

PUBLIC HEARING NOTICE
RE: PROPOSED AMENDMENT TO CHAPTER 331,
ZONING CODE, ZONING MAP
RE: PETITION BY YOUTH STUDY BASKETBALL, LLC

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 239-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, November 12, 2019*, at 7:00 P. M., in the Council Chamber, City Hall, 515 North Avenue, New Rochelle, New York, on the proposed amendment, as follows:

ORDINANCE APPROVING THE PETITION OF YOUTH STUDY BASKETBALL, LLC (“PETITIONER”) AND AMENDING THE NEW ROCHELLE ZONING MAP TO REZONE THE PARCELS IDENTIFIED AS SECTION 5, BLOCK 1490, LOTS 9 (PARTIAL) AND 77, FROM NB-NEIGHBORHOOD BUSINESS TO NB-2.0-NEIGHBORHOOD BUSINESS 2.0, FORMING PART OF CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF NEW ROCHELLE.

WHEREAS, the City has received a petition from Youth Study Basketball, LLC (“Petitioner”) to amend the zoning map (Section 331-7 of the zoning code) as it pertains to two parcels located along the western boundary of the City, abutting the Village of Pelham; and

WHEREAS, the parcels are identified as Section 5, Block 1490, Lots 9 (partial) and 77; and

WHEREAS, the site is currently zoned NB-Neighborhood Business, and the petitioner is requesting that the property be designated as NB-2.0-Neighborhood Business 2.0; and

WHEREAS, the submitted petition pertains to a vacant piece of property that will allow an existing business to expand its footprint; and

WHEREAS, the existing business is in Pelham, and is located to the south of the vacant site with other commercial and light industrial uses across the street, also in Pelham; and

WHEREAS, a parking lot is located to the north of the site, serving a multi-family development to the northeast, and lower density residential is located to the east, set back from the subject site with an existing vegetated buffer; and

WHEREAS, the site has been vacant for a significant period and would greatly benefit from the application of the NB-2.0 zoning; and

WHEREAS, compared to the existing zoning, the NB-2.0 zone allows the same uses, but a slight increase in height, an FAR of 2.0 versus 0.5, and a lot coverage of 100-percent as opposed to 50-percent; and

WHEREAS, the preliminary design depicts how under the NB-2.0 zoning the site could be developed in an appropriate manner, providing a benefit to the City, improving the property, with minimal negative impacts on the surroundings; and

WHEREAS, it is recommended that the parcels identified as Section 5, Block 1490, Lots 9 (partial) and 77, be rezoned from the NB-Neighborhood Business to NB-2.0, Neighborhood Business 2.0; now, therefore

BE IT ORDAINED by the City of New Rochelle:

Section 1. The petition of Youth Study Basketball, LLC (“Petitioner”) to rezone the parcels identified as Section 5, Block 1490, Lots 9 (partial) and 77, from NB-Neighborhood Business to NB-2.0, Neighborhood Business 2.0 is hereby approved.

Section 2. The New Rochelle Zoning Map, forming part of Chapter 331, Zoning, of the New Rochelle Zoning Code, is hereby amended by rezoning the parcels identified as Section 5, Block 1490, Lots 9 (partial) and 77, from NB-Neighborhood Business to NB-2.0, Neighborhood Business 2.0

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 October 7, 2019, pursuant to Resolution No. 192.

Michelle Oliveros, City Clerk