipal Art Commission for review where the proposed design, scale, materials, or placement is not consistent with the building's architecture or may impact the visual harmony of adjacent buildings or the surrounding streetscape.

(2) Fixed awnings, canopies and marquees located at least seven feet six inches above the sidewalk may project not closer than two feet to the curbline; but if the lowest portion of such marquee or fixed awning is located 13 1/2 feet or more above the sidewalk, it may project to the vertical plane through the curb.

(3) [Awnings, canopies or marquees shall be subject to all sign regulations, including prior approval by the Municipal Art Commission.] Awnings, canopies and marquees shall be subject to all applicable sign regulations set forth in this chapter. No awning, canopy, or marquee shall be installed so as to obstruct, conceal, or materially interfere with the visibility of any adjacent lawful sign, storefront identification, building entrance, window display, or required means of egress.

(4) The recovering of awnings and the substantial repair of marquees and canopies [shall be subject to the prior approval of the Municipal Art Commission. There shall also be obtained from the Building Official a permit for the recovering of awnings and the substantial repair of marquees and canopies.] shall require a permit from the Building Official.

Where such work results in a material change to the design, color, signage, materials, or overall appearance, or where the proposed work does not conform to the requirements of this section, the Building Official or designee may refer the application to the Municipal Art Commission for review prior to issuance of a building permit.

The annual license fee shall be as set forth in § 133-1 of Chapter 133, Fees.

Section 2. § 270-8. General Requirements, of Chapter 270, Signs, of the Code of the City of New Rochelle is hereby amended as follows:

§ 270-8. General Requirements.

H. Notwithstanding anything to the contrary contained in this chapter:

(5) A sign attached to a building, wall, or structure that projects horizontally or at a right

angle more than 12 inches from the face of the wall shall be permitted in all commercial and mixed-use districts.

(a) One projecting sign per business per street frontage shall be permitted.

(b) Projecting signs with two faces shall be considered one sign.

(c) Projecting signs shall not be included in the calculation of the maximum number of wall signs permitted per frontage.

(d) Projecting signs shall comply with the dimensional and clearance requirements set forth in § 270-8B.

(e) Maximum sign area shall be 9 square feet per face.

Section 3. § 270-9. Design and Lettering, of Chapter 270, Signs, of the Code of the City of New Rochelle is hereby amended as follows:

§ 270-9. Design and Lettering.

B. Lettering shall be no larger than 16 inches. If a sign consists of more than one line, the cumulative total of all lines shall be no larger than 24 inches.

(1) The cumulative lettering limits for the total of all lines set forth above shall not apply to projecting signs.

E. Where a building contains more than one store or use, all store units or uses in that building shall have a similar design and placement of signs.

(1) Projecting signs located on the same block frontage shall maintain a consistent relationship in mounting height and projection depth.

(2) A minimum horizontal distance of ten (10) feet shall be maintained between projecting signs on the same building frontage or block frontage, unless otherwise approved as part of a coordinated building-wide sign program.

(3) No projecting sign, whether new or existing, shall be placed so as to obstruct, conceal, or materially interfere with the visibility of any adjacent lawful sign, storefront identification, building entrance, window display, or required means of egress.

(4) No projecting sign shall have a vertical clearance of less than seven feet six inches (7'6") above any public sidewalk, shall project more than four (4) feet from the building face, or be located closer than six (6) feet to any curbline, consistent with § 270-8B.

Section 4. § 270-23. Table of Permitted Signs, of Chapter 270, Signs, of the Code of the City of New Rochelle is hereby amended as follows:

§ 270-23. Table of Permitted Signs.

270 Attachment 1, Table of Permitted Signs, is amended by adding the following rows following the existing “Wall” row under “All zones other than residential.”

Zone	Use of Signs	Kind of Sign	Maximum Number of Signs for Any 1 Use	Maximum Area of Signs for Any 1 Use	Maximum Height of Any Attached Sign (Feet)	Maximum Height of Any Detached Sign (Feet)	Special Regulations and Exceptions
<u>All zones other than residential</u>	<u>All zoning uses</u>	<u>Projecting (Blade Sign)</u>	<u>1 per street frontage per use</u>	<u>9 square feet per face</u>	<u>See § 270-8B</u>	<u>N/A</u>	<u>Permit required; permitted in addition to wall signs; shall not be included in the calculation of the maximum number of wall signs permitted per frontage.</u>

Matter [bracketed] deleted.

Matter underlined added.

Short Environmental Assessment Form

Part 1 - Project Information

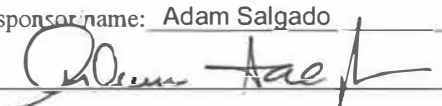
Instructions for Completing

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 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			
Chapter 270 Sign Code Amendments - Projecting (Blade) Signs and Awnings			
Name of Action or Project: City of New Rochelle, New York (citywide; applicable to signage regulated under Chapter 270).			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: The City of New Rochelle, with the City Council serving as Lead Agency, proposes amendments to Chapter 270 of the Local Code regarding signage regulations. The amendments formalize projecting (blade) signs as a distinct permitted sign type, add projecting signs to the Table of Permitted Signs, establish dimensional, spacing, placement and obstruction standards, and revise regulations for awnings, canopies and marquees to allow administrative approval for compliant applications while preserving discretionary referral to the Municipal Art Commission where design or streetscape concerns warrant review. No physical site disturbance, construction activity, change in land use intensity, or adverse environmental impacts are anticipated.			
Name of Applicant or Sponsor:		Telephone:	
City of New Rochelle		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?			NO
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.			YES
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
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, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☐	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
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?	☐	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	☐	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☐	
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?	NO	YES	
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?	☐	☐	
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?	NO	YES	
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: _____			

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
	☐	☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO	YES
	☐	☐
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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☐	☐
	☐	☐
	☐	☐
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
	☐	☐
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
	☐	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):	NO	YES
	☐	☐
	☐	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Adam Salgado</u> Date: <u>06/29/26</u>		
Signature:  Title: <u>Commissioner of Development</u>		

Project: Chapter 270 Sign Code Amendments

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?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
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?	☒	☐
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. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
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)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐
12. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool ?	☒	☐
13. Will the proposed action cause or increase a pollution burden within a disadvantaged community?	☒	☐

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.

