

State Environmental Quality Review
Notice of Completion of Draft / Final EIS

Project Number _____

Date: June 15, 2021

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

A Draft or Final (check one) Environmental Impact Statement has been completed and accepted by the City of New Rochelle City Council as lead agency, for the proposed action described below.

If a Draft EIS: Comments on the Draft EIS are requested and will be accepted by the contact person until August 23, 2021

Name of Action:

Proposed 2021 Downtown Overlay Zone (DOZ) Amendments

Description of Action:

The City of New Rochelle has prepared a Supplemental Draft Generic Environmental Impact Statement ("SDGEIS") analyzing amendments to the Downtown Overlay Zones ("DOZ") adopted by the City Council in 2015. Specifically, the Proposed Action involves updates to the Theoretical Development Scenario considered for the DOZ ("2021 Modifications") to address the shift in demand away from certain commercial uses and to provide for additional residential and live/work options, as well as retail and restaurant options designed to integrate the outdoors and new outdoor recreational opportunities. Additionally, the Proposed Action includes the continuation of the DO Zones to the south and east to allow for development on or near a newly created publicly accessible waterfront. The Proposed Action includes the extension of the DOZ to add approximately 21 acres to the Downtown Overlay ("DO") Zones through the creation of a new "Waterfront Overlay District" ("DO-7 Zone"). This would involve the adoption of an amendment to the New Rochelle Zoning Code and Zoning Map, which would apply to twelve (12) contiguous tax lots along the waterfront (four of which are owned by the City). Additional amendments to the New Rochelle Zoning Code include changes to the DOZ including the reductions in the allowable height (both in base height and bonus stories) for the DO-3, DO-4, DO-5, and DO-6 Zones, creation of additional options for civic spaces, updates to the Sustainable Development Standards, updates to the Community Benefits Bonus Program and adjustments to the Fair Share Mitigation Calculations with an increase of per square foot amounts for all use categories.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

Downtown New Rochelle, Westchester County, NY. The DOZ boundary includes 279 acres centered around the City's Transit Center, including (but is not limited to) properties that front the primary roads within the City including North Avenue, Huguenot Street and Main Street. The Proposed DO-7 Waterfront Overlay District (21 acres) is located on the southeast side of Main Street, northeast side of Echo Avenue, southwest side of LeFevres Lane, and the northwest side of Echo Bay. See attached map.

Potential Environmental Impacts:

Potential environmental impacts that have been examined in the Supplemental DGEIS include:

- Land Use and Zoning effect of adopting the new regulations and adding the proposed Waterfront Overlay District, as well as updates to the Theoretical Development Scenario;
- Community character impacts, including visual and cultural resources, and shadow effects;
- Community service demands, including but not limited to police, fire, and school services;
- Infrastructure demands, including potential impacts to sewer, water, stormwater, solid waste, electric and gas services;
- Water resources, including critical environmental areas, coastal and water resource protection plans and policies, groundwater, floodplains, wetlands, and watercourses;
- Ecological resources, including vegetation, wildlife, and rare and endangered species and unique habitats;
- Soil erosion, bedrock constraints, and topographic alterations;
- Potential air and noise impacts;
- Short-term related construction impacts;
- Transportation impacts on vehicular, pedestrian and parking supply; and
- Human Health.

An in-person public hearing will be held on the SDGEIS and zoning code amendments on Tuesday July 13, 2021 at 7:00 p.m. at City Hall, City Council Chambers, 15 North Avenue, New Rochelle, NY 10801

Written comments on the DEIS will be accepted at the offices of the lead agency until close of business August 23, 2021. Comments may be submitted via email to: sreider@newrochelleny.com or by mail in care of: Suzanne Reider, City of New Rochelle Dept. of Development, 515 North Avenue, New Rochelle, NY 10801.

Copies of the SDGEIS are available for public review at City Hall and the City's website at:
www.newrochelleny.com/2021DOZAmendments

A printed copy of the SDGEIS is also available at the New Rochelle Public Library, 1 Library Plaza, New Rochelle, NY 10801.

