



**City Council Agenda
1st Floor Council Conference Room, City Hall
City of New Rochelle
Committee of the Whole
Tuesday, September 9, 2025
3:45 PM**

Call to Order

Presentation(s)

1. AUDIT RESULTS-YEAR TO DATE STATUS AND PROJECTION TO YEAR END
2. GOOD CAUSE EVICTION & MULTIFAMILY RESIDENTIAL REHAB

Agenda Review

Commendation(s)

Public Hearing(s) This Evening

3. PROPOSED LOCAL LAW, INTRO. NO. 4, RE: ACTIVE DUTY AND VETERAN PARKING - A Local Law, Intro No. 4, adding Section 312-50.3 to the Code of the City of New Rochelle to designate parking spaces for current and former members of the United States Armed Forces.
4. PROPOSED RESOLUTION RE: HOUSING CHOICE VOUCHER PROGRAM (SECTION 8) 2026 ANNUAL PHA PLAN - Resolution adopting the 2026 Section 8 Annual PHA (Public Housing Authority) Plan. (Intro 7/8/2025; Public Hearing 9/9/2025)
5. PROPOSED AUTHORIZATION RE: SUBMISSION OF A GRANT APPLICATION TO WESTCHESTER COUNTY COMPLETE STREETS MUNICIPAL ASSISTANCE PROGRAM BPL 39 RE: QUAKER RIDGE ROAD COMPLETE STREETS PROJECT - Resolution authorizing the submission of a grant application to Westchester County Complete Streets Municipal Assistance Program (BPL 39) relative to Quaker Ridge Road Complete Streets Project. (Intro. 7/15/25; Public Hearing 9/9/25)

Department of Buildings

6. PROPOSED LEAD AGENCY STATUS RE: PROPOSED AMENDMENT TO CHAPTER 331, ZONING CODE (SMOKE SHOPS) - Resolution declaring Lead Agency Status relative to the proposed action amending Section 331-115.6 Smoke Shops of Chapter 331, Zoning, of the Code of the City of New Rochelle.
7. PROPOSED AMENDMENT TO CHAPTER 331 ZONING CODE RE: SMOKE SHOPS - Ordinance amending Section 331-115.6 Smoke Shops of Chapter 331, Zoning, of the Code of the City of New

Rochelle. (Intro. 09/09/25; Public Hearing 10/15/25).

8. PROPOSED PUBLIC HEARING RE: PROPOSED AMENDMENT TO CHAPTER 331, ZONING CODE (SMOKE SHOPS) - Resolution scheduling a Public Hearing relative to the proposed ordinance amending Section 331-115.6 Smoke Shops of Chapter 331, Zoning, of the Code of the City of New Rochelle.

Law Department

9. PROPOSED AUTHORIZATION RE SETTLEMENT OF TWO (2) COMPANION MATTERS - Resolution authorizing the settlement of two (2) companion matters entitled: Clear Channel Outdoor, LLC v. City of New Rochelle, et al. (Case No. 7:20-cv-9296) and Vector Media, LLC v. Clear Channel Outdoor, LLC v. City of New Rochelle, et al. (Case No. 7:21-cv-266).
10. PROPOSED SETTLEMENT OF LAWSUIT - Resolution authorizing the settlement of Edward Rory O'Kane, as father and natural guardian of A.A.O., an infant, Edward Rory O'Kane, individually, and Nicoletta O'Kane v. City of New Rochelle, et al. (Index No. 62189/2020).

Department of Finance

11. SALES AND COMPENSATING USE TAX - Resolution of the City of New Rochelle, New York, amending Resolution No. 102 of May 4, 1976, imposing sales and compensating use taxes, as amended, to increase the rate of the sales and compensating use taxes for the period beginning January 1, 2026, and ending December 31, 2027.

Department of Public Works

12. PROPOSED AMENDMENT TO CHAPTER 312 , VEHICLES AND TRAFFIC, OF THE CODE OF THE CITY OF NEW ROCHELLE, RE: PARKING REGULATION CHANGE ON PRINCE STREET - Ordinance amending Section 312-84, Schedule XIII: Parking Prohibited Certain Hours, of Chapter 312, Vehicles and Traffic, of the Code of the City of New Rochelle.
13. PROPOSED AMENDMENT TO CHAPTER 312, OF THE CODE OF THE CITY OF NEW ROCHELLE, RE : VEHICLES AND TRAFFIC - TRAFFIC REGULATION CHANGES ADJACENT TO SCHOOLS - Ordinance amending Section 312-29, One Way Streets, Section 312-76, Schedule V: Prohibited Turns at Intersections, 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.

Department of Parks and Recreation

14. PROPOSED AMENDMENT TO THE 2025 BUDGET RE: JUNIOR LEAGUE OF WESTCHESTER ON THE SOUND'S MOMMY AND ME GRANT PROGRAM ACCEPTANCE - Ordinance accepting the Junior League of Westchester on the Sound Mommy and Me Grant in the amount of \$5,000, and amending Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025.

Police Department

15. PROPOSED AMENDMENT TO THE 2025 BUDGET RE: NEW YORK STATE DEPARTMENT OF HOMELAND SECURITY AND EMERGENCY SERVICES (DHSES) TACTICAL TEAM GRANT - Ordinance accepting the New York State Department of Homeland Security and Emergency Services (DHSES) Tactical Team Grant Award in the amount of \$75,000, and amending Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025.

Fire Department

Department of Human Resources

City Manager

Department of Development

16. PROPOSED AUTHORIZATION TO EXECUTE LEASE RENEWAL RE: SECTION 8 OFFICE – Proposed resolution authorizing the City Manager to renew the lease agreement for an additional five (5) years between the City of New Rochelle and the New Rochelle Hotel Associates, LLC, for office space at One Radisson Plaza
17. PROPOSED LEAD AGENCY STATUS RE: LOCAL LAW, INTRO. NO. 5, RE: VACANT STOREFRONT REGISTRY PROGRAM – Resolution declaring Lead Agency relative to the Proposed Local Law amending Section 250-2, Vacant premises, of Chapter 250, Property Maintenance, and Section 133-1, Enumeration of Fees, of Chapter 133, Fees, of the Code of the City of New Rochelle, to establish a Vacant Storefront Registry (Intro 9/9/25; Public Hearing 10/15/25)
18. A LOCAL LAW, INTRO. NO. 5, RE: VACANT STOREFRONT REGISTRY PROGRAM – A Local Law, Intro. No. 5, amending Section 250-2, Vacant premises, of Chapter 250, Property Maintenance, and Section 133-1, Enumeration of Fees, of Chapter 133, Fees, of the Code of the City of New Rochelle, to establish a Vacant Storefront Registry (Intro 9/9/25; Public Hearing 10/15/25)
19. PROPOSED PUBLIC HEARING RE: A LOCAL LAW, INTRO. NO. 5, RE: VACANT STOREFRONT REGISTRY PROGRAM – Resolution directing a public hearing on a Local Law amending Section 250-2, Vacant premises, of Chapter 250, Property Maintenance, and Section 133-1, Enumeration of Fees, of Chapter 133, Fees, of the Code of the City of New Rochelle, to establish a Vacant Storefront Registry (Intro 9/9/25; Public Hearing 10/15/25)
20. PROPOSED APPLICATION FOR NEW YORK STATE CLEAN MOBILITY PROGRAM RE: CIRCUIT - Resolution authorizing the City Manager to submit an application to the New York State Clean Mobility Program (NYSERDA PON 5739) relative to the existing Circuit service and mobility planning.
21. PROPOSED AUTHORIZATION TO EXECUTE LEASE AGREEMENT WITH CENTER FOR JUSTICE INNOVATION: Resolution authorizing the City Manager to negotiate and execute a lease agreement with Justice Innovation Inc. d/b/a Center for Justice Innovation (CJI) for the Use of Space on the Second Floor of the New Rochelle Train Station.
22. PROPOSED ACCEPTANCE OF GRANT AWARD RE: NEW YORK STATE LEGISLATIVE GRANT FOR NRMHA RENOVATIONS - Ordinance accepting New York State Legislative grant for renovations at New Rochelle Municipal Housing Authority; and amending Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025

City Council

23. PROPOSED OPPOSITION RE: NATURAL GAS PIPELINE EXPANSIONS - Resolution opposing Enbridge's Algonquin Pipeline Expansion 'Project Maple' and new or previously defeated pipelines including the Williams Constitution Pipeline and Nese Pipeline in New York State

Supplemental Item(s)

Unfinished Business

New Business

24. UPCOMING CITY COUNCIL MEETINGS

Discussion Item(s)

25. REMINGTON BOYS & GIRLS CLUB - Requested by Council Member David Peters
26. NOTICE OF DEVELOPMENT APPROVAL - Requested by Council Member Shane Osinloye.

Executive Session

Public Hearings 7:00 PM (See list above)

Citizens to Be Heard

Adjournment

RESOLUTION NUMBER:

Item # 1.

City of New Rochelle
Finance

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 9, 2025
From: Edward Ritter, Finance Commissioner
Subject: AUDIT RESULTS-YEAR TO DATE STATUS AND PROJECTION TO
YEAR END

Presentation of the 2024 audit results. 2025 financial year to date and projections to year-end

Attachments:
None

RESOLUTION NUMBER:

Item # 2.

City of New Rochelle
Development

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 9, 2025
From: Adam Salgado, Development Commissioner
Subject: GOOD CAUSE EVICTION & MULTIFAMILY RESIDENTIAL REHAB

Attachments:
None

City of New Rochelle

City Manager

MEMORANDUM

To: City Council

Thru: Wilfredo Melendez, City Manager

Date: September 9, 2025

From: Wilfredo Melendez, City Manager

Subject: PROPOSED LOCAL LAW, INTRO. NO. 4, RE: ACTIVE DUTY AND VETERAN PARKING - A Local Law, Intro No. 4, adding Section 312-50.3 to the Code of the City of New Rochelle to designate parking spaces for current and former members of the United States Armed Forces. A Public Hearing is scheduled for this evening.

BACKGROUND:

Across the region and the country, municipalities are recognizing the service of current and former members of the United States Armed Forces by allocating dedicated parking spaces in municipally-owned facilities for their use. Local examples of such programs include Suffolk County, the Town of Babylon, and the Town of South Hampton.

This memo proposes the implementation of designated parking spaces for current New Rochelle residents who are Active-Duty Members, Reserve Members and/or Veterans of the United States Armed Forces in City-managed parks and parking facilities. The goal of this program is to show respect and gratitude for those who have served or are currently serving, provide a small gesture of appreciation within our community, and promote a veteran- and military-friendly city image.

ISSUE:

In order to designate parking spaces in City parks and parking facilities for use by current New Rochelle residents who are Active-Duty Members, Reserve Members and/or Veterans of the United States Armed Forces the City Code needs to be amended. A minimum of one space designated for Active-Duty Members, Reserve Members and Veterans of the United States Armed Forces would be provided in the following facilities:

- Bayard Street Lot (Development)
- Cameron Pier and Sharkey Horseshoe Pitching Lot (Parks & Recreation)
- City Hall Parking Lot (Development)
- City Park Lot (Parks & Recreation)
- Davenport Park Lot (Parks & Recreation)

- D'Onofrio Park Lot (Parks & Recreation)
- Five Islands Park Lot (Parks & Recreation)
- Fort Slocum Road Lot (Parks & Recreation)
- Guion Place Garage (Development)
- Highgarden Tower Garage (Development)
- Hudson Park and Marina Lot (Parks & Recreation)
- Lawn Avenue Lot (Development)
- Library Lot (Development)
- Library South Lot (Development)
- Maple Avenue Garage (Development)
- Marina Parking Deck (Upper) (Parks & Recreation)
- New Roc Garage (Development)
- New Rochelle Transit Center (Development)
- North Avenue at Thruway Parking Lot (Development)
- Prospect Street Lot (Development)
- The Encore Garage (Development)
- The Illustrator Garage (Development)
- The Skyline Parking Garage (Development)

Payment for parking will still be required per facility rules.

RECOMMENDATION:

Staff recommends that the City Council approve the attached Ordinance adding Section 312-50.3 of the Code of the City of New Rochelle.

Attachments:

1. A LOCAL LAW, INTRO NO. 4, ADDING SECTION 312- 50.3 TO THE CODE OF THE CITY OF NEW ROCHELLE

LEGISLATION

LOCAL LAW NO. 4

A LOCAL LAW, INTRO NO. 4, ADDING SECTION 312-50.3 TO THE CODE OF THE CITY OF NEW ROCHELLE TO DESIGNATE PARKING SPACES FOR CURRENT AND FORMER MEMBERS OF THE UNITED STATES ARMED FORCES.

BE IT ENACTED by the City Council of the City of New Rochelle as follows:

Section 1. Purpose and Legislative Intent.

The City Council finds that it is in the public interest to recognize and honor the service of Active-Duty Members, Reserve Members, and Veterans of the United States Armed Forces by establishing specially designated parking spaces for their use in municipally-owned parking facilities. This gesture reflects the City's commitment to supporting military families and promoting a veteran- and military-friendly community.

Section 2. Section 312-50.3 of the Code of the City of New Rochelle is hereby added to read as follows:

§ 312-50.3. Designated Parking for United States Armed Forces Personnel.

A. Definitions. As used in this section, the following terms shall have the meanings indicated:

Development Commissioner

The Commissioner of the City of New Rochelle Department of Development.

Parks Commissioner

The Commissioner of the City of New Rochelle's Parks & Recreation Department.

Veteran

A person who served in the active military, naval, air, or space service, and who was discharged or released therefrom.

Active Duty

Full-time duty in the United States Armed Forces, other than active-duty training.

Armed Forces

United States Army, Navy, Marine Corps, Air Force, Space Force, and Coast Guard, including the reserve components thereof.

Reserve

A member of a reserve component of one of the Armed Forces.

Reserve Component

The term “reserve component” means, with respect to the Armed Forces, the Army Reserve, the Navy Reserve, the Marine Corps Reserve, the Air Force Reserve, the Coast Guard Reserve, the Army National Guard of the United States, and the Air National Guard of the United States.