As shown in Parts 1 and 2 of this Short Environmental Assessment Form, the proposed amendments to Chapter 270 of the City Code will not result in any significant adverse environmental impacts. The action is limited to legislative amendments clarifying standards for projecting (blade) signs and awnings, canopies and marquees; establishing administrative review standards; and updating the Table of Permitted Signs. No site disturbance, construction activity, change in land use intensity, impacts to natural resources, traffic, utilities, stormwater, or disadvantaged communities are anticipated.

- ☐ 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 Rochelle

06/29/26

Name of Lead Agency

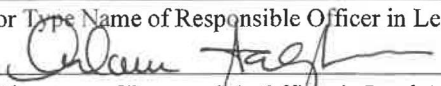
Date

Adam Salgado

Commissioner of Development

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer in Lead Agency



Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

City of New Rochelle
Development

MEMORANDUM

To: Honorable Mayor and City Council
Thru: Wilfredo Melendez, City Manager
Date: July 14, 2026
From: Adam Salgado, Development Commissioner
Subject: PROPOSED LEAD AGENCY STATUS RE: AMENDMENT TO CHAPTER 270 OF THE CODE OF THE CITY OF NEW ROCHELLE RE: SIGNS, AWNINGS, CANOPIES, AND MARQUEES — Resolution declaring Lead Agency Status relative to the proposed amendments to Chapter 270, Signs, of the Code of the City of New Rochelle.

Background: Resolution declaring Lead Agency Status relative to the amending Section 270-4, Restrictions, Section 270-8, General Requirements, Section 270-9, Design and Lettering, and Section 270-23, Table of Permitted Signs, including 270 Attachment 1, of Chapter 270, Signs, of the Code of the City of New Rochelle.

Attachments:
None

RESOLUTION NUMBER: 2026-94

Item # 24.

MEETING DATE: July 14, 2026

LEGISLATION

RESOLUTION DECLARING LEAD AGENCY STATUS
RELATIVE TO THE PROPOSED AMENDMENTS TO CHAPTER
270, SIGNS, OF THE CODE OF THE CITY OF NEW ROCHELLE,
ESTABLISHING PROJECTING (BLADE) SIGNS AS A
PERMITTED SIGN TYPE AND TO STREAMLINE THE REVIEW
OF AWNING, CANOPIES, AND MARQUEES.

WHEREAS, this City Council hereby wishes to declare itself to be the Lead Agency with respect to the environmental review of the actions to amend Section 270-4, Marquees, Canopies and Fixed or Movable Awnings, Section 270-8, General Requirements, Section 270-9, Design and Lettering, Section 270-23, Table of Permitted Signs, of Chapter 270, Signs, of the Code of the City of New Rochelle; and

WHEREAS, the Department of Development has prepared and submitted a Short Environmental Assessment Form (SEAF) for the Proposed Action, on file for inspection with the City Clerk's Office.

NOW, THEREFORE, BE IT RESOLVED, that this City Council hereby declares itself to be the lead agency with respect to the proposed amendments.

City of New Rochelle
Development

MEMORANDUM

To: Honorable Mayor and City Council

Thru: Wilfredo Melendez, City Manager

Date: July 14, 2026

From: Adam Salgado, Development Commissioner

Subject: PROPOSED AMENDMENT TO CHAPTERS 133 AND 312 OF THE CODE OF THE CITY OF NEW ROCHELLE RE: PARKING FEES AND TIME LIMITS - Ordinance amending Section 133-1, Enumeration of Fees, of Chapter 133, Fees; Section 312-62, Parking Lots; Section 312-64, New Roc Garage; Section 312-64.1, Penalties for Offenses; Section 312-68, Penalties for Offenses; Section 312-68.1, Surcharge on Convictions; and Section 312-94, Schedule XXIII: Parking-Meter Zones; and adding Section 312-62E(10)(w) and Section 312-101, Schedule XXX: Penalties for Parking, Standing, and Compliance Violations, of Chapter 312, Vehicles and Traffic, to the Code of the City of New Rochelle.

Background: As part of the City's ongoing efforts to manage parking demand and support continued growth in Downtown New Rochelle, the City retained NV5 to prepare a Downtown Parking Management Strategic Plan. The study evaluated parking utilization, pricing, enforcement practices, permit programs, and operational performance throughout the City's parking system and benchmarked New Rochelle against comparable municipalities.

Based on its findings, NV5 developed an Implementation Matrix containing a series of short- and long-term recommendations intended to improve parking availability, optimize the use of existing parking assets, strengthen parking enforcement, enhance customer service, and support the long-term sustainability of parking operations.

A prior version of the proposed parking amendments was presented to City Council for consideration. During that discussion, Council expressed concerns regarding the impact of permit fee increases on certain residents and requested that staff evaluate enhanced discount programs. In response, the revised proposal increases the permit discount available to senior citizens to 20%. It establishes a new 20% permit discount for veterans and active-duty military personnel pursuant to Section 312-50.3 of the City Code.

Issue:

The NV5 Downtown Parking Management Strategic Plan identified the need to update parking rates, permit fees, and enforcement penalties to better align with parking demand, operating costs, and practices in comparable municipalities.

