

NEW ROCHELLE, NY
PUBLIC HEARING NOTICE
RE: PROPOSED AMENDMENT TO CHAPTER 331,
ZONING CODE - NORTH AVENUE ZONE (NA),
MOTOR VEHICLE RENTAL AGENCIES

NOTICE is hereby given that the Council of the City of New Rochelle, New York, will hold a virtual 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, March 9, 2021, 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 ELRAC, LLC (“APPLICANT”), AMENDING SECTION 331-54.1, NORTH AVENUE ZONE, SECTION 331-103, MOTOR VEHICLE RENTAL AGENCY, SECTION 331-126, SCHEDULE OF OFF-STREET PARKING AND LOADING SPACE REQUIREMENTS, AND AMENDING THE NEW ROCHELLE ZONING MAP, FORMING PART OF CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF NEW ROCHELLE. (Revised)

BE IT ORDAINED by the City of New Rochelle:

Section 1. Section 331-54.1, North Avenue Zone, of Chapter 331, Zoning, of the Code of the City of New Rochelle is hereby amended as follows:

§ 331-54.1 North Avenue Zone.

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

(15) Motor vehicle rental agency.

Section 2. Section 331-103, Motor vehicle rental agency, of Chapter 331, Zoning, of the Code of the City of New Rochelle is hereby amended as follows:

§ 331-103 Motor vehicle rental agency.

A. The combined minimum lot frontage along a public street, or streets, shall be [150] 125 feet with a lot depth of no less than 100 feet.

E. The hours of operation shall be limited from 6:00 a.m. to 12.00 midnight, except than in the North Avenue - NA district, the hours shall be limited from 7:00 a.m. to 7:00 p.m.

F. In the North Avenue - NA district, the minimum lot area shall be 0.75 acres (32,670 square feet), and the gross floor area for structures shall not be larger than 15,000 square feet.

G. In the NA district, motor vehicle rental agencies shall be prohibited from sites with frontage on North Avenue.

H. Applications shall include a traffic report addressing queueing and turning movements in the vicinity of the site, and shall consider school bus traffic.

I. Car pick-up/drop-off operations shall only occur on-site.

Section 3. Section 331-126, Schedule of off-street parking and loading space requirements, of Chapter 331, Zoning, of the Code of the City of New Rochelle is hereby amended as follows:

§ 331-126 Schedule of off-street parking and loading space requirements.

Off-Street Parking and Loading Space Requirements

Use	Minimum Number of Parking Spaces	Minimum Number of Loading Spaces
Motor vehicle rental agency	1 per 100 square feet of GFA [in addition to spaces required for the storage of vehicles to rent] <u>(excluding GFA utilized for the storage of rental vehicles).</u>	

Section 4. The New Rochelle Zoning Map, forming part of the New Rochelle Zoning Code, is hereby amended to reflect this code change.

Matter [bracketed] deleted.

Matter underlined added.

Due to the ongoing COVID-19 public health crisis and related Executive Orders issued by Governor Andrew M. Cuomo, the City Council will not be able to accommodate any in-person public attendance or participation for Public Hearings and Citizens to be Heard. Nonetheless, and in furtherance of the provisions of Section 859-a of the Act requiring interested parties be provided a reasonable opportunity, both orally and in writing, to present their views, Public Hearings and Citizens to be Heard will be broadcast live on the City's website and cable public access channel on television (Optimum Channel 75 / Verizon Channel 28). In addition, the City Council will allow the public to provide oral comments in real time via telephone or virtually through Microsoft Teams.

Sign up to speak at the Public Hearing or Citizens to be Heard
All registrations must be received by noon on March 9.

By order of the City Council by resolution duly adopted on February 9, 2021

Michelle Oliveros
City Clerk