B. Designation of Spaces

Notwithstanding any provision of law to the contrary, the Development Commissioner and the Parks Commissioner are hereby authorized, empowered, and directed to designate a minimum of one (1) parking space at each of the facilities identified below for the exclusive use of parking by current New Rochelle residents who are:

- (1) Active-Duty Members of the United States Armed Forces;
- (2) Reserve Members of the United States Armed Forces; or
- (3) Veterans of the United States Armed Forces.

C. Eligible Facilities

(1) Designated spaces shall be established and clearly marked within the following municipally owned or managed facilities:

- Bayard Street Lot
- Cameron Pier and Sharkey Horseshoe Pitching Lot
- City Hall Parking Lot
- City Park Lot
- Davenport Park Lot
- D'Onofrio Park Lot
- Five Islands Park Lot
- Fort Slocum Road Lot
- Guion Place Garage
- Highgarden Tower Garage
- Hudson Park and Marina Lot
- Lawn Avenue Lot
- Library Lot

- Library South Lot
- Maple Avenue Garage
- Marina Parking Deck (Upper)
- New Roc Garage
- New Rochelle Transit Center
- North Avenue at Thruway Parking Lot
- Prospect Street Lot
- The Encore Garage
- The Illustrator Garage
- The Skyline Parking Garage

(2) To the extent practicable, spaces designated for parking by Active-Duty Members, Reserve Members, and Veterans of the United States Armed Forces shall be located in the immediate vicinity of those spaces designated for use by the handicapped. In no event, however, shall designated parking spaces be located closer to a facility entrance than those spaces designated for use by the handicapped.

(3) The Development Commissioner and Parks Commissioner shall post appropriate signage and markings to allow for the enforcement of this article.

D. Display of Credentials.

Eligibility for use of the designated space 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 City Clerk, and a hanging tag or sticker issued by the City of New Rochelle.

E. Payment Requirements.

Use of designated spaces shall remain subject to all applicable parking fees, meters, and regulations in effect at the facility.

F. Prohibited parking

Any person who parks a vehicle in a parking space reserved for Active-Duty Members, Reserve Members, and Veterans of the United States Armed Forces without the proper credentials established in § 312-50.3(D) shall be deemed to be in violation of this article. The owner of such vehicle shall be responsible for the penalty imposed hereunder.

G. Penalty for offenses.

Any person violating the provisions of this article shall be subject to a fine not to exceed \$100.

H. Enforcement

Provisions of this article shall be enforced by the City of New Rochelle Police Department.

I. Severability.

If any clause, sentence, paragraph, subdivision, or part of this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof.

J. When effective

This article shall take effect 90 days after filing with the Secretary of State of the State of New York.

City of New Rochelle
Development

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 9, 2025
From: Adam Salgado, Development Commissioner
Subject: PROPOSED RESOLUTION RE: HOUSING CHOICE VOUCHER PROGRAM (SECTION 8) 2026 ANNUAL PHA PLAN - Resolution adopting the 2026 Section 8 Annual PHA (Public Housing Authority) Plan. (Intro 7/8/2025; Public Hearing 9/9/2025) It was noted that a Public Hearing is scheduled for this evening.

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 for the upcoming year.

The 2026 Annual PHA Plan outlines the City's progress in meeting the goals and objectives set forth in the 2025-2029 PHA Five Year Plan. The PHA Annual Plan for 2026 includes no significant amendments or program modifications from the 2025 Annual PHA Plan although it does include goals for cost saving measures.

In addition to the Annual and Five-Year Plans, 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.

Issue:

The Annual PHA Plan is 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 8th Committee of the Whole ("COW") Meeting, set a Public Hearing for the September 09, 2025 COW. The 45-day comment period, as required by HUD, will extend from July 28 through September 11, 2025.
2. At the Regular Legislative Meeting on September 16, 2025, adopt a resolution adopting, and approving for submission to HUD, the 2026 Annual PHA Plan.

Attachments:

1. RESOLUTION ADOPTING THE 2026 SECTION 8 ANNUAL PHA (PUBLIC HOUSING AUTHORITY) PLAN

LEGISLATION

RESOLUTION ADOPTING THE 2026 SECTION 8 ANNUAL PHA (PUBLIC HOUSING AUTHORITY) PLAN.

BE IT RESOLVED, by the Council of the City of New Rochelle, that after a public hearing held on September 9, 2025, this City Council hereby adopts the 2026 Section 8 Annual PHA (Public Housing Authority) Plan in accordance with the Quality Housing and Work Responsibility Act of 1998 (QHWRA); and

BE IT FURTHER RESOLVED, that the City Manager is hereby authorized to execute and submit such documentation as may be necessary and required to the U.S. Department of Housing and Urban Development (HUD); and

BE IT FURTHER RESOLVED, the City Manager is further authorized to execute any additional actions or documents necessary to complete the submission and ensure ongoing compliance with HUD regulations.

City of New Rochelle
Development

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 9, 2025
From: Adam Salgado, Development Commissioner
Subject: PROPOSED AUTHORIZATION RE: SUBMISSION OF A GRANT APPLICATION TO WESTCHESTER COUNTY COMPLETE STREETS MUNICIPAL ASSISTANCE PROGRAM BPL 39 RE: QUAKER RIDGE ROAD COMPLETE STREETS PROJECT - Resolution authorizing the submission of a grant application to Westchester County Complete Streets Municipal Assistance Program (BPL 39) relative to Quaker Ridge Road Complete Streets Project. (Intro. 7/15/25; Public Hearing 9/9/25). It was noted that a Public Hearing is scheduled for this evening.

BACKGROUND:

On June 3, 2025, the Westchester County Department of Planning announced the Complete Streets Municipal Assistance Program (BPL 39), allocating \$15 million from the county capital budget to support municipalities in planning, designing, and constructing Complete Streets improvements on local roads. The program enables Westchester municipalities to apply for up to 50 % of total project costs-with design and engineering fully funded by Westchester County.

Applications must be submitted by September 19, 2025. A minimum award of \$100,000 and a maximum award of \$6 million per project is available.

Successful applicants will enter into Inter-Municipal Agreements in early 2026, with design phases expected to take 12-24 months and construction phases up to five years

ISSUE:

To support the implementation of the Quaker Ridge Road (QRR) Complete Streets project, the City proposes to apply for the Westchester County Complete Streets Municipal Assistance Program (BPL 29) in amount of \$6,000,000 for QRR Complete Streets project construction and construction management, of which the required 50% City match of \$3,000,000 will be sourced from the City's previously awarded New York State TAP-CMAQ grant for QRR Complete Streets.

Recommendation:

Staff recommends that the City Council adopt a resolution supporting the City's Complete

Streets Municipal Assistance Program (BPL 39) application submission to Westchester County, committing to the City 50% match totaling \$3,000,000 to be sourced from a previous New York State grant award, and authorizing the City Manager to submit all necessary documentation for the grant application.

Attachments:

1. RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO WESTCHESTER COUNTY COMPLETE STREETS MUNICIPAL ASSISTANCE PROGRAM (BPL 39)

LEGISLATION

RESOLUTION AUTHORIZING THE SUBMISSION OF A
GRANT APPLICATION TO WESTCHESTER COUNTY
COMPLETE STREETS MUNICIPAL ASSISTANCE
PROGRAM (BPL 39) RELATIVE TO QUAKER RIDGE ROAD
COMPLETE STREETS PROJECT.

WHEREAS, on June 3, 2025, the Westchester County Department of Planning announced the Complete Streets Municipal Assistance Program (BPL 39), allocating \$15 million in county capital funding to assist municipalities in the planning, design, and construction of Complete Streets improvements on local roads; and

WHEREAS, the program provides reimbursement of up to 50% of total project costs, with design and engineering fully funded by Westchester County; and

WHEREAS, the City of New Rochelle seeks to advance the Quaker Ridge Road (QRR) Complete Streets Project to enhance safety, accessibility, and multimodal connectivity for all users; and

WHEREAS, the City intends to apply for the maximum available funding of \$6,000,000 for construction and construction management of the QRR Complete Streets Project through the Westchester County Complete Streets Municipal Assistance Program; and

WHEREAS, the required 50% local match of \$3,000,000 will be fully satisfied by a previously awarded New York State Transportation Alternatives Program - Congestion Mitigation and Air Quality Improvement Program (TAP-CMAQ) grant designated for the QRR Complete Streets Project; and

WHEREAS, the deadline for submission of grant applications is September 19, 2025, and successful applicants will enter into Inter-Municipal Agreements with Westchester County in early 2026;

WHEREAS, the City intends to apply for the full \$6 million award to support construction and construction management of the Quaker Ridge Road (QRR) Complete Streets project; and

WHEREAS, the required 50% City match of \$3 million will be drawn from the City's previously awarded New York State TAP-CMAQ grant for the QRR Complete Streets initiative; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of New Rochelle hereby supports the submission of the City's application to Westchester County Complete Streets Municipal Assistance Program (BPL 39) for the QRR Complete Streets project; and

BE IT FURTHER RESOLVED, that the City Manager affirms its commitment to provide the 50% local match in the amount of \$3,000,000, to be fully funded by the New York State TAP-CMAQ grant previously awarded to the City for the QRR project; and

BE IF FURTHER RESOLVED, that the City Council authorizes the City Manager, or his designee, to submit the application and all required documentation, and to take any and all steps necessary to carry out the intent of this resolution, including the execution of any agreements with Westchester County related to the funding of the project.

City of New Rochelle
Buildings

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 9, 2025
From: Paul Vacca, Buildings Commissioner
Subject: PROPOSED LEAD AGENCY STATUS RE: PROPOSED AMENDMENT TO CHAPTER 331, ZONING CODE (SMOKE SHOPS) - Resolution declaring Lead Agency Status relative to the proposed action amending Section 331-115.6 Smoke Shops of Chapter 331, Zoning, of the Code of the City of New Rochelle.

Resolution declaring Lead Agency Status relative to the proposed ordinance amending Section 331-115.6 Smoke Shops of Chapter 331, Zoning, of the Code of the City of New Rochelle.

Attachments:

1. RESOLUTION DECLARING LEAD AGENCY RE TO AMENDING CHAPTER 331 ZONING OF THE CODE OF THE CITY OF NEW ROCHELLE

LEGISLATION

RESOLUTION DECLARING LEAD AGENCY STATUS
RELATIVE TO THE PROPOSED ACTION AMENDING
SECTION 331- 115.6, SMOKE SHOPS, OF CHAPTER 331,
ZONING, OF THE CODE OF THE CITY OF NEW ROCHELLE.

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 331-115.6, Smoke Shops, of Chapter 331, Zoning, of the City of New Rochelle Zoning Code, in order to more closely align with the Office of Cannabis Management procedures regarding the calculation of distances in relation to distancing requirements; and

WHEREAS, this City Council finds the Proposed Action to be an Unlisted Action pursuant to SEQRA; and

WHEREAS, the Department of Development has prepared and submitted an Environmental Assessment Form (EAF) 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
Buildings

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 9, 2025
From: Paul Vacca, Buildings Commissioner
Subject: PROPOSED AMENDMENT TO CHAPTER 331 ZONING CODE RE:
SMOKE SHOPS - Ordinance amending Section 331-115.6 Smoke Shops of
Chapter 331, Zoning, of the Code of the City of New Rochelle. (Intro. 09/09/25;
Public Hearing 10/15/25).

BACKGROUND:

On March 31, 2021, New York State legalized adult-use cannabis (also known as marijuana, or recreational marijuana) by passing the Marijuana Regulation & Taxation Act (MRTA). Under this legislation, the Office of Cannabis Management (OCM), a new state agency, was established. Cities, towns, and villages had the option of opting-out of allowing adult-use cannabis retail dispensaries or on-site consumption licenses from locating within their jurisdictions. Opt-out was required by December 31, 2021. The City of New Rochelle did not opt-out.

On January 21, 2025, the City Council adopted Ordinance No. 2025-19, which amended Chapter 331, Zoning, of the Code of the City of New Rochelle regarding tobacco smoke shops, adult-use cannabis dispensaries and adult-use cannabis consumption lounges. The adopted legislation allowed for the following:

- Tobacco smoke shops, by special permit;
- OCM licensed cannabis dispensaries in most zones that allow retail;
- Distancing requirements similar to those prescribed by OCM; and,
- Hours of operation linked to hours prescribed for liquor stores and bars by the New York State Liquor Authority.

ISSUE:

The Office of Cannabis Management (OCM) has conducted a thorough review of agency practices and decision-making protocol(s) to ensure compliance with mandates of the Marijuana Regulation and Taxation Act (MRTA). OCM recently identified that the process by which the agency has been assessing adult-use retail dispensary location distance requirements relative to

schools, first established in 2022, is not consistent with Cannabis Law § 72 (6). Under the original process, OCM measured the 500-foot proximity in a straight line from the center of the nearest school entrance to the center of the dispensary's main entrance—only considering entrances regularly used by patrons. In addition, this rule applied only when the dispensary and school were located on the same street or road. The revised standard requires the licensee to measure a straight line from the dispensary entrance to the nearest point on the school property line — regardless of whether they are on the same road. This new and broader interpretation significantly expands the areas considered off-limits.

In order to more closely align with the OCM procedures regarding the calculation of distances in relation to distancing requirements, Staff is recommending that Section 331-115.6(B) be revised from "all distancing measurements shall be from primary entrance to primary entrance as per the New York State Office of Cannabis Management" to "all distancing measurements shall be calculated in accordance with the procedures set forth by the New York State Office of Cannabis Management"

RECOMMENDATION:

Staff recommends that City Council take the following actions:

1. Direct that a Public Hearing be scheduled for October 15, 2025 regarding the proposed zoning code amendment, as noted above and pursuant to the regulations set forth in Section 331-146, 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). A Short Environmental Assessment Form (SEAF) is attached; and,
3. Approve the zoning amendment pending the outcome of the Public Hearing and responses from the City's Planning Board, and the Westchester County Planning Board.

Attachments:

1. ORDINANCE AMENDING CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF NEW ROCHELLE
2. SEAF

LEGISLATION

ORDINANCE AMENDING SECTION 331-115.6, SMOKE SHOPS, OF CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF NEW ROCHELLE.