The proposed amendments would:

- Establish a three-zone parking meter pricing structure and adjust on-street parking rates in accordance with the NV5 recommendations.
- Increase rates at municipal parking lots and garages citywide to support the operation, maintenance, and long-term sustainability of the City's parking system.
- Increase permit parking fees by 20% at all permit parking facilities citywide. The proposal includes a 20% permit discount for senior citizens and a 20% permit discount for veterans and active-duty military personnel.
- Increase parking violation penalties citywide to improve compliance with parking regulations and align enforcement penalties more closely with neighboring municipalities.

These changes are intended to improve parking turnover, optimize utilization of existing parking resources, encourage compliance with parking regulations, and support continued investment in the City's parking system.

Recommendation:

Staff recommends that City Council approve the proposed amendments to implement recommendations contained in the NV5 Downtown Parking Management Strategic Plan and improve the management, utilization, and long-term sustainability of the City's parking system.

Accordingly, Staff recommends that City Council authorize the amendments to Sections 133-1, Enumeration of Fees, Section 312-62 Part E, 312-62, 312-64, 312-64.1, 312-68, 312-68.1, 312-94 of the Code of the City of New Rochelle, and the addition of Sections 312-62E(10)(w) and 312-101, Schedule XXX, "Penalties for Parking, Standing, and Compliance Violations."

Attachments:

None

RESOLUTION NUMBER:
MEETING DATE: July 14, 2026

Item # 25.

LEGISLATION

ORDINANCE AMENDING SECTION 133-1, ENUMERATION OF FEES, OF CHAPTER 133, FEES; 312-62, PARKING LOTS; 312-64, NEW ROC GARAGE; 312-64.1, PENALTIES FOR OFFENSES; 312-68, PENALTIES FOR OFFENSES; 312-68.1, SURCHARGE ON CONVICTIONS; AND 312-94, SCHEDULE XXIII: PARKING-METER ZONES; AND ADDING SECTION 312-101, SCHEDULE XXX: PENALTIES FOR PARKING, STANDING, AND COMPLIANCE VIOLATIONS, OF CHAPTER 312, VEHICLES AND TRAFFIC, TO THE CODE OF THE CITY OF NEW ROCHELLE.

WHEREAS, as part of the City's ongoing efforts to manage parking demand and support continued growth in Downtown New Rochelle, the City retained NV5 to prepare a Downtown Parking Management Strategic Plan; and

WHEREAS, the NV5 Downtown Parking Management Strategic Plan identified the need to update parking rates, permit fees, and enforcement penalties to better align with parking demand, operating costs, and practices in comparable municipalities.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of New Rochelle, New York, as follows:

Section 1. Section 133-1, Enumeration of fees, is hereby amended as follows:

§ 133-1 Enumeration of fees.

The following schedule of fees is hereby established with respect to licenses, permits, registrations, documents and activities required or regulated under the provisions of various chapters of the Code of the City of New Rochelle. Specific requirements and regulations for the following shall be as set forth in the chapter to which reference is made below. The following fees shall apply commencing [January] July 1, 2026, and shall renew each calendar year unless amended prior thereto in the fee and deposit schedule maintained by the City Manager.

Code Section	Type of Fee	Amount
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§ 312-54A	Street parking meter	
	[12 minutes]	<u>[\$0.25]</u>
	[Meter Reservation, per spot daily]	<u>[\$50.00]</u>
	<u>Zone 1</u>	
	<u>7.5 minutes</u>	<u>\$0.25</u>
	<u>Meter Reservation, per spot daily</u>	<u>\$80.00</u>
	<u>Zone 2</u>	
	<u>10 minutes</u>	<u>\$0.25</u>
	<u>Meter Reservation, per spot daily</u>	<u>\$60.00</u>
	<u>Zone 3</u>	
	<u>12 minutes</u>	<u>\$0.25</u>
	<u>Meter Reservation, per spot daily</u>	<u>\$50.00</u>

§ 312-62D. Public Parking Lots

		<u>[\$380.00]</u>	<u>\$456.00</u>
Bayard Street Lot		<u>[210.00]</u>	<u>\$252.00</u>
Overnight, Area Resident			
Annual			
Semiannual		<u>[\$640.00]</u>	<u>\$768.00</u>
		<u>[255.00]</u>	<u>\$306.00</u>
24-hour, Area Resident Annual			
Semiannual			
City Hall			
		<u>[\$480.00]</u>	<u>\$576.00</u>
Area Resident Annual		<u>[\$230.00]</u>	<u>\$276.00</u>
Semiannual			
Davenport Avenue			
Area Resident Annual		<u>[\$705.00]</u>	<u>\$846.00</u>
Semiannual		<u>[\$365.00]</u>	<u>\$438.00</u>

Intermodal Transportation Center (ITC)

Commuter

Annual

[\$1,335.00] \$1,602.00

Semiannual

[\$730.00] \$876.00

3-Month

[\$435.00] \$522.00

1-Month

[\$180.00] \$216.00

Lawn Avenue

Area Resident

Annual

[\$570.00] \$684.00

Semiannual

[\$305.00] \$366.00

Business/Commuter

Annual

[\$765.00] \$918.00

Semiannual

[\$405.00] \$486.00

Library Lot

Portion per hour

[\$1.25] \$1.50

Overnight, Area Resident

Annual

[\$460.00] \$552.00

Semiannual

[\$255.00] \$306.00

Library, South Lot

Portion per hour

[\$1.25] \$1.50

Overnight, Area Resident

Annual

[\$460.00] \$552.00

Semiannual

[\$255.00] \$306.00

-

Maple Avenue Garage

Portion per hour	[\$1.25]	<u>\$1.50</u>
Area Resident		
Annual	[\$765.00]	<u>\$918.00</u>
Semiannual	[\$405.00]	<u>\$486.00</u>
Business/Commuter		
Annual	[\$910.00]	<u>\$1,092.00</u>
Semiannual	[\$485.00]	<u>\$582.00</u>
Overnight, Area Resident		
Annual	[\$380.00]	<u>\$456.00</u>
Semiannual	[210.00]	<u>\$252.00</u>

