

PUBLIC HEARING NOTICE
PROPOSED AMENDMENT TO CHAPTER 331,
ZONING,

RE: ARTISAN SHOP AND CRAFT BEVERAGE PRODUCTION

NOTICE is hereby given that the Council of the City of New Rochelle, New York, will hold a Public Hearing pursuant to Chapter 331 of the Code of the City of New Rochelle, Section 237-m of the General Municipal Law of the State of New York, and Sections 277.61 and 277.71 of the County Administrative Code, on Tuesday, July 11, 2017, at 7:00 P. M., in the Council Chamber, City Hall, 515 North Avenue, New Rochelle, New York, on a proposed amendment to the City's Zoning Code, Chapter 331, as follows:

ORDINANCE AMENDING SECTION 331-4, SPECIFIC TERMS DEFINED, SECTION 331-47, DMU DOWNTOWN MIXED USE DISTRICT, SECTION 331-48, DMUR DOWNTOWN MIXED USE URBAN RENEWAL DISTRICT, SECTION 331-54, MUFE MIXED USE FAMILY ENTERTAINMENT DISTRICT, SECTION 331-57, DB DOWNTOWN BUSINESS DISTRICT, SECTION 331-87, APPROVING AGENCIES, ADDING SECTION 331-113.10, CRAFT BEVERAGE PRODUCTION FACILITIES OF CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF NEW ROCHELLE, AND RELATED MAP AMENDMENTS.

BE IT ORDAINED by the City of New Rochelle:

Section 1. Section 331-4, Specific Terms Defined, of Chapter 331, Zoning, of the Code of the City of New Rochelle is hereby amended as follows:

§331-4. Specific terms defined.

CRAFT BEVERAGE PRODUCTION FACILITY

A business which is primarily engaged in the manufacturing of beer, wine, cider, mead and distilled beverages.

TASTING ROOM

A portion of a craft beverage production facility which is used for the consumption of products made by the on-site business, or in collaboration with the on-site business.

Section 2. Section 331-47, DMU Downtown Mixed Use District, of Chapter 331, Zoning, of the Code of the City of New Rochelle is hereby amended as follows:

§ 331-47. DMU Downtown Mixed Use District.

A. Permitted principal uses.

(13) Manufacture of products for retail sale, provided that a minimum of 30% of the gross floor area be dedicated to retail sales of the product, with such retail space located on the street level, at the buildings street frontage.

C, Uses allowed by special permit.

(16) Craft beverage production facilities as regulated by § 331-113.10

Section 3. Section 331-48, DMUR Downtown Mixed Use Urban Renewal District, of Chapter 331, Zoning, of the Code of the City of New Rochelle is hereby amended as follows:

§ 331-47. DMUR Downtown Mixed Use Urban Renewal District.

A. Permitted principal uses.

(12) Manufacture of products for retail sale, provided that a minimum of 30% of the gross floor area be dedicated to retail sales of the product, with such retail space located on the street level, at the buildings street frontage.

C. Uses allowed by special permit

(16) Craft beverage production facilities as regulated by § 331-113.10.

Section 4. Section 331-54, MUFU Mixed Use Family Entertainment District, of Chapter 331, Zoning, of the Code of the City of New Rochelle is hereby amended as follows:

§ 331-54A. MUFU Mixed Use Family Entertainment District.

A. Permitted principal uses.

(12) Manufacture of products for retail sale, provided that a minimum of 30% of the gross floor area be dedicated to retail sales of the product, with such retail space located on the street level, at the buildings street frontage.

C. Uses allowed by special permit.

(16) Craft beverage production facilities as regulated by § 331-113.10.

Section 5. Section 331-57, DB Downtown Business District, of Chapter 331, Zoning, of the Code of the City of New Rochelle is hereby amended as follows:

§ Section 331-57. DB Downtown Business District.

A. Permitted principal uses.

(18) Manufacture of products for retail sale, provided that a minimum of 30% of the gross floor area be dedicated to retail sales of the product, with such retail space located on the street level, at the buildings street frontage.

C. Uses allowed by special permit.

(8) [Micro-brewery with sit-down restaurant] Craft beverage production facilities as regulated by § 331-113.10.

Section 6. Section 331-87, Approving Agencies, of Chapter 331, Zoning, of the Code of the City of New Rochelle is hereby amended as follows:

§ Section 331-87. Approving agencies

B. Planning Board

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

(cc) Craft beverage production facilities as regulated by § 331-113.10.

Section 7. Section 331-113.10, Craft Beverage Production Facilities, is hereby added to Chapter 331, Zoning, of the Code of the City of New Rochelle as follows:

§ 331-113.10. Craft beverage production facilities.

The Planning Board may approve a craft beverage production facilities where such use is permitted by special permit, subject to the following requirements:

A. The use shall include a commercial component comprised of at least one of the following:

(1) Tasting room to serve only products made by the on-site business, or in collaboration with the on-site business.

(2) Retail

(3) Restaurant

B. The commercial space noted in A above shall comprise of at least 30-percent of the gross floor.

C. The commercial space noted in A above shall be located on the street level, at the buildings street frontage.

D. The hours of operation shall be determined by the Planning Board at the time of consideration for special permit.

E. The location of such use shall be in accordance with the New York State Liquor Authority regulations.

F. Outdoor storage of materials shall be prohibited unless adequately screened in a manner consistent with the City code and as approved by the Planning Board.

G. Off-street parking and loading shall comply with the standards set forth in Article XIV. Tasting rooms shall comply with the standard for restaurants and catering halls.

H. All businesses shall obtain all appropriate approvals including, but not limited to the City of New Rochelle and the New York State Liquor Authority.

All persons interested are invited to attend said Public Hearing or submit written communications to the City Clerk at or before the Public Hearing.

By order of the City Council dated June 13, 2017, pursuant to Resolution No. 93.

BENNIE F. GILES, III,
CITY CLERK