WHEREAS, on March 31, 2021, New York State legalized adult-use cannabis (also known as marijuana or recreational marijuana) by passing the Marijuana Regulation & Taxation Act (MRTA); and

WHEREAS, on January 21, 2025, the City Council adopted Ordinance No. 2025-19, which amended Chapter 331, Zoning, of the Code of the City of New Rochelle regarding tobacco smoke shops, adult-use cannabis dispensaries and adult-use cannabis consumption lounges; and

WHEREAS, OCM recently identified that the process by which the agency has been assessing adult-use retail dispensary location distance requirements relative to schools, first established in 2022, is not consistent with Cannabis Law § 72 (6); and,

WHEREAS, in order to more closely align with the OCM procedures regarding the calculation of distances in relation to distancing requirements, Staff is recommending that the Code of the City of New Rochelle be amended; now therefore,

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

Section 1. The Code of the City of New Rochelle, Section 331-115.6 Smoke Shops, of Chapter 331, Zoning, is hereby amended as follows:

§331-115.6 Smoke Shops

A retailer that sells tobacco products must secure a retail dealer and vending machine registration under New York Tax Law, Section 480-a.13. To sell vapor products, a retailer must secure a vapor products dealer certificate of registration under New York Tax Law Section 1183.14. To sell tobacco products and vapor products, a retailer must secure both registrations, which are issued by the New York State Department of Taxation and Finance.

* * *

B. All distancing measurements shall be [from primary entrance to primary entrance as per New York State Office of Cannabis Management] calculated in accordance with the procedures set forth by the New York State Office of Cannabis Management.

Matters underlined added.

Matters [bracketed] are deleted.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Smoke shop and cannabis regulation			
Project Location (describe, and attach a location map): City of New Rochelle			
Brief Description of Proposed Action: The City of New Rochelle is proposing amendments to the zoning code to enhance regulations for smoke shops and to add regulations for cannabis sales and onsite consumption. The regulations pertain solely to commercial districts within the city.			
Name of Applicant or Sponsor: City of New Rochelle		Telephone: E-Mail:	
Address: 515 North Avenue			
City/PO: New Rochelle		State: NY	Zip Code: 10801
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☐	YES ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☐	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: _____ _____ _____			

Project:

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
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?	☒	☐

PRINT FORM

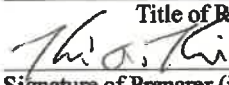
Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

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

As shown in Parts I and II of this Short Environmental Assessment Form, the proposed code changes will have no adverse impact on the environment. The proposed changes related to the sales of tobacco and cannabis products, as well on-site consumption of cannabis will enhance quality of life in the city.

☐	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	9/3/25
Name of Lead Agency	Date
Wilfredo Melendez	City Manager
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

City of New Rochelle
Buildings

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 9, 2025
From: Paul Vacca, Buildings Commissioner
Subject: PROPOSED PUBLIC HEARING RE: PROPOSED AMENDMENT TO
CHAPTER 331, ZONING CODE (SMOKE SHOPS) - Resolution scheduling a
Public Hearing relative to the proposed ordinance amending Section 331-115.6
Smoke Shops of Chapter 331, Zoning, of the Code of the City of New Rochelle.

Introduce 09/09/2025, Scheduling a Public Hearing for Wednesday, 10/15/2025

Attachments:

1. RESOLUTION SCHEDULING A PUBLIC HEARING RE TO AMENDING SECTION
331-115.6

LEGISLATION

RESOLUTION DIRECTING A PUBLIC HEARING RELATIVE TO THE PROPOSED ORDINANCE AMENDING SECTION 331-115.6, SMOKE SHOPS, OF 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 October 15, 2025 at 7:00 P.M. in the Council Chambers, 515 North Avenue, New Rochelle, New York, on the proposed amendment to Chapter 331, Zoning, of the New Rochelle Zoning Code:

ORDINANCE AMENDING SECTION 331-115.6, SMOKE SHOPS, OF CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF NEW ROCHELLE IN ORDER TO MORE CLOSELY ALIGN WITH THE OCM PROCEDURES REGARDING THE CALCULATION OF DISTANCES IN RELATION TO DISTANCING REQUIREMENTS.

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
Law

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 9, 2025
From: Dawn Warren, Corporation Counsel
Subject: PROPOSED AUTHORIZATION RE SETTLEMENT OF TWO (2) COMPANION MATTERS - Resolution authorizing the settlement of two (2) companion matters entitled: Clear Channel Outdoor, LLC v. City of New Rochelle, et al. (Case No. 7:20-cv-9296) and Vector Media, LLC v. Clear Channel Outdoor, LLC v. City of New Rochelle, et al. (Case No. 7:21-cv-266).

PROPOSED AUTHORIZATION RE SETTLEMENT OF TWO (2) COMPANION MATTERS - Resolution authorizing the settlement of two (2) companion matters entitled: Clear Channel Outdoor, LLC v. City of New Rochelle, et al. (Case No. 7:20-cv-9296) and Vector Media, LLC v. Clear Channel Outdoor, LLC v. City of New Rochelle, et al. (Case No. 7:21-cv-266), in the total amount of \$1,635,000.

Attachments:

1. RESOLUTION AUTHORIZING THE SETTLEMENT OF TWO (2) COMPANION MATTERS

LEGISLATION

RESOLUTION AUTHORIZING THE SETTLEMENT OF TWO
(2) COMPANION MATTERS ENTITLED CLEAR CHANNEL
OUTDOOR, LLC V. CITY OF NEW ROCHELLE, ET AL. (CASE
NO. 7:20-CV-9296), AND VECTOR MEDIA, LLC V. CITY OF
NEW ROCHELLE, ET AL. (CASE NO. 7:21-CV-266).

BE IT RESOLVED, by the Council of the City of New Rochelle, that this City Council hereby authorizes the settlement of two (2) companion matters entitled Clear Channel Outdoor, LLC v. City of New Rochelle, et al. (Case No. 7:20-cv-9296), in the amount of \$1,550,000, and Vector Media, LLC v. City of New Rochelle, et al. (Case No. 7:21-cv-266), in the amount of \$85,000.

City of New Rochelle
Law

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 9, 2025
From: Dawn Warren, Corporation Counsel
Subject: PROPOSED SETTLEMENT OF LAWSUIT - Resolution authorizing the settlement of Edward Rory O'Kane, as father and natural guardian of A.A.O., an infant, Edward Rory O'Kane, individually, and Nicoletta O'Kane v. City of New Rochelle, et al. (Index No. 62189/2020).

Resolution authorizing the settlement of Edward Rory O'Kane, as father and natural guardian of A.A.O., an infant, Edward Rory O'Kane, individually, and Nicoletta O'Kane v. City of New Rochelle, et al. (Index No. 62189/2020), in the amount of \$130,890.36.

Attachments:

1. RESOLUTION AUTHORIZING THE SETTLEMENT OF O'KANE v. CNR

LEGISLATION

RESOLUTION AUTHORIZING THE SETTLEMENT OF THE MATTER ENTITLED EDWARD RORY O'KANE, AS FATHER AND NATURAL GUARDIAN OF A.A.O., AN INFANT, EDWARD RORY O'KANE, INDIVIDUALLY, AND NICOLETTA O'KANE V. CITY OF NEW ROCHELLE, ET AL. (INDEX NO. 62189/2020).

BE IT RESOLVED, by the Council of the City of New Rochelle, that this City Council hereby authorizes the settlement of the matter Edward Rory O'Kane, as father and natural guardian of A.A.O., an infant, Edward Rory O'Kane, individually, and Nicoletta O'Kane v. City of New Rochelle, et al. (Index No. 62189/2020), in the amount of \$130,890.36.

City of New Rochelle
Finance

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 9, 2025
From: Edward Ritter, Finance Commissioner
Subject: SALES AND COMPENSATING USE TAX - Resolution of the City of New Rochelle, New York, amending Resolution No. 102 of May 4, 1976, imposing sales and compensating use taxes, as amended, to increase the rate of the sales and compensating use taxes for the period beginning January 1, 2026, and ending December 31, 2027.

Background: Legislation was introduced in both the NYS Assembly (Bill No. A7375) and Senate (Bill No. S5782) extending the authorization of the City of New Rochelle to impose an additional sales and compensating use tax. Subsequently, the bill was incorporated into the Governor's budget and signed into law.

Recommendation: It is recommended that the City Council adopt a resolution extending the sales and compensating use tax for the period January 1, 2026, and ending December 31, 2027.

Attachments:

1. RESOLUTION OF THE CITY OF NEW ROCHELLE, AMENDING RESOLUTION NO. 102 OF MAY 4, 1976, IMPOSING SALES AND COMPENSATING USE TAXES

LEGISLATION

RESOLUTION OF THE CITY OF NEW ROCHELLE, NEW YORK, AMENDING RESOLUTION NO. 102 OF MAY 4, 1976, IMPOSING SALES AND COMPENSATING USE TAXES, AS AMENDED, TO INCREASE THE RATE OF THE SALES AND COMPENSATING USE TAXES FOR THE PERIOD BEGINNING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2027.

WHEREAS, the New York State Legislature enacted legislation which became Chapter 250 of the Laws of 2023, amending the Tax Law and extending until December 31, 2027, the authority of the City of New Rochelle to impose additional sales and use taxes; now, therefore,

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

SECTION 1. The first sentence of Section two of Resolution No. 102 of May 4, 1976, as amended, is amended to read as follows:

Section 2. Imposition of sales tax.

On and after September 1, 1976, there is hereby imposed and there shall be paid a tax of two percent upon, and for the period commencing September 1, 1993, and ending December 31, 2027, there is hereby imposed and there shall be paid an additional tax of one percent upon:

SECTION 2. Section 2-B of Resolution No. 102 of May 4, 1976, as amended, is amended to read as follows:

Section 2-B. Exemption of certain energy sources and related services from additional one percent rate of tax.

Notwithstanding any inconsistent provision of this resolution, receipts from the sale of property and services described in Section 2-A of this resolution and consideration given or contracted to be given for such property and services shall be exempt from the additional one percent rate of sales and compensating use taxes imposed by Sections 2 and 4, respectively, of this resolution for the period commencing September 1, 1993, and ending December 31, 2027.

SECTION 3. Subdivision (f) of Section three of Resolution No. 102 of May 4, 1976, as amended, is amended to read as follows:

(f) With respect to the additional tax of one percent imposed for the period commencing September 1, 1993, and ending December 31, 2027, the provisions of subdivisions (a), (b), (c), (d) and (e) of this section apply, except that for the purposes of this subdivision, all references in said subdivisions (a), (b), (c) and (d) to an effective date shall be read as referring to September 1, 1993, all references in said subdivision (a) to the date four months prior to the effective date shall be read as referring to May 1, 1993, and the reference in subdivision (b) to the date immediately preceding the effective date shall be read as referring to August 31, 1993. Nothing herein shall be deemed to exempt from tax at the rate in effect prior to September 1, 1993, any transaction which may not be subject to the additional tax imposed effective on that date.

SECTION 4. Section four of Resolution No. 102 of May 4, 1976, as amended, is amended to read as follows:

Section 4. Imposition of compensating use tax.

(a) Except to the extent that property or services have already been or will be subject to the sales tax under this enactment, there is hereby imposed on every person a use tax for the use within this taxing jurisdiction on and after September 1, 1993, except as otherwise exempted under this enactment, (A) of any tangible personal property purchased at retail, (B) of any tangible personal property (other than computer software used by the author or other creator) manufactured, processed or assembled by the user, (i) if items of the same kind of tangible personal property are offered for sale by him in the regular course of business or (ii) if items are used as such or incorporated into a structure, building or real property, by a contractor, subcontractor or repairman in erecting structures or buildings, or building on, or otherwise adding to, altering, improving, maintaining, servicing or repairing real property, property or land, as the terms real property, property or land are defined in the real property tax law, if items of the same kind are not offered for sale as such by such contractor, subcontractor or repairman or other user in the regular course of business, (C) of any of the services described in paragraphs (1), (7) and (8) of subdivision (c) of section two, (D) of any tangible personal property, however acquired, where not acquired for purposes of resale, upon which any of the services described under paragraphs (2), (3) and (7) of subdivision (c) of Section two have been performed, (E) of any telephone answering service described in subdivision (b) of Section two and (F) of any computer software written or otherwise created by the user if the user offers software of a similar kind for sale as such or as a component part of other property in the regular course of business.

(b) For purposes of clause (A) of subdivision (a) of this section, for the period commencing September 1, 1993, and ending December 31, 2027, the tax shall be at the rate of three percent, and on and after January 1, 2028, the tax shall be at the rate

of two percent, of the consideration given or contracted to be given for such property, or for the use of such property, including any charges for shipping or delivery as described in paragraph three of subdivision (b) of Section one, but excluding any credit for tangible personal property accepted in part payment and intended for resale.

(c) For purposes of subclause (i) of clause (B) of subdivision (a) of this section, for the period commencing September 1, 1993, and ending December 31, 2027, the tax shall be at the rate of three percent, and on and after January 1, 2028, the tax shall be at the rate of two percent, of the price at which items of the same kind of tangible personal property are offered for sale by the user, and the mere storage, keeping, retention or withdrawal from storage of tangible personal property by the person who manufactured, processed or assembled such property shall not be deemed a taxable use by him.

(d) For purposes of subclause (ii) of clause (B) of subdivision (a) of this section, for the period commencing September 1, 1993, and ending December 31, 2027, the tax shall be at the rate of three percent, and on and after January 1, 2028, the tax shall be at the rate of two percent, of the consideration given or contracted to be given for the tangible personal property manufactured, processed or assembled into the tangible personal property the use of which is subject to tax, including any charges for shipping or delivery as described in paragraph three of subdivision (b) of Section one.

(e) Notwithstanding the foregoing provisions of this section, for purposes of clause (B) of subdivision (a) of this section, there shall be no tax on any portion of such price which represents the value added by the user to tangible personal property which he fabricates and installs to the specifications of an addition or capital improvement to real property, property or land, as the terms real property, property or land are defined in the real property tax law, over and above the prevailing normal purchase price prior to such fabrication of such tangible personal property which a manufacturer, producer or assembler would charge an unrelated contractor who similarly fabricated and installed such tangible personal property to the specifications of an addition or capital improvement to such real property, property or land.