Marina Parking Deck (Upper)

Area Resident		
Annual	[\$645.00]	<u>\$774.00</u>
Semiannual	[\$335.00]	<u>\$402.00</u>
Restaurant Business		
Annual	[\$765.00]	<u>\$918.00</u>

New Roc Garage

Business/Commuter		
Annual	[\$1,245.00]	<u>\$1,494.00</u>
Semiannual	[\$670.00]	<u>\$804.00</u>
3-Month	[\$405.00]	<u>\$486.00</u>
1-Month	[\$165.00]	<u>\$198.00</u>
Area Resident		
Annual	[\$765.00]	<u>\$918.00</u>
Semiannual	[\$405.00]	<u>\$486.00</u>
Intergovernmental		
Annual	[\$765.00]	<u>\$918.00</u>
Semiannual	[\$405.00]	<u>\$485.00</u>
Business Extended		
Annual	[\$1,530.00]	<u>\$1,836.00</u>
Semiannual	[\$825.00]	<u>\$990.00</u>
3-Month	[\$495.00]	<u>\$594.00</u>

1-Month North Ave Thruway Lot	[\$205.00]	<u>\$246.00</u>
Portion per hour	[\$1.25]	<u>\$1.50</u>
Prospect St		
Portion per hour	[\$1.25]	<u>\$1.50</u>
Area Resident		
Annual	[\$765.00]	<u>\$918.00</u>
Semiannual	[\$405.00]	<u>\$485.00</u>
Business/Commuter		
Annual	[\$950.00]	<u>\$1,140.00</u>
Semiannual Overnight, Area Resident	[\$505.00]	<u>\$606.00</u>
Annual	[\$380.00]	<u>\$456.00</u>
Semiannual	[\$210.00]	<u>\$252.00</u>
Sickles Avenue Area Resident		
Annual	[\$640.00]	<u>\$768.00</u>
Semiannual	[\$335.00]	<u>\$402.00</u>
Business/Commuter		
Annual	[\$765.00]	<u>\$918.00</u>
Semiannual	[\$405.00]	<u>\$486.00</u>
The Skyline Garage		
Parking Garage, Portion per hour	[\$1.25]	<u>\$1.50</u>
Union Avenue (1 st and 2 nd Streets)		
Area Resident		
Annual	[\$640.00]	<u>\$768.00</u>
Semiannual	[\$335.00]	<u>\$402.00</u>
Business/Weekend		
Annual	[\$380.00]	<u>\$456.00</u>
Semiannual	[\$210.00]	<u>\$252.00</u>
The Encore Garage		
Area Resident		

Annual	[\$765.00]	<u>\$918.00</u>
Semiannual	[\$405.00]	<u>\$486.00</u>

Two Clinton Park Garage
Area Resident

Annual	[\$765.00]	<u>\$918.00</u>
Semiannual	[\$405.00]	<u>\$486.00</u>

§ 312-62E(5)(n).

Motorcycle and motor scooter parking fee for Intermodal Transportation Center, New Roc Parking Garage, Prospect Street Parking Lot	[\$240.00 annual fee]	<u>\$288.00</u> <u>annual fee</u>
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§ 312-64		New Roc Garage				
		Permits				
		Weekday				
			Annual		[\$1,245]	<u>\$1,494.00</u>
			Semiannual		[\$670]	<u>\$804</u>
			3-Month		[\$405]	<u>\$486</u>
			1-Month		[\$165]	<u>\$198</u>
		Weekday Intergovernmental				
			Annual		[\$765]	<u>\$918</u>
			Semiannual		[\$405]	<u>\$486</u>
		Resident (residing within ¼ mile of the New Roc Garage)				
			Annual		[\$765]	<u>\$918</u>
			Semiannual		[\$405]	<u>\$486</u>
		Monthly (New Roc City employees only – 5 th floor of garage)			[\$48]	<u>\$58</u>
		Daily extended hour				
			Annual		[\$1,530]	<u>\$1,836</u>
			Semiannual		[\$825]	<u>\$990</u>
		Hourly, metered, per hour			[\$1.25]	<u>\$1.50</u>

			[Parking summons]		
			[Notwithstanding any other provisions in this chapter, where tickets are issued for violation of this chapter under the charges of meter parking or overtime parking for a public parking lot and/or garage listed in § 312-62 , § 312-63 or § 312-64 of Chapter 312 , Article VII , the fine indicated on the ticket shall be \$15 instead of the full fine if paid at a municipal pay station on the same day or \$20 if paid in person at the courthouse by 4:30 p.m. of the next business day.]		

Section 2. Section 312-62, Parking Lots, is hereby amended as follows:

§ 312-62 Parking Lots.

E. Rules and regulations pertaining to parking in all City-operated parking lots or structures shall be as follows:

(10) Permittees in all City-operated parking facilities shall be subject to the following rules and regulations pertaining to parking permits:

(s) A [12.5%] 20% discount for all residents who are senior citizens aged 65 and older shall apply to all parking permits effective January 1, 2016. Such residents must submit proof of residency with the resident's name and address on it, a copy of the driver's license showing the resident's name and address on it, and the vehicle registration with the resident's name and address on it.

(w) A 20% discount for all residents who are in Active Duty, Reserve Members or Veterans of the United States Armed Forces. Please refer to Section 312-50.3 Part A for definitions. Such residents must submit proof of residency with the resident's name and address on it, and the vehicle registration with the resident's name and address on it. Eligibility for permit discount must be demonstrated by appropriate identification issued by the United States Department of Defense, the United States Department of Veterans Affairs, or other documentation approved by the Department of Development.

Section 3. Section 312-64, New Roc Garage, is hereby amended as follows:

§ 312-64 New Roc Garage.

