

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

Project Number _____

Date: November 10, 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 _____

Name of Action:

Proposed 2021 Downtown Overlay Zone (DOZ) Amendments

Description of Action:

The Proposed Action involves the City of New Rochelle City Council's adoption of the 2021 Downtown Overlay Zone 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 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. A Supplemental Draft Generic Environmental Impact Statement analyzing potential impacts associated with the Proposed Action. Further site-specific State Environmental Quality Review Act ("SEQRA") review would occur at the time site-specific land use applications are advanced.

Notification is hereby given that the City of New Rochelle City Council, as lead agency pursuant to SEQRA and implementing regulations thereto at 6 NYCRR 617, has deemed the Supplemental Final Generic Environmental Impact Statement ("SFGEIS") for the Proposed 2021 Downtown Overlay Zone Amendments complete for filing, distribution, and public and agency consideration. The agency and public consideration period will close on November 22, 2021, at which time a written findings statement will be prepared.

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 FGEIS include:

- Land Use and zoning;
- Consistency with adopted plans and policies;
- Traffic, public transportation and parking;
- Community and neighborhood character/quality of life including noise;
- Fiscal and economic impacts and benefits;
- Ecology and environment;

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

A printed copy of the SFGEIS 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

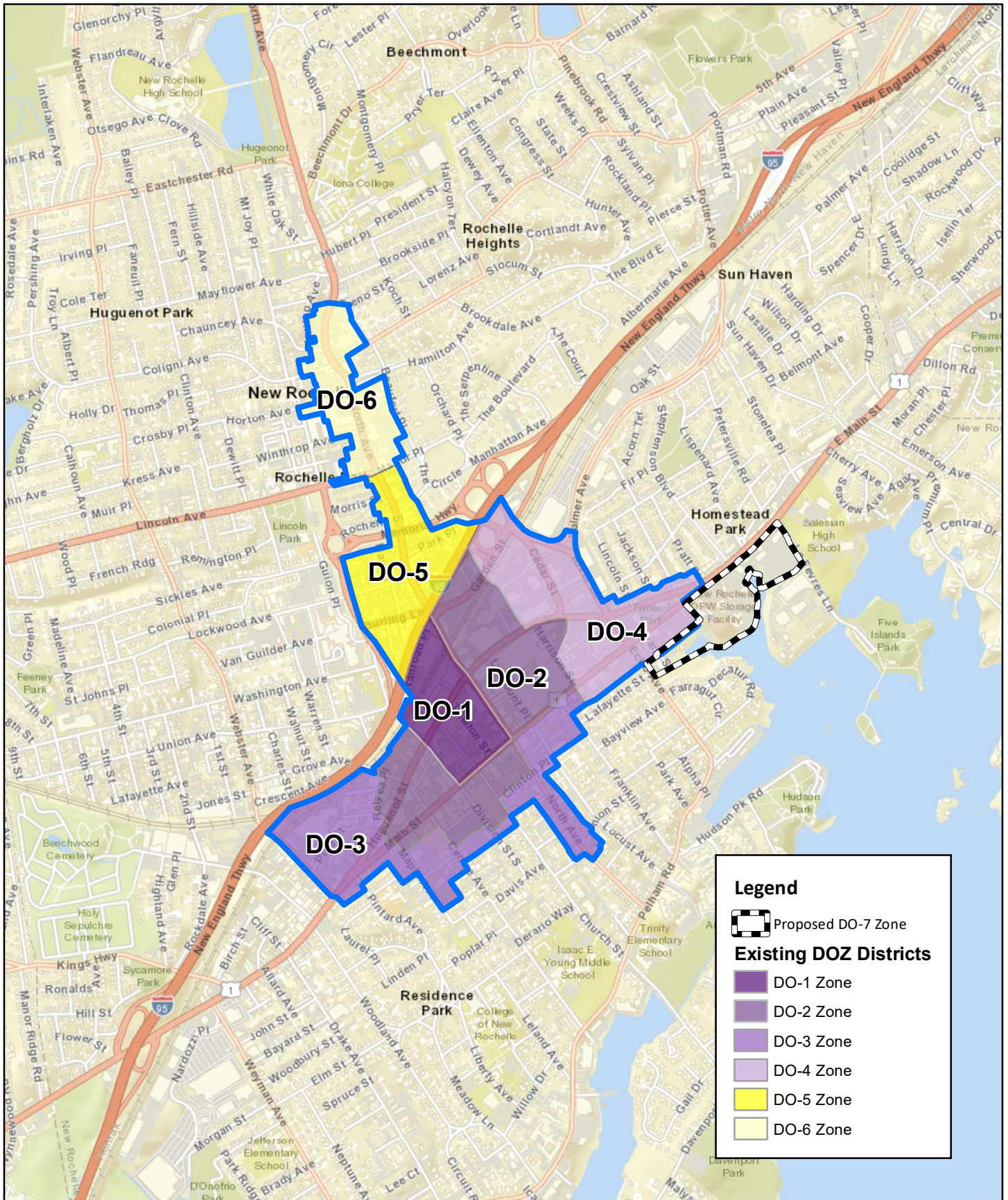
Chief Executive Officer, Town/City Village of New Rochelle

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).



**FIGURE 1
LOCATION MAP**

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



City of New Rochelle
2021 DOZ Amendments