(f) For purposes of clauses (C), (D) and (E) of subdivision (a) of this section, for the period commencing September 1, 1993, and ending December 31, 2027, the tax shall be at the rate of three percent, and on and after January 1, 2028, the tax shall be at the rate of two percent, of the consideration given or contracted to be given for the service, including the consideration for any tangible personal property transferred in conjunction with the performance of the service and also including any charges for shipping and delivery of the property so transferred and of the tangible personal property upon which the service was performed as such charges are described in paragraph three of subdivision (b) of Section one.

(g) For purposes of clause (F) of subdivision (a) of this section, for the period commencing September 1, 1993, and ending December 31, 2027, the tax shall be at the rate of three percent, and on and after January 1, 2028, the tax shall be at the rate of two percent, of the consideration given or contracted to be given for the tangible personal property which constitutes the blank medium, such as disks or tapes, used in conjunction with software, or for the use of such property, and the mere storage, keeping, retention or withdrawal from storage of computer software described in such clause (F) by its author or other creator shall not be deemed a taxable use by such person.

SECTION 5. Paragraph (C) of subdivision one of Section eleven of Resolution No. 102 of May 4, 1976, as amended, is amended to read as follows:

(C) With respect to the additional tax of one percent imposed for the period beginning September 1, 1993, and ending December 31, 2027, in respect to the use of property used by the purchaser in this County prior to September 1, 1993.

SECTION 6. This enactment shall take effect on January 1, 2026.

ATTACHMENTS:

1. Assembly Bill No. 7375
2. Senate Bill No. 5782

STATE OF NEW YORK

7375

2025-2026 Regular Sessions

IN ASSEMBLY

March 25, 2025

Introduced by M. of A. OTIS, PAULIN -- read once and referred to the
Committee on Ways and Means

AN ACT to amend the tax law, in relation to extending the authorization
of the city of New Rochelle to impose an additional sales and compen-
sating use tax

The People of the State of New York, represented in Senate and Assem-
bly, do enact as follows:

1 Section 1. Clause 4 of subparagraph (ii) of the opening paragraph of
2 section 1210 of the tax law, as amended chapter 250 of the laws of 2023,
3 is amended to read as follows:
4 (4) the city of New Rochelle is hereby further authorized and
5 empowered to adopt and amend local laws, ordinances or resolutions
6 imposing such taxes at a rate which is one percent additional to the
7 three percent rate authorized above in this paragraph for such city for
8 the period beginning September first, nineteen hundred ninety-three and
9 ending December thirty-first, two thousand [~~twenty-five~~] twenty-seven;
10 § 2. This act shall take effect immediately.

EXPLANATION--Matter in italics (underscored) is new; matter in brackets

[~~-~~] is old law to be omitted.

LBD10519-01-5

STATE OF NEW YORK

5782

2025-2026 Regular Sessions

IN SENATE

March 3, 2025

Introduced by Sen. FERNANDEZ -- read twice and ordered printed, and when printed to be committed to the Committee on Investigations and Government Operations

AN ACT to amend the tax law, in relation to extending the authorization of the city of New Rochelle to impose an additional sales and compensating use tax

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Clause 4 of subparagraph (ii) of the opening paragraph of
2 section 1210 of the tax law, as amended chapter 250 of the laws of 2023,
3 is amended to read as follows:
4 (4) the city of New Rochelle is hereby further authorized and
5 empowered to adopt and amend local laws, ordinances or resolutions
6 imposing such taxes at a rate which is one percent additional to the
7 three percent rate authorized above in this paragraph for such city for
8 the period beginning September first, nineteen hundred ninety-three and
9 ending December thirty-first, two thousand [~~twenty-five~~] twenty-seven;
10 § 2. This act shall take effect immediately.

EXPLANATION--Matter in italics (underscored) is new; matter in brackets

[~~-~~] is old law to be omitted.

LBD10519-01-5

City of New Rochelle
Public Works

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 9, 2025
From: Alvaro Alfonzo-Larrain, Public Works Commissioner
Subject: PROPOSED AMENDMENT TO CHAPTER 312 , VEHICLES AND TRAFFIC, OF THE CODE OF THE CITY OF NEW ROCHELLE, RE: PARKING REGULATION CHANGE ON PRINCE STREET - Ordinance amending Section 312-84, Schedule XIII: Parking Prohibited Certain Hours, of Chapter 312, Vehicles and Traffic, of the Code of the City of New Rochelle.

BACKGROUND:

In response to resident complaints of excessive litter in the street and abandoned vehicles, the New Rochelle Police Department has requested that the Department of Public Works implement regular street cleaning and alternate side parking restrictions on the west side of Prince Street between Remington Place and Lincoln Avenue. The Bureau of Streets and Highways currently sweeps the remainder of the street where parking is restricted at all times.

RECOMMENDATION:

Staff recommends that City Council adopt the following change to the Code of the City of New Rochelle.

§ 312-84 Schedule XIII: Parking Prohibited Certain Hours.

In accordance with the provisions of § 312-40, no person shall park a vehicle between the hours listed upon any of the following described streets or parts of streets subject to winter suspension of alternate side of street sweeping parking regulations as denoted by an asterisk (*) herein:

Name of Street	Side	Hours/ Days	Location
<u>Prince Street*</u>	<u>West</u>	<u>8:00 a.m. to 12:00 noon/Tuesday</u>	<u>From Remington Place to Lincoln Avenue</u>

Matters underlined added.

Matters [bracketed] deleted.

Attachments:

1. ORDINANCE AMENDING SECTION 312-84, SCHEDULE XIII: PARKING PROHIBITED CERTAIN HOURS, OF CHAPTER 312 (PRINCE STREET)

LEGISLATION

ORDINANCE AMENDING SECTION 312-84, SCHEDULE XIII:
PARKING PROHIBITED CERTAIN HOURS, OF CHAPTER 312,
VEHICLES AND TRAFFIC, OF THE CODE OF THE CITY OF NEW
ROCHELLE (PRINCE STREET).

BE IT ORDAINED by the City of New Rochelle:

Section 1. The Code of the City of New Rochelle, Section 312-84, Schedule XIII: Parking Prohibited Certain Hours, of Chapter 312, Vehicles and Traffic, is hereby amended as follows:

§ 312-84. Schedule XIII: Parking Prohibited Certain Hours.

In accordance with the provisions of § 312-40, no person shall park a vehicle between the hours listed upon any of the following described streets or parts of streets subject to winter suspension of alternate side of street sweeping parking regulations as denoted by an asterisk (*) herein:

Name of Street Side

Prince Street* West

Hours/ Days

8:00 a.m. to 12:00 noon/Tuesday

Location

From Remington Place to Lincoln Avenue

Matter underlined added.

City of New Rochelle
Public Works

MEMORANDUM

To: City Council

Thru: Wilfredo Melendez, City Manager

Date: September 9, 2025

From: Alvaro Alfonzo-Larrain, Public Works Commissioner

Subject: PROPOSED AMENDMENT TO CHAPTER 312, OF THE CODE OF THE CITY OF NEW ROCHELLE, RE : VEHICLES AND TRAFFIC - TRAFFIC REGULATION CHANGES ADJACENT TO SCHOOLS - Ordinance amending Section 312-29, One Way Streets, Section 312-76, Schedule V: Prohibited Turns at Intersections, 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 City School District of New Rochelle has advised the Department of Public Works of modified start and end times at some schools for the 2025-2026 academic year. As a result, they have requested modification to some time-dependent traffic regulations adjacent to those schools.

RECOMMENDATION:

Staff recommends that City Council adopt the following changes to the Code of the City of New Rochelle.

§ 312-29 ONE WAY STREETS.

The following streets or parts of streets are hereby designated as one-way streets in the direction indicated, and no person shall travel in a direction other than as authorized below:

Name of Street	Direction of Travel	Limits
<u>Lakeside Drive</u>	<u>West</u>	<u>From Calhoun Avenue to Bergholz Drive, School Days, 8:00 a.m. to 9:00 a.m.</u>
<u>Iselin Drive</u>	<u>South</u>	<u>From Donnybrook Road to Rogers Drive, School Days, 7:30 a.m. to 3:30 p.m.</u>
<u>Barnard Road</u>	<u>East</u>	<u>From Aviemore Drive to Rockledge Place, School Days,</u>

Emmett Terrace

West

8:00 a.m. to 4:30 p.m.

From Weyman Avenue to Park Ridge Avenue [(school days only)] School Days, 8:00 a.m. to 4:30 p.m.

§ 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
Calhoun Avenue [Added 10-19-2010 by Ord. No. 177-2010]	North	Right	[8:15 a.m. to 9:00 a.m. and 2:45 p.m. to 3:30 p.m.] <u>8:00 a.m. to 9:30 a.m.</u> <u>and 3:00 p.m. to 4:00</u> <u>p.m.</u>

§ 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
Albert Leonard Road	East	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to 6:00 p.m. school days</u>	Pine Brook Boulevard
Bayard Avenue [Added 9-24-2002 by Ord. No. 159-2002]	East	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to 6:00 p.m. school days</u>	Drake Avenue
Broadfield Road	South	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u>	Quaker Ridge Road

Brook Street [Added 1-20-2004 by Ord. No. 11-2004]	South	Right	<u>6:00 p.m.</u> <u>school days</u> [8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> <u>school days</u>	Lincoln Avenue
Centre Avenue	South	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> <u>school days</u>	Pelham Road
Church Street	North	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> <u>school days</u>	Pelham Road
Church Street	South	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> <u>school days</u>	Pelham Road
Clove Road	South	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> <u>school days</u>	Eastchester Road
Coligni Avenue [Added 5-15-2007 by Ord. No. 114- 2007]	East	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> <u>school days</u>	Webster Avenue
Coligni Avenue [Added 5-15-2007 by Ord. No. 114- 2007]	West	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> <u>school days</u>	Webster Avenue
Eastchester Road	East	Right	[8:00 a.m. to	

			4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> school days	Webster Avenue
Eastchester Road	West	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> school days	Clove Road
Elm Street	West	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> school days	Weyman Avenue
Franklin Avenue [Added 5-15-2007 by Ord. No. 113- 2007]	South	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> school days	Pelham Road
Glen Island Approach	North	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> school days	Pelham Road
Hudson Park Road [Added effective 9-14-1990]	North	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> school days	Pelham Road
Huguenot Street	West	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> school days	River Street
Lincoln Avenue [Added 1-20-2004 by Ord. No. 11-2004]	East	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u>	Memorial Highway

Lincoln Avenue [Added 10-19-1999 by Ord. No. 248-1999]	East	Right	<u>6:00 p.m.</u> <u>school days</u> [8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> <u>school days</u>	North Avenue
Lincoln Avenue [Added 9-21-1999 by Ord. No. 228-1999]	East	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> <u>school days</u>	Webster Avenue
Lincoln Avenue [Added 1-20-2004 by Ord. No. 11-2004]	West	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> <u>school days</u>	Brook Street
Lincoln Avenue [Added 9-21-1999 by Ord. No. 228-1999]	West	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> <u>school days</u>	Webster Avenue
Main Street	East	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> <u>school days</u>	Echo Avenue
Manor Place [Added 10-19-1999 by Ord. No. 248-1999]	West	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> <u>school days</u>	North Avenue
Mayflower Avenue East		Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> <u>school days</u>	North Avenue
Mayflower Avenue East		Right	[8:00 a.m. to	Webster

[Added 9-21-1999 by Ord. No. 228- 1999]			4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> school days	Avenue
Mayflower Avenue West		Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> school days	Webster Avenue
[Added 9-21-1999 by Ord. No. 228- 1999]				
North Avenue	North	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> school days	Manor Place
[Added 1-20-2004 by Ord. No. 11-2004]				
North Avenue	North	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> school days	Quaker Ridge Road
North Avenue	South	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> school days	Lincoln Avenue
[Added 1-20-2004 by Ord. No. 11-2004]				
North Avenue	South	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> school days	Pelham Road
Pelham Road	East	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> school days	Church Street
Pelham Road	West	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u>	Centre Avenue

Pelham Road	West	Right	<u>6:00 p.m.</u> <u>school days</u> [8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> <u>school days</u>	Church Street
Pelham Road	West	Right	<u>6:00 p.m.</u> <u>school days</u> [8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> <u>school days</u>	North Avenue
Pelham Road	West	Right	<u>6:00 p.m.</u> <u>school days</u> [8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> <u>school days</u>	Weyman Avenue
Quaker Ridge Road	East	Right	<u>6:00 p.m.</u> <u>school days</u> [8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> <u>school days</u>	Sussex Road
Quaker Ridge Road	West	Right	<u>6:00 p.m.</u> <u>school days</u> [8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> <u>school days</u>	Broadfield Road
Quaker Ridge Road	West	Right	<u>6:00 p.m.</u> <u>school days</u> [8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> <u>school days</u>	North Avenue
Seventh Street	North	Right	<u>6:00 p.m.</u> <u>school days</u> [8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> <u>school days</u>	Washington Avenue
Stephenson	South	Right	<u>6:00 p.m.</u> <u>school days</u> [8:00 a.m. to	Monroe Street

Boulevard [Amended 5-22-1986; 7-18-2000 by Ord. No. 128-2000]			4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> school days	
Sussex Road	North	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> school days	Quaker Ridge Road
Warren Street	North	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> school days	Union Avenue
Warren Street	South	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> school days	Union Avenue
Washington Avenue	East	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> school days	Seventh Street
Washington Avenue	West	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> school days	Seventh Street
Webster Avenue [Added 9-21-1999 by Ord. No. 228- 1999]	North	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to</u> <u>6:00 p.m.</u> school days	Lincoln Avenue
Webster Avenue [Added 9-21-1999 by	North	Right	[8:00 a.m. to 4:00 p.m. school days]	Mayflower Avenue

Ord. No. 228-
1999]

Webster Avenue South Right

7:00 a.m. to
6:00 p.m.
school days

[8:00 a.m. to
4:00 p.m.
school days]

Eastchester
Road

Webster Avenue South Right
[Added 9-21-1999
by
Ord. No. 228-
1999]

7:00 a.m. to
6:00 p.m.
school days

[8:00 a.m. to
4:00 p.m.
school days]

Lincoln Avenue

Webster Avenue South Right
[Added 9-21-1999
by
Ord. No. 228-
1999]

7:00 a.m. to
6:00 p.m.
school days

[8:00 a.m. to
4:00 p.m.
school days]

Mayflower
Avenue

Weyman Avenue North Right
[to 4:00 p.m.,
school days]

7:00 a.m. to
6:00 p.m.
school days

[8:00 a.m.] 7:00 Elm Street
a.m. to
6:00 p.m.
school days

Attachments:

1. ORDINANCE AMENDING CHAPTER 312 (CHANGES ADJACENT TO SCHOOLS)

LEGISLATION

ORDINANCE AMENDING SECTION 312-29, ONE-WAY STREETS, SECTION 312-76, SCHEDULE V: PROHIBITED TURNS AT INTERSECTIONS, 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 (CHANGES ADJACENT TO SCHOOLS).