B. Parking is hereby permitted in the New Roc Garage at the times and rates as follows:

(2) Notwithstanding any other provisions in this chapter, where tickets are issued for violation of this chapter under the charges of meter parking or overtime parking for a public parking lot and/or garage listed in § 312-62, § 312-63 or § 312-64 of Chapter 312, Article VII, the fine indicated on the ticket shall be as specified in Section 312-101, Schedule XXX: Penalties for Parking, Standing, and Compliance Violations. [\$15 instead of the full fine if paid at a municipal pay station on the same day or \$20 if paid in person at the courthouse by 4:30 p.m. of the next business day.]

Section 4. Section 312-64.1, Penalties for offenses, is hereby amended as follows:

§ 312-64.1 Penalties for offenses.

Notwithstanding any other provisions in this chapter, where tickets are issued for violation of this chapter under the charges of meter parking or overtime parking for a public parking lot and/or garage listed in § 312-62 or § 312-63 of this article, the fine indicated on the ticket shall be as specified in Section 312-101, Schedule XXX: Penalties for Parking, Standing, and Compliance Violations. [\$25 instead of the full fine if paid in person at the courthouse by 4:30 p.m. of the next business day or \$15 if paid at a municipal pay station on the same day.]

Section 5. Section 312-68, Penalties for offenses, is hereby amended as follows:

§ 312-68 Penalties for offenses.

Every person convicted of a traffic infraction for a violation of any provision of this chapter for which another penalty is not provided by state statute or §312-101, Schedule XXX, Penalties for Parking, Standing, and Compliance Violations, shall, for a first conviction thereof, be punished by a fine of not more than \$50 or by imprisonment for not more than 15 days, or by both such fine and imprisonment. [; for a second such conviction within 18 months thereafter, such person shall be punished by a fine of not more than \$100 or by imprisonment for not more than 45 days, or by both such fine and imprisonment; upon a third or subsequent conviction within 18 months after the first conviction, such person shall be punished by a fine of not more than \$250 or by imprisonment for not more than 90 days, or by both such fine and imprisonment.]

Section 6. Section 312-68.1, Surcharge on conviction, is hereby amended as follows:

§ 312-68.1 Surcharge on conviction.

A.

The City of New Rochelle hereby imposes a local surcharge of \$10 on each and every

conviction entered in the New Rochelle City Court after the return date of the ticket.
[rendered in the New Rochelle City Court, for violations committed between September 1, 2004, and September 1, 2005, which convictions are subject to the mandatory surcharge imposed pursuant to § 1809 of the Vehicle and Traffic Law, such surcharge to be in addition to any sentence required or permitted by law, all pursuant to the enabling authority set forth in § 1809-d of the Vehicle and Traffic Law.]

B.

This section shall take effect for all convictions subject to its provisions rendered in the New Rochelle City Court on and after [January 1, 2005] July 1, 2026.

Section 7. Section 312-94, Schedule XXIII: Parking-Meter Zones, is hereby amended as follows:

§ 312-94 Schedule XXIII: Parking-Meter Zones.

In accordance with provisions of § 312-60, the following described streets or parts thereof are hereby designated as parking-meter zones:

Name of Street	Side	Location	<u>Zone</u>
Anderson Street	Both	From North Avenue to LeCount Place	<u>Zone 1</u>
Centre Avenue	East	From Huguenot Street to Westchester Place	<u>Zone 1</u>
Centre Avenue	East	From 70 feet south of Main Street for 135 feet	<u>Zone 2</u>
Centre Avenue	West	From Westchester Place south for 150 feet	<u>Zone 1</u>
Church Street	West	From Clinton Place to <u>70 feet south of</u> Main Street	<u>Zone 2</u>
Division Street	East	From Prospect Street to Clinton Place	<u>Zone 2</u>
<u>Division Street</u>	<u>West</u>	<u>From 70 feet south of Main Street to Westchester Place</u>	<u>Zone 1</u>
Division Street	West	From Prospect Street to [Westchester Place] <u>70 feet south of Main Street</u>	<u>Zone 2</u>

Drake Avenue	East	From Elm Street north for 140 feet	<u>Zone 3</u>
Eastchester Road	South	From White Oak Street to North Avenue	<u>Zone 3</u>
Hamilton Avenue	North	From North Avenue to 80 feet east of Beaufort Place	<u>Zone 3</u>

Hamilton Avenue	North (parking island)	From North Avenue to 45 feet east of Beaufort Place	<u>Zone 3</u>
Hamilton Avenue	South	From North Avenue to 80 feet east of Beaufort Place	<u>Zone 3</u>
Hamilton Avenue	South (parking island)	From North Avenue to 85 feet east of Beaufort Place	<u>Zone 1</u>
Harrison Street	East	From Cedar Street to Huguenot Street	<u>Zone 1</u>
Harrison Street	Both	From Fountain Place to Main Street	<u>Zone 1</u>
Huguenot Street	North	From Bridge Street west to [the west junction] <u>Centre Avenue</u>	<u>Zone 1</u>
Huguenot Street	<u>North</u>	<u>From Centre Avenue to the west junction</u>	<u>Zone 2</u>
Huguenot Street	North	From Pratt Street to Jackson Street	<u>Zone 2</u>
Huguenot Street	South	East junction to Jackson Street	<u>Zone 2</u>
Huguenot Street	South	From Lawton Street west to [west junction] <u>Centre Avenue.</u>	<u>Zone 1</u>
Huguenot Street	<u>South</u>	<u>From Centre Avenue west to west junction.</u>	<u>Zone 2</u>