A copy of the Draft / Final EIS may be obtained from:

Contact Person: Adam Salgado, Deputy Commissioner of Economic Development

Address: 515 North Avenue, New Rochelle, NY 10801

Telephone Number: (914) 654-2185

A copy of this notice must be sent to:

Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1750

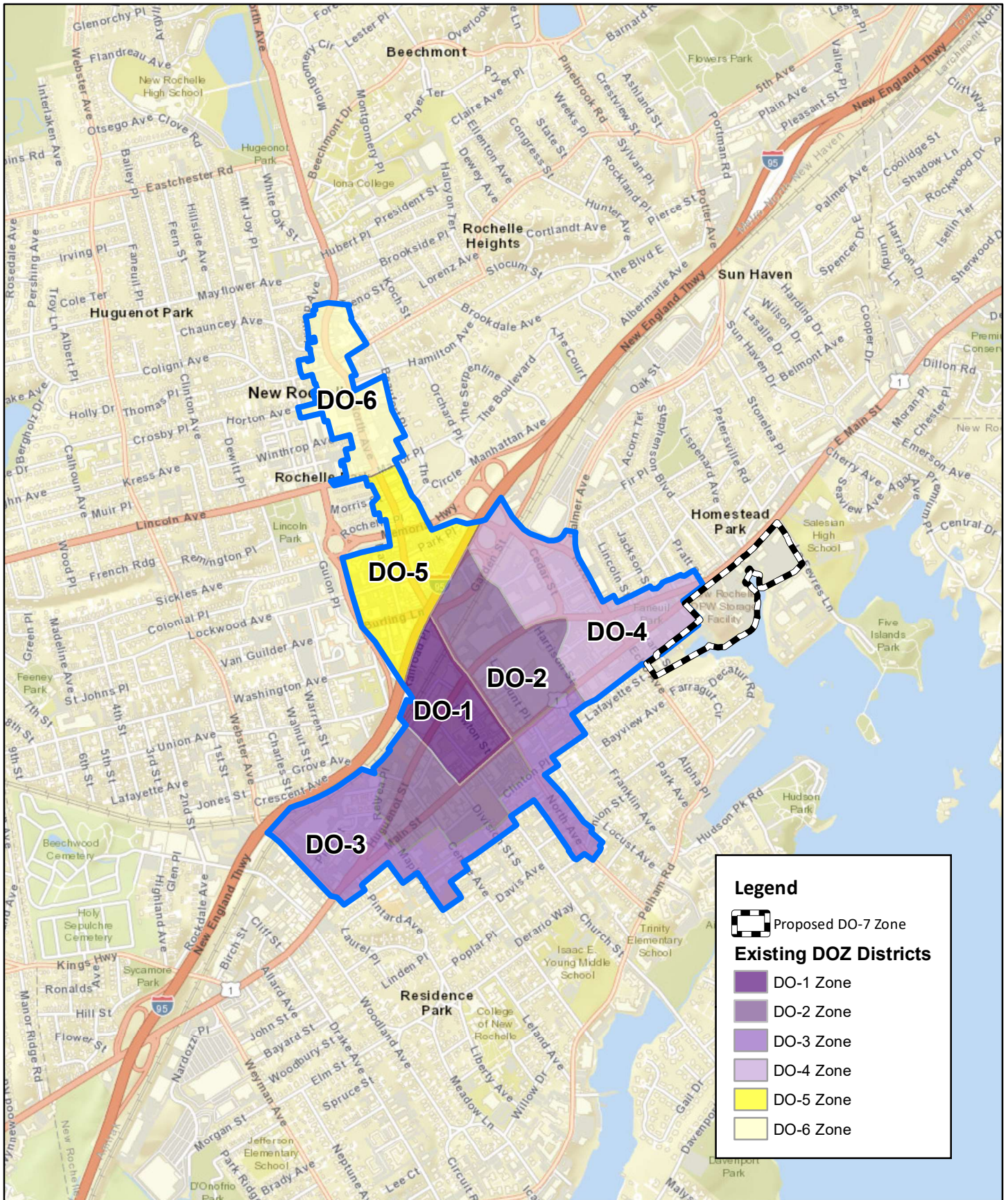
Chief Executive Officer, Town/City/Village of New Rochelle

Any person who has requested a copy of the Draft / Final EIS


Any other involved agencies

Environmental Notice Bulletin, 625 Broadway, Albany, NY 12233-1750







Copies of the Draft/Final EIS must be distributed according to 6NYCRR 617.12(b).



Legend

 Proposed DO-7 Zone

Existing DOZ Districts

-  DO-1 Zone
-  DO-2 Zone
-  DO-3 Zone
-  DO-4 Zone
-  DO-5 Zone
-  DO-6 Zone

**FIGURE 1
LOCATION MAP**

Source: ESRI WMS; Westchester GIS
Scale: 1 inch = 1,500 feet



City of New Rochelle
2021 DOZ Amendments