BE IT ORDAINED by the City of New Rochelle:

Section 1. The Code of the City of New Rochelle, Section 312-29, One Way Streets, of Chapter 312, Vehicles and Traffic, is hereby amended as follows:

§312-29. One-Way Streets.

The following streets or parts of streets are hereby designated as one-way streets in the direction indicated, and no person shall travel in a direction other than as authorized below:

Name of Street	Direction of Travel	Limits
<u>Lakeside Drive</u>	<u>West</u>	<u>From Calhoun Avenue to Bergholz Drive, School Days, 8:00 a.m. to 9:00 a.m.</u>
<u>Iselin Drive</u>	<u>South</u>	<u>From Donnybrook Road to Rogers Drive, School Days, 7:30 a.m. to 3:30 p.m.</u>
<u>Barnard Road</u>	<u>East</u>	<u>From Aviemore Drive to Rockledge Place, School Days, 8:00 a.m. to 4:30 p.m.</u>
Emmett Terrace	West	From Weyman Avenue to Park Ridge Avenue [(school days only)] <u>School Days, 8:00 a.m. to 4:30 p.m.</u>

Section 2. 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
Calhoun Avenue	North	Right	[8:15 a.m. to 9:00 a.m. and 2:45 p.m. to 3:30 p.m.] <u>8:00 a.m. to 9:30 a.m. and 3:00 p.m. to 4:00 p.m.</u>

Section 3. 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
Albert Leonard Road	East	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to 6:00 p.m. school days</u>	Pine Brook Boulevard
Bayard Avenue	East	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to 6:00 p.m. school days</u>	Drake Avenue
Broadfield Road	South	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to 6:00 p.m. school days</u>	Quaker Ridge Road
Brook Street	South	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to 6:00 p.m. school days</u>	Lincoln Avenue
Centre Avenue	South	Right	[8:00 a.m. to 4:00 p.m.	Pelham Road

			school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	
Church Street	North	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	Pelham Road
Church Street	South	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	Pelham Road
Clove Road	South	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	Eastchester Road
Coligni Avenue [	East	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	Webster Avenue
Coligni Avenue	West	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	Webster Avenue
Eastchester Road	East	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u>	Webster Avenue

			<u>to</u> <u>6:00 p.m.</u> <u>school days</u>	
Eastchester Road	West	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	Clove Road
Elm Street	West	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	Weyman Avenue
Franklin Avenue	South	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	Pelham Road
Glen Island Approach	North	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	Pelham Road
Hudson Park Road	North	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	Pelham Road
Huguenot Street	West	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u>	River Street

			<u>school days</u>	
Lincoln Avenue	East	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to 6:00 p.m. school days</u>	Memorial Highway
Lincoln Avenue	East	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to 6:00 p.m. school days</u>	North Avenue
Lincoln Avenue	East	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to 6:00 p.m. school days</u>	Webster Avenue
Lincoln Avenue	West	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to 6:00 p.m. school days</u>	Brook Street
Lincoln Avenue	West	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to 6:00 p.m. school days</u>	Webster Avenue
Main Street	East	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to 6:00 p.m. school days</u>	Echo Avenue

Manor Place	West	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to 6:00 p.m. school days</u>	North Avenue
Mayflower Avenue	East	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to 6:00 p.m. school days</u>	North Avenue
Mayflower Avenue	East	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to 6:00 p.m. school days</u>	Webster Avenue
Mayflower Avenue	West	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to 6:00 p.m. school days</u>	Webster Avenue
North Avenue	North	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to 6:00 p.m. school days</u>	Manor Place
North Avenue	North	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to 6:00 p.m. school days</u>	Quaker Ridge Road
North Avenue	South	Right	[8:00 a.m. to 4:00 p.m.	Lincoln Avenue

			school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	
North Avenue	South	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	Pelham Road
Pelham Road	East	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	Church Street
Pelham Road	West	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	Centre Avenue
Pelham Road	West	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	Church Street
Pelham Road	West	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	North Avenue
Pelham Road	West	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u>	Weyman Avenue

			<u>to</u> <u>6:00 p.m.</u> <u>school days</u>	
Quaker Ridge Road	East	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	Sussex Road
Quaker Ridge Road	West	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	Broadfield Road
Quaker Ridge Road	West	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	North Avenue
Seventh Street	North	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	Washington Avenue
Stephenson Boulevard	South	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	Monroe Street
Sussex Road	North	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u>	Quaker Ridge Road

			<u>school days</u>	
Warren Street	North	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to 6:00 p.m. school days</u>	Union Avenue
Warren Street	South	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to 6:00 p.m. school days</u>	Union Avenue
Washington Avenue	East	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to 6:00 p.m. school days</u>	Seventh Street
Washington Avenue	West	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to 6:00 p.m. school days</u>	Seventh Street
Webster Avenue	North	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to 6:00 p.m. school days</u>	Lincoln Avenue
Webster Avenue	North	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m. to 6:00 p.m. school days</u>	Mayflower Avenue

Webster Avenue	South	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	Eastchester Road
Webster Avenue	South	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	Lincoln Avenue
Webster Avenue	South	Right	[8:00 a.m. to 4:00 p.m. school days] <u>7:00 a.m.</u> <u>to</u> <u>6:00 p.m.</u> <u>school days</u>	Mayflower Avenue
Weyman Avenue	North	Right	[8:00 a.m.] <u>7:00</u> <u>a.m. to</u> <u>6:00 p.m.</u> <u>school days</u> [to 4:00 p.m., school days]	Elm Street

Matters [bracketed] deleted.

Matters underlined added.

RESOLUTION NUMBER:

Item # 14.

City of New Rochelle
Parks & Recreation

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 9, 2025
From: Vincent Parise, Parks and Recreation Commissioner
Subject: PROPOSED AMENDMENT TO THE 2025 BUDGET RE: JUNIOR LEAGUE OF WESTCHESTER ON THE SOUND'S MOMMY AND ME GRANT PROGRAM ACCEPTANCE - Ordinance accepting the Junior League of Westchester on the Sound Mommy and Me Grant in the amount of \$5,000, and amending Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025.

BACKGROUND:

The City of New Rochelle previously applied for the Mommy and Me Grant Program from the Junior League of Westchester on the Sound. The City has been notified that its grant application has been approved in the amount of \$5,000.

ISSUE:

In order to proceed with the related Grant Agreements, City Council needs to accept the awarded grant funds and delegate signing authority for all future grant documents. In addition, the City's 2025 Budget also needs to be amended.

RECOMMENDATION:

At this time, staff recommends that the City Council accept the Mommy and Me grant funds and authorize the City Manager to execute all documents related to the grant disbursement.

Staff also recommends that City Council authorize the following Budget Amendment to allow for these funds to be entered into the City's 2025 Budget.

Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025, is hereby amended as follows:

Increase Revenue

7310.2705.25074 Contributions/Gifts Mommy and Me \$5,000

Increase Expense

7310.46000.25074 Contracted Services Mommy and Me \$5,000

Attachments:

1. ORDINANCE ACCEPTING A GRANT AWARD FROM THE JUNIOR LEAGUE OF

- WESTCHESTER RE MOMMY & ME PROGRAM
2. Junior League Award Email Notification

LEGISLATION

ORDINANCE ACCEPTING THE JUNIOR LEAGUE OF WESTCHESTER ON THE SOUND GRANT IN THE AMOUNT OF \$5,000, AMENDING ORDINANCE NO. 212 OF 2024, THE BUDGET OF THE CITY OF NEW ROCHELLE FOR 2025, AND APPROPRIATING FUNDS THEREFOR (MOMMY AND ME PROGRAM).

BE IT ORDAINED by the City of New Rochelle:

Section 1. The Council of the City of New Rochelle hereby accepts a grant from the Junior League of Westchester on the Sound in the amount of \$5,000.

Section 2. Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025, is hereby amended in order to provide for the acceptance and implementation of the \$5,000 grant and appropriating funds as follows:

Increase Appropriations:

7310-46000.25074	Contractual - Mommy and Me	\$5,000
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Increase Revenue:

7310-2705.25074	Contribution-Grant	\$5,000
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Section 3. The City Manager is hereby authorized to execute such documentation as may be necessary and required to file and accept the \$5,000 grant.

Johnson, Kelly

From: Fosella, Diana
Sent: Thursday, August 21, 2025 12:16 PM
To: Johnson, Kelly
Subject: FW: Winner of a Junior League of Westchester on the Sound Community Grant
Attachments: Grant Recipient Guidelines.docx

From: Grants and Scholarships <grantsandscholarships@jlwos.org>
Sent: Thursday, June 5, 2025 4:51 PM
To: Fosella, Diana <dfosella@newrochelleny.gov>
Subject: Winner of a Junior League of Westchester on the Sound Community Grant

EXTERNAL SENDER: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe. If unsure, contact IT for guidance.

Dear Ms. Fosella,

On behalf of the Junior League of Westchester on the Sound Grants Committee, I am very pleased to inform you that New Rochelle Youth Bureau has been awarded with a \$5,000 Community Grant to launch a Father & Me program pilot and to contribute toward the expansion of the Mommy & Me Program. The process has been exceptionally competitive this year, with almost 40 applications and grant requests totaling more than \$300,000. I am attaching here our Grant Program Guidelines; please let me know if you have any questions.

Could I ask you to please confirm the spelling of your organization's name, as you would like it to appear on the check, and the address and contact where and to whom it will be mailed? I have listed below what we have in our files:

New Rochelle Youth Bureau
c/o Diana Fosella
515 North Avenue
New Rochelle, NY 10801

We would love to make this award public through our social media and website next week, and we also hope to run an article in the local papers. We will follow up with more information about those public announcement efforts.

Congratulations, and we are so happy to be able to support your important work in this way!

Sincerely,

Caroline Vance
President 2023-2025



City of New Rochelle
Police

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 9, 2025
From: Neil Reynolds, Police Commissioner
Subject: PROPOSED AMENDMENT TO THE 2025 BUDGET RE: NEW YORK STATE DEPARTMENT OF HOMELAND SECURITY AND EMERGENCY SERVICES (DHSES) TACTICAL TEAM GRANT - Ordinance accepting the New York State Department of Homeland Security and Emergency Services (DHSES) Tactical Team Grant Award in the amount of \$75,000, and amending Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025.

BACKGROUND:

The City of New Rochelle has been awarded \$75,000.00 in federal funding under the FY2022 Tactical Team Grant Program. Funding for this initiative is provided by the United States Department of Homeland Security (DHS) State Homeland Security Grant Program (SHSP) and is administered by the New York State Department of Homeland Security and Emergency Services (NYS DHSES).

This grant is to enhance the capabilities of our tactical team, the NRPD Critical Incident Unit, and to maintain SWAT accreditation with the State of New York. The funds will be used to purchase equipment and pay for overtime and training as needed to reach the equipment and training standards of SWAT accreditation as specified in the grant program directive.

ISSUE:

In order to proceed with the related Grant Agreements, City Council needs to accept the awarded grant funds and delegate signing authority for all future grant documents. In addition, the City's 2025 Budget also needs to be amended.

RECOMMENDATION:

Staff recommends that the City Council accept the Tactical Team Grant Award and authorize the City Manager to execute all documents related to the grant disbursement.

Staff also recommends that City Council authorize the following Budget Amendment to allow for these funds to be entered into the City's 2025 Budget.

Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025, is hereby

amended as follows:

Increase Revenues:

3122-4389-25556	Federal Tactical Grant	\$75,000
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Increase Appropriations:

3122-14000-25556	Salaries (Overtime)	\$18,000
3122-8xxxx-25556	Benefits	\$7,000
3122-27000-25556	Equipment	\$43,700
3122-48500-25556	Training	\$6,300

Attachments:

1. ORDINANCE ACCEPTING NEW YORK STATE DEPARTMENT OF HOMELAND SECURITY AND EMERGENCY SERVICES TARGETED TACTICAL TEAM GRANT
2. Award Letter

LEGISLATION

ORDINANCE ACCEPTING NEW YORK STATE DEPARTMENT OF HOMELAND SECURITY AND EMERGENCY SERVICES TARGETED TACTICAL TEAM GRANT, AMENDING ORDINANCE NO. 212 OF 2024, THE BUDGET OF THE CITY OF NEW ROCHELLE FOR 2025, AND APPROPRIATING FUNDS THEREFOR (NEW ROCHELLE POLICE DEPARTMENT).

WHEREAS, the City has been awarded \$75,000 from the New York State Department of Homeland Security and Emergency Services (NYS DHSES) to enhance the capabilities of the Police Department’s tactical team and Critical Incident Unit and to maintain SWAT accreditation with the State of New York; and

WHEREAS, the funds shall be used to purchase equipment and pay for overtime needed to reach the equipment and training minimums of SWAT accreditation as specified in the grant program directives; now, therefore

BE IT ORDAINED by the City of New Rochelle:

Section 1. The Council of the City of New Rochelle hereby accepts the NYS DHSES grant the amount of \$75,000.

Section 2. Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025, is hereby amended in order to provide for the acceptance and implementation of this \$75,000 grant, as follows:

Increase Revenues:

3122-4389-25556	Federal Tactical Grant
	\$75,000

Increase Appropriations:

3122-14000-25556	Salaries (Overtime)	\$ 18,000
3122-8xxxx-25556	Benefits	\$7,000
3122-27000-25556	Equipment	\$43,700
3122-48500-25556	Training	\$6,300

Section 3. The City Manager is hereby authorized to make such representation and execute such documentation as may be necessary and required to file and accept the \$75,000 grant.