Huguenot Street	South	From LeCount Place to North Avenue	<u>Zone 1</u>
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Lawton Street	Both	From Huguenot Street to Main Street	<u>Zone 1</u>
LeCount Place	East	From Huguenot Street to Main Street	<u>Zone 1</u>
LeCount Place	West	From Anderson Street north for 150 feet	<u>Zone 1</u>
LeCount Place	West	From Main Street north for 150 feet	<u>Zone 1</u>
Main Street	North	From Echo Avenue to east junction	<u>Zone 2</u>
Main Street	North	From Harrison Street to 361 Main Street	<u>Zone 2</u>
Main Street	North	From Le Count Place to Franklin Avenue	<u>Zone 1</u>
Main Street	North	From opposite 624 Main Street to opposite 616 Main Street	<u>Zone 2</u>
Main Street	North	From Memorial Highway to LeCount Place	<u>Zone 1</u>
Main Street	North	From Stephenson Boulevard to Pratt Street	<u>Zone 2</u>
Main Street	South	From Evans [Street] <u>Place</u> east to the bus stop prior to entrance to City Yard	<u>Zone 2</u>

Main Street	South	In front of 310 Main Street (110 feet)	<u>Zone 2</u>
Main Street	South	From Pintard Avenue to [Franklin Avenue] <u>70 feet west of Centre Avenue</u>	<u>Zone 2</u>
<u>Main Street</u>	<u>South</u>	<u>From 70 feet west of Centre Avenue to Franklin Avenue</u>	<u>Zone 1</u>
Maple Avenue	Both	From Main Street to Shea Place	<u>Zone 2</u>

Maple Avenue	East	From Main Street to Shea Place	<u>Zone 2</u>
Memorial Highway	East	From Huguenot Street north for 100 feet	<u>Zone 1</u>
Memorial Highway	East	From Huguenot Street to Main Street	<u>Zone 1</u>
Memorial Highway	East	From Main Street north for 200 feet	<u>Zone 1</u>
Memorial Highway	West	From Huguenot Street to Main Street	<u>Zone 1</u>
North Avenue	East	From Bonnefoy Place to [Huguenot Street] <u>70 feet south of Main Street</u>	<u>Zone 2</u>
<u>North Avenue</u>	<u>East</u>	<u>70 feet south of Main Street to Huguenot Street</u>	<u>Zone 1</u>
North Avenue	East	From The Boulevard to Beechmont Drive	<u>Zone 3</u>
North Avenue	East	From 1279 North Avenue to 1329 North Avenue	<u>Zone 3</u>
North Avenue	West	From Burling Lane to Eastchester Road	<u>Zone 3</u>
North Avenue	West	From Union Street to [Huguenot Street] <u>70 feet south of Main Street</u>	<u>Zone 2</u>
<u>North Avenue</u>	<u>West</u>	<u>70 feet south of Main Street to Huguenot Street</u>	<u>Zone 1</u>
Prospect Street	North	From South Division Street to Centre Avenue	<u>Zone 2</u>
The Boulevard	South	From North Avenue to 1 The Boulevard	<u>Zone 3</u>
Westchester Place	South	From Centre Avenue east for 150 feet	<u>Zone 1</u>

Section 8. Section 312-101, Schedule XXX: Penalties for Parking, Standing and Compliance Violations, is hereby added as follows:

§ 312-101 Schedule XXX: Penalties for Parking, Standing and Compliance Violations.

In accordance with provisions of § 312-68, the following penalties for the enumerated code violations:

<u>Code</u>	<u>Description</u>	<u>Fee</u>	<u>Late Fee</u>
<u>312-6</u>	<u>ALL OTHER/Traffic Control Device</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>312-7 B</u>	<u>NO PARKING - TEMP RESTRICTION</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>312-19 A</u>	<u>NO PARKING ON SIDEWALK</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>312-21</u>	<u>NO PARKING W/IN 25 FT OF STOP SIGN</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>312-22</u>	<u>NO PARKING LEFT WHEEL TO CURB</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>312-22</u>	<u>NO PARKING 12 INCHES FROM CURB</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>312-23</u>	<u>NO PARKING HERE TO CORNER</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>312-23</u>	<u>NO STANDING HERE TO CORNER</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>312-23 A</u>	<u>NO PARKING - INTERSECTION</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>312-23 B</u>	<u>NO PARKING SAFETY ZONE</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>312-23 C</u>	<u>FIRE HYDRANT W/I 15 FT</u>	<u>\$200.00</u>	<u>\$400.00</u>
<u>312-23 E</u>	<u>NO PARKING W/IN 25FT OF CROSSING</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>312-23 F</u>	<u>NO PARKING - 30 FT CURB/ SAFETY ZONE</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>312-23 G</u>	<u>BLOCKED DRIVEWAY</u>	<u>\$80.00</u>	<u>\$160.00</u>
<u>312-23 H</u>	<u>NO PARKING CROSSWALK</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>312-24</u>	<u>DOUBLE PARKING/STANDING</u>	<u>\$200.00</u>	<u>\$400.00</u>
<u>312-39 A</u>	<u>NO PARKING ANYTIME</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>312-40</u>	<u>NO PARKING DURING PROHIB.HRS</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>312-41</u>	<u>EXCEEDED TIME LIMIT NRCC</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>312-42</u>	<u>NO PARKING - ANGLE PARKING</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>312-43</u>	<u>PROHIB. COMMERCIAL</u>	<u>\$175.00</u>	<u>\$350.00</u>

	VEHICLE		
<u>312-44</u>	<u>NO PARKING - EXCESS 48 HOURS</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>312-45</u>	<u>NO STOPPING OR STANDING</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>312-46</u>	<u>LOADING ZONE</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>312-47</u>	<u>NO STANDING/PARKING TAXI STAND</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>312-48</u>	<u>BUS STOP NRCC</u>	<u>\$75.00</u>	<u>\$150.00</u>
<u>312-49</u>	<u>HANDICAPPED ZONE</u>	<u>\$250.00</u>	<u>\$500.00</u>
<u>312-50</u>	<u>NO PARKING FIRE LANE</u>	<u>\$175.00</u>	<u>\$350.00</u>
<u>312-53</u>	<u>EXPIRED METER</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>312-56</u>	<u>NO PARKING - MANNER OF PARKING</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>312-61 A</u>	<u>NO PARKING SNOW EMERGENCY/TOW AWAY</u>	<u>\$50.00</u>	<u>\$100.00</u>
<u>312-62</u>	<u>NO PERMIT MUNI LOT/GARAGE</u>	<u>\$75.00</u>	<u>\$150.00</u>
<u>312-62</u>	<u>PROSPECT LOT PAY AND DISPLAY</u>	<u>\$50.00</u>	<u>\$100.00</u>

Matter [bracketed] deleted.
Matter underlined added.

