

City of New Rochelle, NY

NOTICE OF COMPLETION OF DRAFT Generic Environmental Impact Statement and NOTICE OF HEARING

This notice has been issued in accordance with Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law and its implementing regulations, NYCRR, Title 6, part 617.

A Draft Generic Environmental Impact Statement has been completed and accepted for the proposed action described below. **Comments are requested and will be accepted by the contact person until October 26, 2015. A Public Hearing on the Draft Generic EIS will be held on October 13, 2015 at 7:30 PM at Council Chambers, City Hall, 515 North Ave, New Rochelle, NY 10801.**

Name of Action:

Downtown Overlay Zone and Zoning Map Amendments

Description of Action:

This DGEIS analyzes the potential impacts that may occur as a result of the adoption of amendments to the City of New Rochelle Zoning Code and Zoning Map to create Downtown Overlay Zones, as well as the Theoretical Development Scenario ("TDS") that may result from said adoption. The zoning amendments create the Downtown Overlay Zones that have been designed to implement the redevelopment initiatives sought in the Recommended Action Plan ("RAP") and various other City planning policies and initiatives. The proposed DO Zones are intended to establish a downtown mixed-use environment as envisioned by the RAP. The area subject to the proposed DO Zones is generally within walking distance of the City of New Rochelle Transit Center and is approximately 279 acres in size. The regulations applicable to the DO Zones would be optional for landowners who could continue to utilize, develop, and/or redevelop properties in accordance with the existing zoning. The Proposed Action sets forth specific Development Standards to encourage property owners to pursue redevelopment options in accordance with the proposed Downtown Overlay Zones rather than the underlying zoning. Six overlay zones are proposed, each with specific use and design options to achieve the desired form of redevelopment:

- Downtown Core District (DoCo) - DO-1
- Downtown District - DO-2
- Gateway Transition District - DO-3
- River Street Commercial District - DO-4
- Wellness District - DO-5
- North of Lincoln District (NoLi) - DO-6

Lead Agency Contact Person for Additional Information or to obtain a copy of the Draft Generic EIS:

Suzanne Reider, Senior Project Manager
New Rochelle Department of Development
City Hall, 515 North Avenue
New Rochelle, New York 10801
914.654.2023

A copy of the Draft Generic EIS may also be reviewed at the following locations:

New Rochelle City Hall, 515 North Avenue, New Rochelle, NY 10801
New Rochelle Public Library, 1 Library Plaza, New Rochelle, NY 10801

The online version of the DGEIS is available at the following publically accessible website:

www.newrochelleny.com/RDRXR