Homeland Security and Emergency Services

KATHY HOCHUL
Governor

JACKIE BRAY
Commissioner

August 1, 2025

The Honorable Yadira Ramos-Herbert
Mayor, City of New Rochelle
515 North Avenue
New Rochelle, NY 10801

Dear Mayor Ramos-Herbert:

I am pleased to announce that the City of New Rochelle has been awarded \$75,000 in federal funding under the FY2022 Tactical Team Grant Program. Funding for this initiative is provided by the U.S. Department of Homeland Security's (DHS) State Homeland Security Grant Program (SHSP) and is administered by the New York State Division of Homeland Security and Emergency Services (DHSES). The performance period for this award is August 1, 2025, through August 31, 2026.

As outlined in your application, this funding is provided to improve and develop tactical team capabilities through equipment, training, exercise, and planning projects that support counter terrorism missions in your jurisdiction as well as your team's sustainment of the New York State Division of Criminal Justice Services (DCJS) SWAT Team Standards.

Additionally, all capabilities developed through federal FY2022 SHSP funding are required to be deployable regionally and nationally per the federal guidelines. All funding through this grant program is subject to both New York State and federal guidelines and regulations. Finally, all training that is funded through this grant program must be submitted to DHSES within six (6) months of the date of this letter for review and approval.

In order to ensure these funds are made available as quickly as possible, a representative from the Grants Program Administration Unit of DHSES will be reaching out to your grant point of contact. If you have any questions about this program, please contact Eric Abramson, Director of Grants Program Administration at (518) 242-5108.

Congratulations on your award and I look forward to working with you to administer this program.

Sincerely,

A handwritten signature in black ink that reads "Jacqueline Bray".

Jackie Bray
Commissioner

City of New Rochelle
Development

MEMORANDUM

To: City Council

Thru: Wilfredo Melendez, City Manager

Date: September 9, 2025

From: Adam Salgado, Development Commissioner

Subject: PROPOSED AUTHORIZATION TO EXECUTE LEASE RENEWAL RE:
SECTION 8 OFFICE – Proposed resolution authorizing the City Manager to
renew the lease agreement for an additional five (5) years between the City of
New Rochelle and the New Rochelle Hotel Associates, LLC, for office space at
One Radisson Plaza

Background

In August of 2015 the City of New Rochelle (tenant) entered into a five (5) year lease agreement, commencing on October 01, 2015, with New Rochelle Hotel Associates LLC (landlord) for office space at One Radisson Plaza. In 2020, the lease was renewed for an additional five (5) years extending through September 30, 2025. This space serves as the home for the City's Section 8 and Housing Office.

The current monthly rental charges and utility charges are shown below.

Start Date	End Date	Rent Per Month	Utilities Per Month	Monthly Total
10/1/2024	9/30/2025	\$5,991.82	\$648.92	\$6,640.74

The lease agreement allowed for an annual rent increase of 3%. The utility charge, \$3.25 per rentable square foot, was firm for the duration of the agreement.

Issue

The aforementioned lease agreement will expire on September 30, 2025. Both tenant and landlord have expressed interest in renewing the lease for an additional five (5) year term.

The new monthly rental charges and utility charges are shown below. The terms of the renewal would be identical to the original agreement allowing for a rent payment at the current rate for year one of the renewal term, and then an annual increase of 4% beginning year two of the renewal term; and an electricity charge of \$3.50 per rentable square foot, which would be firm for the duration of the agreement.

Start Date	End Date	Rent Per Month	Utilities Per Month	Monthly Total
10/1/2025	9/30/2026	\$5,991.82	\$698.84	\$6,690.66
10/1/2026	9/30/2027	\$6,231.49	\$698.84	\$6,930.33
10/1/2027	9/30/2028	\$6,480.75	\$698.84	\$7,179.59
10/1/2028	9/30/2029	\$6,739.98	\$698.84	\$7,438.82
10/1/2029	9/30/2030	\$7,009.58	\$698.84	\$7,708.42

Recommendation

It is the recommendation of the Department of Development that City Council authorize the City Manager to execute the Addendum 2 to Renew Lease Agreement for an additional five (5) year term between the City of New Rochelle and New Rochelle Hotel Associates LLC.

Funding

The lease agreement is funded and requisite funds are available in the following accounts:

8610.44000 (Rent)
8610.43000 (Utilities)

Attachments:

1. RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A 5 YEAR RENEWAL LEASE AGREEMENT BETWEEN THE CITY OF NEW ROCHELLE AND NEW ROCHELLE HOTEL ASSOCIATES

LEGISLATION

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A 5 YEAR RENEWAL LEASE AGREEMENT BETWEEN THE CITY OF NEW ROCHELLE AND NEW ROCHELLE HOTEL ASSOCIATES LLC FOR OFFICE SPACE LOCATED AT ONE RADISSON PLAZA.

WHEREAS, in August 2015, the City of New Rochelle entered into a five-year lease agreement with New Rochelle Hotel Associates LLC for office space located at One Radisson Plaza, commencing October 1, 2015, to house the City's Section 8 and Housing Office; and

WHEREAS, in 2020, the lease was renewed for an additional five-year term through September 30, 2025; and

WHEREAS, the current lease agreement includes a monthly rent of \$5,991.82 and a utility charge of \$648.92, totaling \$6,640.74 per month, with a rent escalation of 3% annually and a fixed utility charge based on \$3.25 per rentable square foot; and

WHEREAS, the current lease will expire on September 30, 2025, and both the City and the landlord have expressed mutual interest in renewing the lease for another five-year term; and

WHEREAS, the proposed lease renewal, to be formalized as Addendum 2 to the Lease Agreement, will maintain the current monthly rent of \$5,991.82 for the first year of the renewal term, followed by annual 4% increases in rent beginning the second year, and a fixed utility charge based on \$3.50 per rentable square foot for the duration of the term; and

WHEREAS, the monthly charges under the new lease term would be as follows:

- 10/1/2025 – 9/30/2026: \$5,991.82 rent + \$698.84 utilities = \$6,690.66
- 10/1/2026 – 9/30/2027: \$6,231.49 rent + \$698.84 utilities = \$6,930.33
- 10/1/2027 – 9/30/2028: \$6,480.75 rent + \$698.84 utilities = \$7,179.59
- 10/1/2028 – 9/30/2029: \$6,739.98 rent + \$698.84 utilities = \$7,438.82
- 10/1/2029 – 9/30/2030: \$7,009.58 rent + \$698.84 utilities = \$7,708.42

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of New Rochelle, that the City Manager is hereby authorized to execute Addendum 2 to renew the lease agreement between the City of New Rochelle and New Rochelle Hotel Associates LLC for a five-year term commencing October 1, 2025, and ending September 30, 2030, under the terms and conditions set forth above, and to take all steps necessary to implement said agreement under the terms and conditions acceptable to the City Manager and the Corporation Counsel.

City of New Rochelle
Development

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 9, 2025
From: Adam Salgado, Development Commissioner
Subject: PROPOSED LEAD AGENCY STATUS RE: LOCAL LAW, INTRO. NO. 5, RE: VACANT STOREFRONT REGISTRY PROGRAM – Resolution declaring Lead Agency relative to the Proposed Local Law amending Section 250-2, Vacant premises, of Chapter 250, Property Maintenance, and Section 133-1, Enumeration of Fees, of Chapter 133, Fees, of the Code of the City of New Rochelle, to establish a Vacant Storefront Registry (Intro 9/9/25; Public Hearing 10/15/25)

Resolution declaring Lead Agency Status relative to the proposed ordinance amending Chapter 250 and Chapter 133 of the Code of The City of New Rochelle.

Attachments:

1. RESOLUTION DECLARING LEAD AGENCY STATUS RELATIVE TO THE PROPOSED ACTION AMENDING CHAPTER 250 AND CHAPTER 133 RE VACANT STOREFRONT REGISTRY

LEGISLATION

RESOLUTION DECLARING LEAD AGENCY STATUS RELATIVE TO THE PROPOSED ACTION AMENDING SECTION 250-2, VACANT PREMISES, OF CHAPTER 250, PROPERTY MAINTENANCE, AND SECTION 133-1, ENUMERATION OF FEES, OF CHAPTER 133, FEES, OF THE CODE OF THE CITY OF NEW ROCHELLE, TO ESTABLISH A VACANT STOREFRONT REGISTRY.

WHEREAS, this City Council hereby wishes to declare itself to be the Lead Agency with respect to the environmental review of the actions amending Section 250-2, Vacant premises, of Chapter 250, Property Maintenance, and Section 133-1, Enumeration of Fees, of Chapter 133, Fees, of the Code of the City of New Rochelle, to establish a Vacant Storefront Registry; and

WHEREAS, this City Council finds the Proposed Action to be an Unlisted Action pursuant to SEQRA; and

WHEREAS, the Department of Development has prepared and submitted an Environmental Assessment Form (EAF) 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: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 9, 2025
From: Adam Salgado, Development Commissioner
Subject: A LOCAL LAW, INTRO. NO. 5, RE: VACANT STOREFRONT REGISTRY PROGRAM – A Local Law, Intro. No. 5, amending Section 250-2, Vacant premises, of Chapter 250, Property Maintenance, and Section 133-1, Enumeration of Fees, of Chapter 133, Fees, of the Code of the City of New Rochelle, to establish a Vacant Storefront Registry (Intro 9/9/25; Public Hearing 10/15/25)

BACKGROUND

Over the past decade, New Rochelle has positioned itself as a regional leader in transit-oriented development and housing production. With over 10,000 residential units authorized, the attraction of \$2.5 billion in private investment, and a growing population driven by the City's award-winning form-based code, the Downtown has undergone a profound transformation.

While residential development has progressed rapidly, the commercial sector has not experienced comparable growth. Elevated vacancy levels continue to exert a compounding negative effect, undermining the City's ability to realize a fully vibrant and pedestrian-oriented downtown-the core objective of the City's Downtown Retail Strategy.

ISSUE

Despite the momentum generated by new residential development, vacant storefronts persist, with approximately 50 of 336 total storefronts currently unoccupied as of April 2025-an overall vacancy rate of 14.9%. This remains above the 5% to 10% range typically considered healthy for downtown environments. Addressing these persistent vacancies is essential to achieving a truly vibrant, walkable, and economically diverse commercial district.

To support this goal, the Department of Development proposes the adoption of a Vacant Storefront Registry to formally track, monitor, and engage with commercial vacancies across the city.

Under the proposed local law, a vacant storefront is defined as any ground-floor, street-facing commercial space that has remained unoccupied and inactive for a permitted use for 90

consecutive days. Once this threshold is met, the property must be registered with the City within 30 days, or be subject to enforcement.

The local law establishes an annual registration requirement, with a modest tiered fee structure that escalates over time:

- Year 1: No fee
- Year 2: \$1,000
- Year 3 and beyond: \$1,500

Fees are due annually for as long as the storefront remains vacant and are intended to offset program administration and enforcement costs. Non-compliance will be subject to the issuance of a violation, court citation, and daily fees, as outlined in the legislation.

To prevent visual blight and preserve the character of commercial corridors, the local law also requires that all vacant storefronts be maintained to a basic standard. This includes keeping façades, windows, signage, and surrounding areas clean, structurally sound, and in good visual condition. Storefronts must also display City-approved signage or vinyl graphics to promote transparency and leasing visibility.

The local law is designed to work in coordination with existing initiatives such as the Retail Tenant Improvement Fund and the Real-Time Storefront Directory and Map, helping the City implement a data-driven, targeted approach to vacancy reduction.

Following adoption, the registry will be rolled out in phases, beginning with a 90-day grace period focused on education and voluntary compliance. During this time, staff will conduct outreach, host informational sessions, and provide technical assistance to property owners. Enforcement will begin promptly after the grace period, ensuring adequate time for awareness and onboarding.

RECOMMENDATION

Staff recommends that City Council take the following actions:

- Direct that a Public Hearing be scheduled for October 15, 2025, regarding the proposed local law;
- 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,
- Approve the proposed amendments presented through this memo pending the outcome of the Public Hearing.

Encs.
Draft Legislation
EAF

Attachments:

1. A LOCAL LAW, INTRO. NO. 5 OF 2025, AMENDING OF CHAPTER 250 AND CHAPTER 133 OF THE CODE OF THE CITY OF NEW ROCHELLE (VACANT STOREFRONT REG. PROGRAM)
2. EAF

LEGISLATION

LOCAL LAW NO. 5

A LOCAL LAW, INTRO. NO. 5 OF 2025, AMENDING SECTION 250-2, VACANT PREMISES, OF CHAPTER 250, PROPERTY MAINTENANCE, AND SECTION 133-1, ENUMERATION OF FEES, OF CHAPTER 133, FEES, OF THE CODE OF THE CITY OF NEW ROCHELLE, TO ESTABLISH A VACANT STOREFRONT REGISTRY PROGRAM.

BE IT ORDAINED by the City of New Rochelle:

Section 1. Section 250-2, Vacant premises, of Chapter 250, Property Maintenance, of the Code of the City of New Rochelle is hereby amended to add the following subsection:

§250-2. Vacant Premises.

E. Vacant Storefront Registry.

(1) Purpose. The purpose of this section is to promote the economic vitality, public safety, and visual quality of New Rochelle's commercial corridors by establishing a Vacant Storefront Registry to monitor and reduce prolonged vacancies. Long-term unmaintained vacancies undermine property values, impede pedestrian activity, and strain municipal resources. This registry provides a proactive mechanism to track vacancies, engage property owners, ensure minimum maintenance standards, and facilitate timely reuse. A public-facing database will enhance transparency, and a modest, tiered registration fee shall support program administration and enforcement.

(2) Definitions.

- (a) BUILDING OFFICIAL** — The Building Commissioner of the City of New Rochelle or authorized designee.
- (b) STOREFRONT** — Any ground-floor, street-facing commercial space in a zoning district permitting commercial, retail, or public-facing uses, with a transparent window or door visible from the public right-of-way.