City of New Rochelle
Development

MEMORANDUM

To: Honorable Mayor and City Council
Thru: Wilfredo Melendez, City Manager
Date: July 14, 2026
From: Adam Salgado, Development Commissioner
Subject: PROPOSED AUTHORIZATION OF HOMELESSNESS ASSISTANCE AGREEMENT AND AMENDMENT TO 2026 CITY BUDGET — Ordinance authorizing the City Manager to negotiate and enter into an agreement with HOPE Community Services to provide homelessness assistance services; and amending Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026.

Background: Since 2014, the City of New Rochelle has successfully partnered with HOPE Community Services to implement New Rochelle’s Homelessness Assistance Initiative; providing much needed services to people within New Rochelle who are homeless or at-risk of being homeless. HOPE Community Services has provided housing, feeding and supportive social services to the City’s most disadvantaged population. Many households face compounding challenges — including job loss, mental health concerns, substance-use disorders, low educational attainment, unstable immigration status, and limited knowledge of available entitlements. These conditions significantly increase the demand for intensive case management, emergency support, and structured pathways to self-sufficiency.

At the same time, homeless assistance is evolving to be more complementary to evolving law enforcement practices — particularly the shift toward mental health response and community policing – by addressing these related contributors to homelessness.

Issue:

In 2014, in an effort to reduce and prevent homelessness in New Rochelle, while also creating a climate within New Rochelle’s downtown and transit area that was more conducive to commerce, City Council authorized HOPE Community Services to provide homeless resource services. A copy of City Council Resolution 2014-98 is attached. In 2013, about 1,297 people – or just over 100 per month — utilized the warming center they provided, an amount that had increased by 34% from 2012 to 2013.

HOPE Community Services and O.A.S.I.S. have since jointly developed and executed ongoing programming to link homeless persons in New Rochelle to more effective services, including permanent housing, skills development, mental health care and substance abuse treatment, and to additionally provide supportive, day-time space for homeless individuals through the Homeless Resource Center (HRC).

City-funded case management services in connection with HOPE's role in facilitating the City's federally-funded Tenant Based Rental Assistance (TBRA) program were added in 2016.

Like other communities across the nation, New Rochelle is experiencing rising homelessness and housing instability, coupled with increasing underlying social service needs. Using Point-in-Time (PIT) counts of the homeless, Westchester Continuum of Care has estimated that the homeless population across Westchester has increased by 25% from 2021 to 2025. Contributing factors, including the expiration of COVID specific funding, reductions in federal assistance, and increasing housing costs have led to increasing numbers of both sheltered at-risk and unsheltered persons.

In 2025, there were 10,372 visits to the HRC program at HOPE, or about 864 visits per month. During this time, HOPE placed 6 homeless persons in housing and referred another 48 to other housing programs. An additional 63 clients were referred to nonhousing programs such as drug, alcohol and mental health treatment, and domestic violence counseling and shelters. Case management services were provided to 289 clients.

Disregarding surges caused by the pandemic, usage of the food pantry increased from 1,470 in 2014 to about 2,012 extremely-low-income beneficiaries in 2024. Case load of the soup kitchen increased from 138 to 197 extremely low-income persons; and self-sufficiency services were provided to another 76 persons in 2024.

Without dedicated, ongoing funding, the City risks a significant increase in street homelessness, preventable crises, and unmet needs—particularly among individuals who require consistent case management to maintain stability. HOPE shared a Community Services Investment Proposal, incorporating a Homeless Resource Center, Community Outreach – Self-Sufficiency Program and TBRA Support Services. Together, these programs would address emergency needs, reduce the pressures on local systems, and support residents in achieving long-term housing and economic security. Included in the proposal are services to stabilize the vulnerable households temporarily and put them on the path to long-term independence while also strengthening community safety and well-being. After a review of safety and security protocols within HOPE, a significant increase in the funding request is attributed to security improvements for staff, the clients served and the community at-large.

In order to proceed with the extended scope of the homelessness prevention services, a resolution is needed to allow the City Manager to negotiate and enter into an agreement with HOPE Community Services. A line item for Homelessness Prevention funding of \$110,000 has been included in the City's annual budget. The City has been receiving annual contributions from Montefiore Health Systems to help offset the costs of these services, and a request of \$25,000 for 2026 is in process.

An amendment to the 2026 City Budget is necessary to add \$139,720 to the existing \$110,000 allocated in the budget to cover the costs for the expanded program.

Recommendation:

Staff recommends that City Council take the following actions:

1. Authorize the City Manager to negotiate and enter into an agreement with HOPE Community Services to provide expanded homelessness assistance services at a cost not-to-exceed \$249,720.00
2. Authorize the following Budget Amendment to Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026:

Decrease Appropriation

1230.41350.5024 \$70,000

1230.46000 \$3,934

9999.49100 \$65,786

Increase Appropriation

6993.46000 \$139,720

Attachments:

1. City Council Authorization 2014-98 Hope 695

LEGISLATION

ORDINANCE AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO AN AGREEMENT WITH HOPE COMMUNITY SERVICES TO PROVIDE HOMELESSNESS ASSISTANCE SERVICES, AND AMENDING ORDINANCE NO. 198 OF 2025, THE BUDGET OF THE CITY OF NEW ROCHELLE FOR 2026.

