



**Honorable Mayor and City Council Agenda
1st Floor Council Conference Room, City Hall
City of New Rochelle
Committee of the Whole
Tuesday, July 14, 2026
3:45 PM**

Call to Order

Presentation(s)

1. CITY MANAGER PRESENTATION: QUALITY OF LIFE INITIATIVE UPDATE
2. DEVELOPMENT UPDATE

Agenda Review

Commendation(s)

Public Hearing(s) This Evening

3. PROPOSED ORDINANCE APPROVING THE 2026 CDBG & HOME ANNUAL ACTION PLAN AND BUDGET AMENDMENTS — Ordinance authorizing the submission of the 2026 Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) Annual Action Plans to the U.S. Department of Housing and Urban Development; and to amend Ordinance No. 198 of 2025, the 2026 Budget of the City of New Rochelle, to reflect actual funding allocations (Intro. 6/9/26; Public Hearing 7/14/26)

Department of Buildings

Law Department

Department of Finance

4. PROPOSED CHANGE IN WESTCHESTER COUNTY TAX COLLECTION DATE — Resolution authorizing the change in Westchester County Tax Collection date.

Department of Public Works

5. PROPOSED AMENDMENT TO THE CODE OF THE CITY OF NEW ROCHELLE RE: PARKING REGULATION CHANGES - WHITESTONE PLACE - Ordinance amending Section 312-83, Schedule XII: Parking Prohibited at All Times, of Chapter 312, Vehicles and Traffic, of the Code of the City of New Rochelle.
6. PROPOSED AMENDMENT TO THE CODE OF THE CITY OF NEW ROCHELLE RE: PARKING

REGULATION CHANGES - 111 CENTRE AVENUE - Ordinance amending Section 312-83, Schedule XII: Parking Prohibited at All Times, of Chapter 312, Vehicles and Traffic, of the Code of the City of New Rochelle.

7. PROPOSED AMENDMENT TO THE CODE OF THE CITY OF NEW ROCHELLE RE: TRAFFIC REGULATION CHANGE - TRINITY PLACE AT CHURCH STREET - Ordinance amending Section 312-77, Schedule VI: Prohibited Turns on Red Signal, of Chapter 312, Vehicles and Traffic, of the Code of the City of New Rochelle.
8. PROPOSED AMENDMENT TO THE CODE OF THE CITY OF NEW ROCHELLE RE: TRAFFIC REGULATION CHANGES ON NARDOZZI PLACE AND INDUSTRIAL LANE - Ordinance amending Section 312-76, Schedule V: Prohibited Turns at Intersections, and Section 312-77, Schedule VI: Prohibited Turns on Red Signal, of Chapter 312, Vehicles and Traffic, of the Code of the City of New Rochelle.
9. PROPOSED AMENDMENT TO THE CODE OF THE CITY OF NEW ROCHELLE RE: SNOW EMERGENCY STREETS - Ordinance amending Section 312-95 Schedule XXIV: Snow Emergency Streets, of Chapter 312, Vehicles and Traffic, of the Code of the City of New Rochelle.

Department of Parks and Recreation

10. PROPOSED RESOLUTION ACCEPTING THE DONATION OF 200 SOCCER BALLS – Resolution authorizing the acceptance of a donation of 200 soccer balls from the United States Conference of Mayors. (Sponsored by Mayor Yadira Ramos-Herbert)

Police Department

Fire Department

Department of Human Resources

City Manager

11. PROPOSED AMENDMENT TO CHAPTER 290 OF THE CODE OF THE CITY OF NEW ROCHELLE RE: TAXICABS - Ordinance amending Chapter 290, Taxicabs, of the Code of the City of New Rochelle. (Sponsored by Council Member Martha Lopez)
12. PROPOSED RESOLUTION AUTHORIZING AN INCREASE TO THE EMPRESS AMBULANCE CONTRACT FOR ADDITIONAL AMBULANCE COVERAGE - Resolution authorizing an increase to the Empress Ambulance Contract for additional ambulance coverage.
13. PROPOSED AMENDMENT TO THE 2026 BUDGET (CAPITAL BUDGET) - Ordinance amending Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026, relative to the City's Capital Budget.

Department of Development

14. PROPOSED AMENDMENTS TO CHAPTER 133, FEES, AND CHAPTER 331, ZONING RE: ONE-FAMILY WATERFRONT RESIDENCE DISTRICT (R1-WF-10 DISTRICT) — Ordinance amending Chapter 133, Fees, and Chapter 331, Zoning, of the Code of the City of New Rochelle relative to the One-Family Waterfront Residence District (R1-WF-10 District). (Intro. 7/14/26; Public Hearing 9/8/26).
15. PROPOSED LEAD AGENCY STATUS RE: PROPOSED AMENDMENTS TO CHAPTER 133, FEES, AND CHAPTER 331, ZONING RE: ONE-FAMILY WATERFRONT RESIDENCE DISTRICT (R1-

WF-10 DISTRICT) - Resolution declaring Lead Agency Status regarding the proposed amendments to Chapter 133, Fees, and Chapter 331, Zoning, of the Code of the City of New Rochelle relative to the One-Family Waterfront Residence District (R1-WF-10 District).