- (c) VACANT STOREFRONT — A storefront shall be deemed vacant if unoccupied and not in active use for a permitted business or public-facing function for 90 consecutive days, based on the earliest of the following:
- (i) Expiration of business license or certificate of occupancy;
 - (ii) Observable vacancy (e.g., unfurnished, no signage, visibly inactive);
 - (iii) Utility disconnection or significant drop in usage;
 - (iv) Cessation of active leasing, marketing, or permitted renovations; or
 - (v) Date reported by property owner or confirmed via inspection.

(3) Registration of Vacant Storefronts Required. Owners must register a vacant storefront within 30 days of reaching the 90-day vacancy threshold. Registration shall include:

- (a) Registration information:
- (i) Property address and tax ID;
 - (ii) Square footage;
 - (iii) Owner or corporate officer contact information or authorized agent for service;
 - (iv) Broker or property manager contact;
 - (v) 24-hour emergency contact;
 - (vi) Date vacancy began;
 - (vii) Intended use or timeline for leasing;
 - (viii) Current photo of storefront exterior and interior;
 - (ix) Proof of active property insurance; and
 - (x) Any additional information as required by the City.
- (b) Registration is valid for 12 months and must be renewed annually. The City may initiate registration if the owner fails to comply.
- (c) The owner must report occupancy changes to the Building Official within 30 days.

(4) Required Signage or Window Graphic. Within 60 days of registration, and at the sole expense of the owner, all registered vacant storefronts shall display signage or window covering graphic as follows:

- (a) Within the Vanguard Overlay Zone. Storefronts located within the Vanguard Overlay Zone shall install, from the interior, a City-approved

full vinyl window graphic using a template provided by the Department of Development. The graphic shall include the owner or agent's contact information, leasing contact (if applicable), and a 24-hour emergency contact. The graphic shall be weather-protected, properly mounted, and maintained in good visual condition.

- (b)** All Other Areas. A sign no smaller than 8.5" x 11" shall be posted inside the front-facing window and clearly visible from the public right-of-way. The sign shall include the owner or agent's contact information, leasing contact (if applicable), and a 24-hour emergency contact. The sign shall be legible, weather-protected, and maintained in good condition.

(5) Maintenance of Vacant Storefront. All vacant storefronts must be maintained in compliance with New York State Property Maintenance Code, applicable state and local building, sanitation, and safety codes, and the following minimum standards:

- (a)** Façade, doors, and windows shall be structurally sound and weather-tight;
- (b)** Broken or boarded glass is prohibited unless approved and visually compatible with the building;
- (c)** Sidewalk and adjacent areas shall be free of trash, weeds, graffiti, and snow;
- (d)** Existing exterior lighting shall remain functional to deter vandalism;
- (e)** Architectural features, including awnings, cornices, and signage, shall be intact and properly maintained; and
- (f)** Any required signage or window graphics pursuant to Section 250-2 E(4) shall be kept clean, legible, and promptly replaced if damaged or deteriorated.

(6) Fees. Annual registration fees, as provided in Chapter 133, shall be due at registration and annually thereafter for as long as the storefront remains vacant. Fees collected shall be deposited into a designated City fund to offset the cost of administering and enforcing the vacant storefront registration program.

(7) Exemptions. The Building Official may grant an exemption from registration fees upon written request by the owner, supported by documentation demonstrating that:

- (a)** A lease has been executed with an occupancy date within 90 days; or

(b) Renovation work is actively underway pursuant to a valid building permit.

All exemptions shall be valid for a period not to exceed six (6) months, unless renewed upon further written request and continued eligibility.

(8) Violations and Penalties.

(a) Failure to register a vacant storefront within the required timeframe shall constitute a violation subject to enforcement. A court citation may be issued, and a fine of \$50 per day of noncompliance shall be imposed, not to exceed \$1,500 per violation. Each month of continued non-registration constitutes a separate and distinct offense.

(b) All other offenses under this section are subject to the penalties set forth in §250-7.

Section 2. Section 133-1, Enumeration of fees, of Chapter 133, Fees, of the Code of the City of New Rochelle is hereby amended to add the following:

§ 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 1, 2025, and shall renew each calendar year unless amended prior thereto in the fee and deposit schedule maintained by the City Manager.

§250-2E(6) Vacancy Storefront Annual Registration

<u>Year 1</u>	<u>No Fee</u>
<u>Year 2</u>	<u>\$1,000</u>
<u>Year 3+</u>	<u>\$1,500</u>

Matter underlined added

Short Environmental Assessment Form

Part 1 - Project Information

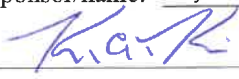
Instructions for Completing

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 which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project: Vacant Storefront Registry Legislation				
Project Location (describe, and attach a location map): City of New Rochelle				
Brief Description of Proposed Action: The City of New Rochelle is proposing to amend the municipal code to create a vacant storefront registry. The amendment modifies the existing vacant premises provisions in the property maintenance chapter of the code (Chapter 250 Property Maintenance). It creates a new vacant storefront registry to promote the economic vitality, public safety, and visual quality of New Rochelle's commercial corridors by tracking and reducing prolonged storefront vacancies. The proposal has a corresponding proposed amendment to Chapter 133 Fees for the creation of corresponding fees and penalties associated with the registry.				
Name of Applicant or Sponsor: City of New Rochelle		Telephone: E-Mail:		
Address: 515 North Avenue				
City/PO: New Rochelle		State: NY	Zip Code: 10801	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☐	YES ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO ☐	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 flood plan?	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
	☐	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>City of New Rochelle</u> Date: <u>06/25/2025</u> Signature: <u></u> Title: <u>Director of Planning and Sustainability</u>		

PRINT FORM

Project: Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
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?	☒	☐

Project: _____

Date: _____

Short Environmental Assessment Form Part 3 Determination of Significance

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

As shown in Parts I and II of this Short Environmental Assessment Form and in the accompanying documentation, the proposed code changes will have no adverse impact on the environment. If anything, they will help prevent deterioration and nuisance that can be associated with vacant premises.

- ☐ 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

06/25/2025

Name of Lead Agency

Date

Adam Salgado

Commissioner of Development

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM

City of New Rochelle
Development

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 9, 2025
From: Adam Salgado, Development Commissioner
Subject: PROPOSED PUBLIC HEARING RE: A LOCAL LAW, INTRO. NO. 5, RE: VACANT STOREFRONT REGISTRY PROGRAM – Resolution directing a public hearing on a Local Law amending Section 250-2, Vacant premises, of Chapter 250, Property Maintenance, and Section 133-1, Enumeration of Fees, of Chapter 133, Fees, of the Code of the City of New Rochelle, to establish a Vacant Storefront Registry (Intro 9/9/25; Public Hearing 10/15/25)

Introduce 09/09/2025, Scheduling a Public Hearing for Wednesday, 10/15/2025

Attachments:

1. RESOLUTION DIRECTING A PUBLIC HEARING ON A LOCAL LAW RE VACANT STORE FRONT REGISTRY PROGRAM

LEGISLATION

RESOLUTION DIRECTING A PUBLIC HEARING ON A
LOCAL LAW AMENDING CHAPTER 250, PROPERTY
MAINTENANCE, AND CHAPTER 133, FEES, 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 October 15, 2025, at 7:00 P.M. in the Council Chambers, 515 North Avenue, New Rochelle, New York, on a proposed ordinance amending the following sections of Chapter 250, Property Maintenance, and Chapter 133, Fees:

A LOCAL LAW, INTRO. NO. 5, AMENDING SECTION
250-2, VACANT PREMISES, OF CHAPTER 250, PROPERTY
MAINTENANCE; AND CHAPTER 133, FEES, OF THE CODE
OF THE CITY OF NEW ROCHELLE, TO ESTABLISH A
NEW VACANCY STOREFRONT REGISTRY PROGRAM.

BE IT FURTHER RESOLVED, that the proposed ordinance is 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: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 9, 2025
From: Adam Salgado, Development Commissioner
Subject: PROPOSED APPLICATION FOR NEW YORK STATE CLEAN MOBILITY PROGRAM RE: CIRCUIT - Resolution authorizing the City Manager to submit an application to the New York State Clean Mobility Program (NYSERDA PON 5739) relative to the existing Circuit service and mobility planning.

BACKGROUND:

On July 31, 2025, the New York State Energy Research Development Authority (NYSERDA) announced the availability of over \$21 million to support zero-emission mobility transportation solutions in communities across New York State. The Clean Mobility Program provides funding for scalable, community-led demonstration projects that improve connections through micro-mobility, ridesharing, and on-demand shared transportation options.

NYSERDA will award up to \$3 million per project, with priority given to projects in disadvantaged communities, as defined by the NYS Climate Justice Working Group. The City recently completed a Clean Mobility Plan satisfying an eligibility requirement for this funding program. There is a 20% cost-share requirement.

Applications must be submitted by 3:00 p.m. on Thursday, September 25, 2025. Awards are anticipated to be announced by the end of 2025.

ISSUE:

To support the implementation of the Clean Mobility Demonstration funding request for the existing Circuit service and mobility planning, with an estimated total project cost ~\$3,000,000, the City proposes to apply for the NYS Clean Mobility Program initiative in the amount of ~\$3,000,000 plus matching ~\$600,000 in City funds.

RECOMMENDATION:

Staff recommends that the City Council adopt a resolution supporting the City's Clean Mobility Program Demonstration application submission to NYSERDA, authorizing the City match of ~\$600,000, and authorizing the City Manager to submit all necessary documentation for the grant application.

Attachments:

1. RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO THE NYS CLEAN MOBILITY PROGRAM RE CIRCUIT

LEGISLATION

RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT APPLICATIONS AND NECESSARY DOCUMENTATION TO THE NEW YORK STATE ENERGY RESEARCH AND DEVELOPMENT AUTHORITY (NYSERDA) CLEAN ENERGY COMMUNITY PROGRAM RELATIVE TO THE EXISTING CIRCUIT SERVICE AND MOBILITY PLANNING.

WHEREAS, on July 31, 2025, the New York State Energy Research and Development Authority (NYSERDA) announced the availability of over \$21 million through the Clean Mobility Program to support zero-emission mobility transportation solutions across New York State; and

WHEREAS, the Clean Mobility Program provides funding for scalable, community-led demonstration projects that improve connections through micromobility, ridesharing, and on-demand shared transportation options, with a priority on projects serving disadvantaged communities as defined by the New York State Climate Justice Working Group; and

WHEREAS, NYSERDA will award up to \$3 million per project under the Clean Mobility Program, with a 20% cost-share requirement; and

WHEREAS, the City has completed a Clean Mobility Plan, meeting an eligibility requirement for participation in the NYSERDA funding opportunity; and

WHEREAS, the City proposes to submit a Clean Mobility Program Demonstration application to NYSERDA to support the continued implementation and expansion of the existing Circuit service and related mobility planning, with a total estimated project cost of approximately \$3,000,000; and

WHEREAS, the City intends to request approximately \$3,000,000 in grant funds from NYSERDA and provide a local match of approximately \$600,000 in City funds to satisfy the cost-share requirement; now, therefore

BE IT RESOLVED, that the City Council of the City of New Rochelle hereby does authorize the City Manager to approve and endorse the grant application for the NYSERDA Clean Energy Community Program relative to the existing Circuit Service and Mobility Planning; and

BE IT FURTHER RESOLVED, that the City Council commits to providing the required 20% local match of \$600,000 to support the project; and

BE IT FURTHER RESOLVED, that the City Manager is authorized to execute all documentation necessary to complete the grant application and accept any awarded funds.

City of New Rochelle
Development

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 9, 2025
From: Adam Salgado, Development Commissioner
Subject: PROPOSED AUTHORIZATION TO EXECUTE LEASE AGREEMENT
WITH CENTER FOR JUSTICE INNOVATION: Resolution authorizing the
City Manager to negotiate and execute a lease agreement with Justice
Innovation Inc. d/b/a Center for Justice Innovation (CJI) for the Use of Space on
the Second Floor of the New Rochelle Train Station.

BACKGROUND:

Since 2022, the City has utilized the second floor of the New Rochelle Train Station as a community and business incubator, fostering innovation, business engagement, and creative placemaking. The Justice Innovation Inc. d/b/a Center for Justice Innovation (CJI) has proposed using a portion of this space as a temporary hub for the operation of general administrative office operations, community services and counseling for the New Rochelle community.

ISSUE:

As the City continues to position the Transit Center and Train Station as a key community engagement space, it is important to ensure that CJI's program aligns with existing initiatives. A formal agreement should outline expectations regarding program coordination, shared space use, and long-term activation strategies to maximize community benefit.

PROPOSAL:

The attached Letter of Intent (LOI) proposes an initial one-year lease term at no rental cost. CJI will be responsible for cleaning and maintaining its leased office space and will complete cosmetic improvements, such as painting, prior to occupancy.

RECOMMENDATION:

It is the recommendation by the Department of Development that City Council authorize the City Manager to negotiate and execute a lease agreement with the Center of Justice Innovation to use and occupy a portion of the space located on the second floor of the New Rochelle Train Station under the terms and conditions acceptable to the City Manager and the Corporation Counsel.

Attachments:

1. RESOLUTION AUTH. THE CITY MANAGER TO NEGOTIATE AND EXECUTE A LEASE AGREEMENT WITH THE CJI FOR THE USE OF SPACE ON THE 2ND FLOOR OF THE TRAIN STATION
2. LOI ATTACHMENT

LEGISLATION

RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A LEASE AGREEMENT WITH THE CENTER FOR JUSTICE INNOVATION FOR THE USE OF SPACE ON THE SECOND FLOOR OF THE NEW ROCHELLE TRAIN STATION.