WHEREAS, since 2014, the City of New Rochelle has successfully partnered with HOPE Community Services to provide homelessness prevention outreach, case management, housing stabilization, and supportive services for individuals and families in New Rochelle who are homeless or at-risk of being homeless; and

WHEREAS, demand for homelessness assistance services has increased significantly due to rising housing costs, increasing housing instability, and growing behavioral health and social service needs, resulting in substantially greater utilization of the Homeless Resource Center and related programs; and

WHEREAS, HOPE Community Services has submitted a proposal to expand its Homeless Resource Center, Community Outreach and Self-Sufficiency Program, and Tenant-Based Rental Assistance support services, including enhanced safety and security measures, at a total cost not to exceed \$249,720.00; and

WHEREAS, the City's 2026 Operating Budget includes \$110,000 for homelessness prevention services, and an additional appropriation of \$139,720 is required to fund the expanded program.

NOW, THEREFORE, BE IT ORDAINED by the City of New Rochelle as follows:

Section 1. The City Manager is hereby authorized to negotiate and execute an agreement, in a form approved by the Corporation Counsel, with HOPE Community Services to provide expanded homelessness assistance services at a cost not-to-exceed \$249,720.00.

Section 2. Ordinance No. 198 of 2025, the budget of the City of New Rochelle for 2026, is hereby amended as follows:

Decrease Appropriation

1230.41350.5024 \$70,000

1230.46000	\$3,934
9999.49100	\$65,786

Increase Appropriation

6993.6000	\$139,720
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Section 3. The City Manager, Finance Commissioner, and such other City officers as may be necessary are authorized to execute all documents and take all actions necessary to implement the purposes of this ordinance.

City of New Rochelle, N.Y.

Introduced On: 6/10/14

Introduced By:

Held: 6/10/14

Adopted:

No. 98

Moved: Mayor Noam Bramson

Seconded: Council Member Barry R. Fertel

Approved As To Form: *M. V. Blush*

Corporation Counsel

SUBJECT
OR
TITLE }

ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH HOPE COMMUNITY SERVICES FOR THE PROVISION OF HOMELESS RESOURCE SERVICES AND AMENDING ORDINANCE NO. 210 OF 2013, THE BUDGET OF THE CITY OF NEW ROCHELLE FOR 2014.

Dist	Member	Yeas	Nays	Abstain	Absent
1st	Trangucci		✓		
2nd	Tarantino		✓		
3rd	Rice	✓			
4th	Hyden	✓			
5th	Fertel	✓			
6th	Rackman	✓			
Mayor	Bramson	✓			

13, 1,

WHEREAS, the City seeks to reduce and prevent homelessness within New Rochelle, while also creating a climate within New Rochelle's downtown and transit area that is conducive to commerce; and

WHEREAS, through enhanced and dedicated case management, homeless persons in New Rochelle can be linked more effectively to regional services, including permanent housing, skills development, mental health care, and substance abuse treatment; and

WHEREAS, the provision of supportive day-time shelter may reduce the incidence of inappropriate activity in public areas; and

WHEREAS, the City seeks to accomplish these goals by working with HOPE Community Services ("HOPE") and O.A.S.I.S., organizations that have significant experience in the delivery of services to individuals in need and that are associated with the regional continuum of care; and

WHEREAS, HOPE shall be responsible for providing dedicated case management, as well as extended hours of operation, in coordination with O.A.S.I.S.; and

WHEREAS, in addition, HOPE shall be responsible for convening quarterly meetings of local organizations that provide services to New Rochelle's homeless population, including relevant not-for-profits and houses of worship, to encourage coordination and information sharing; and

WHEREAS, O.A.S.I.S. and HOPE, with the approval of the Westchester County Department of Social Services, shall jointly develop and execute a policy that creates incentives for homeless individuals to participate fully in case management; and

Authenticated and certified this

17th day of June 2014

6/3/14

Noam Bramson
Mayor
Bernice B. Hilden
City Clerk

WHEREAS, HOPE, O.A.S.I.S. and City staff shall provide the City Council with status reports six (6) months and again at ten (10) months after commencement of this program, with the understanding that future funding from the City will depend upon an objective demonstration of progress as measured by: homeless individuals moved to permanent housing; reduced incidence of homelessness in public areas; and any other metrics judged relevant; and

WHEREAS, funds secured from either public or private sources shall be used to reduce the net City contribution to this program; now, therefore,

BE IT ORDAINED by the Council of the City of New Rochelle:

Section 1. The City Manager is hereby authorized to enter into a contract with HOPE Community Services and O.A.S.I.S. for the provision of homeless resource services not to exceed \$100,000.

Section 2. Ordinance No. 210 of 2013, the Budget of the City of New Rochelle for 2014, is hereby amended to read as follows:

Increase Estimated Revenue– General Fund:

GF 01	Appropriated Fund Balance	\$65,000
R 40	Reimbursements – Homelessness Prevention	\$35,000

Increase Appropriations – General Fund:

UE 4HP	Homelessness Prevention	\$100,000
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Authenticated and certified)	NOAM BRAMSON, Mayor
this 17th day of June, 2014)	BENNIE F. GILES, III, City Clerk

RESOLUTION NUMBER:

Item # 27.

City of New Rochelle
City Manager

MEMORANDUM

To: Honorable Mayor and City Council
Thru: Wilfredo Melendez, City Manager
Date: July 14, 2026
From: Wilfredo Melendez, City Manager
Subject: CITY COUNCIL REPRESENTATIVE FOR THE NEW ROCHELLE
DOWNTOWN BUSINESS IMPROVEMENT DISTRICT (BID) - Requested by
Council Member Shane A. Osinloye

Attachments:

None