

**CITY OF NEW ROCHELLE, NEW YORK
PUBLIC NOTICE – PUBLIC HEARING**

NOTICE is hereby given that a Public Hearing will be held on Tuesday June 14, 2011 at 7:30 PM before the City Council of the City of New Rochelle in Council Chambers, 515 North Avenue New Rochelle, New York, on the 17 Locust Avenue, LLC draft environmental impact statement (DEIS).

Description of the Proposed Action:

RESOLUTION REAFFIRMING LEAD AGENCY, ISSUING A PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT REGARDING THE PROPOSED LOCUST AVENUE APARTMENT DEVELOPMENT BY 17 LOCUST AVENUE, LLC., UNDER THE REGULATIONS PROMULGATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND DIRECTING COMPLIANCE WITH SAME.

Project Description:

Generally and in connection with the proposed Locust Avenue apartment development by 17 Locust, LLC, for the construction of a thirteen (13) story, 98 units residential building with 1,878 SF of commercial space and 105 parking spaces. 17 Locust Avenue, LLC has petitioned for a zoning density and height bonus pursuant to 331-154 and a waiver of several requirements provided therein. The proposed project is a rental apartment building to be located in the City of New Rochelle, New York on Locust Avenue at the intersection of Locust Avenue and Clinton Place within the DB (Downtown Business) zoning district. The proposed 98 units includes five studios, 41 one-bedroom, and 52 two-bedroom apartments. With regard to parking, as required by Code (§ 331-126) a total of 100 spaces are required including 98 for residential and 2 for retail. Covered parking will be provided to the residents for free. The proposal is for a mixed income building consisting of 39 units for households earning up to 60% of Westchester's Area Median Income (AMI) of \$104,700, 19 units for households earning up to 90% of the AMI and 39 market rate units.

For further information:

Contact: Michael Freimuth, Commissioner of Development
Address: Department of Development, City Hall, 515 North Avenue, New Rochelle, NY 10801
Tel. Number: (914) 654-2185

A copy of the DEIS is on file for inspection, (914) 654-2159, between the hours of 8:30 AM and 4:30 PM in the City Clerk's Office, 515 North Ave., New Rochelle, NY 10801 and will be available on the City of New Rochelle website.

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

By order of the City Council dated May 10, 2011, pursuant to Resolution No. 83 duly adopted.

BENNIE F. GILES, III
City Clerk