WHEREAS, since 2022, the City of New Rochelle has utilized the second floor of the New Rochelle Train Station as a community and business incubator to foster innovation, business engagement, and creative placemaking; and

WHEREAS, the Justice Innovation Inc., doing business as the Center for Justice Innovation (“CJI”), has proposed to occupy a portion of this space as a temporary hub for general administrative operations, community services, and counseling to serve the New Rochelle community; and

WHEREAS, the City recognizes the importance of aligning CJI’s proposed use with broader community engagement and development initiatives centered around the Transit Center and Train Station; and

WHEREAS, the City seeks to enter into a formal agreement to outline expectations related to program coordination, shared space use, and long-term strategies for maximizing community benefit; and

WHEREAS, the proposed Letter of Intent includes an initial one-year lease term at no rental cost, with CJI assuming responsibility for cleaning and maintaining its designated office space and completing cosmetic improvements, including painting, prior to occupancy;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of New Rochelle, that the City Manager is hereby authorized to negotiate and execute a lease agreement with the Center for Justice Innovation for the use and occupancy of a portion of the second floor of the New Rochelle Train Station, consistent with the terms outlined in the proposed Letter of Intent, and under the terms and conditions acceptable to the City Manager and the Corporation Counsel.

July 15, 2025

Sent via email:

Jorge Ventura Ovalles
Deputy Commissioner of Development
Department of Development
City of New Rochelle, NY

Dear Jorge,

On behalf of the Justice Innovation Inc., DBA Center for Justice Innovation, I am submitting the following Letter of Intent for use of 1 Station Plaza North, New Rochelle.

TENANT:	Justice Innovation Inc
LANDLORD:	City of New Rochelle
ADDRESS:	1 Station Plaza North, New Rochelle, NY 10801
USE:	Tenant shall use and occupy the Premises for the operation of general administrative office operations, community services and counseling, storage and any other use permitted by law.
PREMISES:	2 nd floor, approximately 125 rsf of dedicated space, and share of kitchen, conference room and common meeting and bathroom space.
SECURITY DEPOSIT:	None
BASE RENT:	None
ELECTRICITY:	Directly billed and paid by Tenant on existing separate meters at the building for such use
TERM:	12 months
TERM COMMENCEMENT:	August 1 st , 2025
LANDLORD WORK:	None
TENANT WORK:	Tenant to provide window air conditioning unit and data cabling. Tenant to provide furniture. Tenant will restore space to original condition upon expiration of agreement.
BROKERAGE:	None
ADDITIONAL:	Agreement can be canceled for any reason by Tenant or Landlord with 60 days notice.

APPROVAL:

Proposal subject to lease and related documents being acceptable to Tenant. No party bound unless and until delivery of fully executed lease.

Please let me know if you have any questions. It is a pleasure working with you.

Sincerely,

City of New Rochelle
Development

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 9, 2025
From: Adam Salgado, Development Commissioner
Subject: PROPOSED ACCEPTANCE OF GRANT AWARD RE: NEW YORK STATE LEGISLATIVE GRANT FOR NRMHA RENOVATIONS - Ordinance accepting New York State Legislative grant for renovations at New Rochelle Municipal Housing Authority; and amending Ordinance No. 212 of 2024, the Budget of the City of New Rochelle for 2025

BACKGROUND

The New Rochelle Municipal Housing Authority (NRMHA) was notified that it was being awarded monies to fund needed rehabilitation of the Peter Bracey Apartments from New York State Senator Shelley Mayer. To facilitate this work and leverage additional funds provided under the Community Development Block Grant award from HUD, the City of New Rochelle will administer the grant funding on behalf of NRMHA. Under this award, the City will receive \$100,000 to fund the design and rehabilitation of units identified as requiring work.

This grant does not require a local match from the City.

ISSUE

In order to proceed with a grant agreement, City Council needs to accept the awarded grant funds and delegate signing authority for all future grant documents.

RECOMMENDATION

Staff recommends that City Council accept the New York State Senate Grant award in the amount of \$100,000 and authorize the City Manager to execute and submit all necessary documents related to said Grant.

Staff also recommends that City Council authorize the following Budget Amendment to allow for these funds to be entered into the City's 2025 Budget.

Ordinance No. 212 of 2025, the Budget of the City of New Rochelle for 2025, is hereby

amended as follows:

Increase Revenue

6989-3089-25073 New York State Grant – NRMHA Rehab \$100,000

Increase Expense

6989-46000-25073 Contract Services – NRMHA \$100,000

Attachments:

1. ORDINANCE ACCEPTING A NEW YORK STATE SENATE GRANT IN THE AMOUNT OF \$100,000 FOR THE REHABILITATION OF THE PETER BRACEY APARTMENTS

LEGISLATION

ORDINANCE ACCEPTING A NEW YORK STATE SENATE GRANT IN THE AMOUNT OF \$100,000 FOR THE REHABILITATION OF THE PETER BRACEY APARTMENTS AND AMENDING ORDINANCE NO. 212 OF 2024, THE BUDGET OF THE CITY OF NEW ROCHELLE FOR 2025.

WHEREAS, the New Rochelle Municipal Housing Authority (NRMHA) has been awarded a grant in the amount of \$100,000 through the support of New York State Senator Shelley Mayer for the purpose of funding critical rehabilitation work at the Peter Bracey Apartments; and

WHEREAS, the City of New Rochelle will administer the grant on behalf of NRMHA in order to facilitate the project and leverage additional federal funding provided through the Community Development Block Grant (CDBG) program under HUD; and

WHEREAS, the grant funds will be used for the design and rehabilitation of identified residential units in need of work, and no local match is required from the City; and

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

Section 1. The Council of the City of New Rochelle hereby accepts the New York State Senate Grant in the amount of \$100,000 relative to the rehabilitation of the Peter Bracey Apartments.

Section 2. Ordinance No. 212 of 2024, the budget of the City of New Rochelle for 2025, is hereby amended as follows:

Increase Revenue

6989-3089-25073	New York State Grant – NRMHA Rehab	\$100,000
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Increase Expense

6989-46000-25073	Contract Services – NRMHA	\$100,000
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Section 3. The City Manager is hereby authorized to execute such documentation as may be necessary and required to file and accept the \$100,000 grant.

City of New Rochelle
City Council

MEMORANDUM

To: City Council

Thru: Wilfredo Melendez, City Manager

Date: September 9, 2025

From: Sara R. Kaye, Council Member, District 5

Subject: PROPOSED OPPOSITION RE: NATURAL GAS PIPELINE EXPANSIONS - Resolution opposing Enbridge's Algonquin Pipeline Expansion 'Project Maple' and new or previously defeated pipelines including the Williams Constitution Pipeline and Nese Pipeline in New York State

This Resolution urges opposition to a proposed expansion of the Algonquin Gas Transmission line by Enbridge Inc. (a major North American energy company operating a vast natural gas pipeline network), known as Project Maple, as well as other new or previously defeated fossil fuel projects, including the Williams Constitution Pipeline and the NESE pipeline. Project Maple's aim is to increase the pipeline's capacity to the Northeast at a receiving point in Ramapo, NY.

The proposed projects would significantly increase fracked gas infrastructure in New York, leading to higher greenhouse gas emissions, air pollution, and public health risks, while also imposing increased costs on ratepayers. Expansion of compressor stations along the Algonquin route would release harmful pollutants, pose safety hazards, and negatively impact the Hudson River ecosystem. These projects directly conflict with New York's Climate Leadership and Community Protection Act (CLCPA), which mandates a transition away from fossil fuels toward renewable energy.

Elected officials at the state and federal level, including members of Congress and the State Legislature, have already voiced opposition to Project Maple. The resolution before Council calls on Governor Hochul to deny any permits for these projects, uphold the CLCPA, and protect public health and the environment.

If adopted, the Resolution will also direct the City Clerk to circulate copies to the Governor, state and federal representatives, and other key officials.

Attachments:

1. RESOLUTION OPPOSING ENBRIDGE'S ALGONQUIN PIPELINE EXPANSION 'PROJECT MAPLE' AND NEW OR PREVIOUSLY DEFEATED PIPELINES

LEGISLATION

RESOLUTION OPPOSING ENBRIDGE'S ALGONQUIN PIPELINE EXPANSION 'PROJECT MAPLE' AND NEW OR PREVIOUSLY DEFEATED PIPELINES INCLUDING THE WILLIAMS CONSTITUTION PIPELINE AND NESE PIPELINE IN NEW YORK

WHEREAS, New York State is poised to protect New Yorkers' rights to clean air, clean water and livable climate, particularly now with these rights coming under attack from the Trump administration policies; and

WHEREAS, Enbridge Inc. seeks to expand compressor capacity and pipeline infrastructure along the Algonquin pipeline route and has submitted an Open Season Notice for its proposed natural gas expansion project dubbed 'Project Maple' on September 12, 2023; and

WHEREAS, Enbridge may seek permits from the Federal Energy Regulatory Commission to further build and operate compressor stations along the Algonquin pipeline route in New York including facilities at Stony Point, NY and Southeast, NY and could increase capacity of the line by up to 500,000 Dekatherms/day in Ramapo, NY according to the Open Season Notice; and

WHEREAS, Enbridge may need New York State agency permits from the Department of Environment Conservation and/or the Public Service Commission to build out and operate compressor stations and pipeline infrastructure along the Algonquin pipeline route; and

WHEREAS, the Algonquin Pipeline Expansion, dubbed 'Project Maple', would interfere with and negatively impact the Hudson River ecosystem and economy that relies on the tourism and health of those waters; and

WHEREAS, the proposed expansions of the Algonquin natural gas pipeline will significantly increase the fracked gas volume, escalating environmental and health risks in the Hudson Valley and beyond; and

WHEREAS, emissions from compressor stations release pollutants like nitrogen oxide and the carcinogen benzene, proven to cause serious health threats, thus violating New Yorkers' right to a clean and healthy environment under the Green Amendment; and

WHEREAS, historical data documents that natural gas pipeline infrastructure, including compressor stations, pose significant safety hazards, evidenced by frequent incidents of leaks, explosions, and resultant fatalities and environmental damage; and

WHEREAS, Governor Hochul met with President Trump to discuss the development of

the long-defeated Williams Constitution pipeline, the Northeast Supply Enhancement (NESE) pipeline and other fossil fuel projects in New York; and

WHEREAS, Con Edison recently requested a double-digit percent increase rate hike to the tune of roughly \$2 billion for New York customers while residents are already facing rising energy bills; and

WHEREAS, the buildout of new fossil fuel pipelines like the Williams Constitution and NESE pipeline and expansion of existing lines including Algonquin (Project Maple) will create excess air pollution that exacerbate and increase public health problems like asthma and COPD cases in the region; and

WHEREAS, the buildout of the existing Algonquin line and compressor stations or the buildout of a new infrastructure like the Constitution and NESE pipeline would lead to higher costs for ratepayers who already are facing rate hikes and higher health costs from added air pollution; and

WHEREAS, the expansion of Algonquin pipeline (Project Maple), the Constitution, the NESE pipeline or any other major fracked gas infrastructure is in direct conflict with New York's Climate Leadership and Community Protection Act (CLCPA) statutory goals, fostering continued reliance on fossil fuels and undermining the state's statutorily required transition to a sustainable and renewable energy future; and

WHEREAS, Seventy elected officials including former County Executive and current Congressman George Latimer, State Assembly member Dana Levenberg, State Assembly member Chris Burdick, State Assemblymember MaryJane Shimsky and State Senator Nathalia Fernandez have already opposed Enbridge's proposed expansion of the Algonquin pipeline dubbed 'Project Maple' ahead of applications for permits on June, 17, 2024; and

WHEREAS, Governor Hochul has the responsibility and authority to protect New York's environment and public health and to ensure the full implementation of the CLCPA, with the power to deny this expansion as it is in direct conflict with the state law and thus the state's environmental and health priorities.

NOW, THEREFORE, BE IT RESOLVED, the City of New Rochelle urges Governor Kathy Hochul to oppose the Algonquin pipeline expansion, dubbed 'Project Maple', the Constitution pipeline, the NESE pipeline and any other fossil fuel expansion put forward by Donald Trump; and

AND BE IT FURTHER RESOLVED, that Governor Kathy Hochul direct her agencies to deny any permits for the expansion of the Algonquin fracked gas pipeline, dubbed 'Project Maple', thereby upholding New York's CLCPA and the state's environmental standards and commitment to a sustainable future in light of anticipated attacks from the Trump administration;

and

AND BE IT FURTHER RESOLVED, that the City Clerk is directed to send a copy of this resolution to the Governor Kathy Hochul, U.S. Senator Kirsten Gillibrand, U.S. Senator Charles Schumer, U.S. Congressman George Latimer, U.S. Congressman Mike Lawler, State Senator Peter Harckham, State Assemblymember Dana Levenberg, State Assemblymember Chris Burdick, State Assemblymember Maryjane Shimsky, State Assemblymember Patrick Carroll, State Assemblymember Chris Eachus, State Assemblymember Steve Otis, State Assemblymember Gary Pretlow, State Assemblymember Amy Paulin, State Assemblymember Nader Sayegh, NYS Senate Majority Leader Andrea Stewart-Cousins, Westchester County Executive Ken Jenkins, Westchester County Legislator Colin Smith, Westchester County Legislator David Tubiolo, Westchester County Legislator Erika Pierce, Westchester County Legislator Emiljana Ulaj.

RESOLUTION NUMBER:

Item # 24.

City of New Rochelle
City Clerk

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 9, 2025
From: Kim B. Jones, City Clerk
Subject: UPCOMING CITY COUNCIL MEETINGS

- September Regular Legislative Meeting: Tuesday, September 16, 2025, at 6:15 p.m.
- October Committee of the Whole Session: Wednesday, October 15, 2025, at 3:45 p.m.
- October Regular Legislative Meeting: Tuesday, October 21, 2025, at 6:15 p.m.

Attachments:
None

RESOLUTION NUMBER:

Item # 25.

City of New Rochelle
City Manager

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 9, 2025
From: Wilfredo Melendez, City Manager
Subject: REMINGTON BOYS & GIRLS CLUB - Requested by Council Member David Peters

Discussion Item requested by Council Member David Peters

Attachments:
None

RESOLUTION NUMBER:

Item # 26.

City of New Rochelle
City Manager

MEMORANDUM

To: City Council
Thru: Wilfredo Melendez, City Manager
Date: September 9, 2025
From: Wilfredo Melendez, City Manager
Subject: NOTICE OF DEVELOPMENT APPROVAL - Requested by Council Member Shane Osinloye.

Discussion Item requested by Council Member Shane Osinloye.

Attachments:
None