16. PROPOSED PUBLIC HEARING RE: PROPOSED AMENDMENTS TO CHAPTER 133, FEES, AND CHAPTER 331, ZONING RE: ONE-FAMILY WATERFRONT RESIDENCE DISTRICT (R1-WF-10 DISTRICT) – Resolution scheduling a Public Hearing regarding the proposed amendments to Chapter 133, Fees, and Chapter 331, Zoning, of the Code of the City of New Rochelle relative to the One-Family Waterfront Residence District (R1-WF-10 District).
17. PROPOSED ADOPTION OF DOWNTOWN OVERLAY ZONE (DOZ) AMENDMENTS/FINDINGS - Proposed resolutions adopting Findings and zoning related to the Supplemental Final Generic Environmental Impact Statement (SFGEIS) for the 2026 DOZ Amendments.
18. PROPOSED AUTHORIZATION TO NEGOTIATE AND EXECUTE AGREEMENT WITH SOCIAL SECURITY ADMINISTRATION (SSA) OFFICE RE: PARKING PERMITS – Proposed resolution authorizing the City Manager to enter into an agreement with SSA related to parking permits at New Roc Garage.
19. PROPOSED ACCEPTANCE OF NEW YORK STATE HOMES AND COMMUNITY RENEWAL PRO-HOUSING COMMUNITIES TECHNICAL ASSISTANCE GRANT – Ordinance authorizing the City Manager to accept a grant award of \$250,000 from New York State Homes and Community Renewal under the 2025 Pro-Housing Communities Technical Assistance Program and to amend Ordinance No. 198 of 2025, the Budget of the City of New Rochelle.
20. PROPOSED AUTHORIZATION RE: SUBMISSION OF 2026 NEW YORK STATE CONSOLIDATED FUNDING APPLICATIONS – Resolution authorizing the City Manager to submit New York State Consolidated Funding Application (CFA) and related State grant applications and to commit matching funds.
21. PROPOSED RESOLUTION RE: HOUSING CHOICE VOUCHER PROGRAM (SECTION 8) 2027 ANNUAL PUBLIC HOUSING AUTHORITY (PHA) PLAN AND ADMINISTRATIVE (ADMIN) PLAN — Proposed resolution adopting, and approving for submission to HUD, the City of New Rochelle's Housing Choice Voucher Program's (Section 8) 2027 Annual Public Housing Authority (PHA) Plan and 2026/2027 Administrative (ADMIN) Plan (Intro. 7/14/2026; Public Hearing 9/8/2026).
22. PROPOSED PUBLIC HEARING RE: HOUSING CHOICE VOUCHER PROGRAM (SECTION 8) 2027 ANNUAL PUBLIC HOUSING AUTHORITY (PHA)PLAN AND ADMINISTRATIVE PLAN - Proposed resolution scheduling a Public Hearing relative to the City of New Rochelle's Housing Choice Voucher Program's (Section 8) 2027 Annual Public Housing Authority (PHA) Plan and 2026/2027 Administrative Plan.
23. PROPOSED AMENDMENT TO CHAPTER 270 OF THE CODE OF THE CITY OF NEW ROCHELLE RE: SIGNS, AWNINGS, CANOPIES, AND MARQUEES – Ordinance amending Chapter 270, Signs, of the Code of the City of New Rochelle.
24. PROPOSED LEAD AGENCY STATUS RE: AMENDMENT TO CHAPTER 270 OF THE CODE OF THE CITY OF NEW ROCHELLE RE: SIGNS, AWNINGS, CANOPIES, AND MARQUEES — Resolution declaring Lead Agency Status relative to the proposed amendments to Chapter 270, Signs, of the Code of the City of New Rochelle.
25. PROPOSED AMENDMENT TO CHAPTERS 133 AND 312 OF THE CODE OF THE CITY OF NEW ROCHELLE RE: PARKING FEES AND TIME LIMITS - Ordinance amending Section 133-1,

Enumeration of Fees, of Chapter 133, Fees; Section 312-62, Parking Lots; Section 312-64, New Roc Garage; Section 312-64.1, Penalties for Offenses; Section 312-68, Penalties for Offenses; Section 312-68.1, Surcharge on Convictions; and Section 312-94, Schedule XXIII: Parking-Meter Zones; and adding Section 312-62E(10)(w) and Section 312-101, Schedule XXX: Penalties for Parking, Standing, and Compliance Violations, of Chapter 312, Vehicles and Traffic, to the Code of the City of New Rochelle.

26. **PROPOSED AUTHORIZATION OF HOMELESSNESS ASSISTANCE AGREEMENT AND AMENDMENT TO 2026 CITY BUDGET** — Ordinance authorizing the City Manager to negotiate and enter into an agreement with HOPE Community Services to provide homelessness assistance services; and amending Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026.

City Council

Supplemental Item(s)

Unfinished Business

New Business

Discussion Item(s)

27. **CITY COUNCIL REPRESENTATIVE FOR THE NEW ROCHELLE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT (BID)** - Requested by Council Member Shane A. Osinloye

Executive Session

Public Hearing(s) 7:00 PM

Community to Be Heard

Adjournment

City of New Rochelle
Development

MEMORANDUM

To: Honorable Mayor and City Council
Thru: Wilfredo Melendez, City Manager
Date: July 14, 2026
From: Adam Salgado, Development Commissioner
Subject: PROPOSED AMENDMENTS TO CHAPTER 133, FEES, AND CHAPTER 331, ZONING RE: ONE-FAMILY WATERFRONT RESIDENCE DISTRICT (R1-WF-10 DISTRICT) — Ordinance amending Chapter 133, Fees, and Chapter 331, Zoning, of the Code of the City of New Rochelle relative to the One-Family Waterfront Residence District (R1-WF-10 District). (Intro. 7/14/26; Public Hearing 9/8/26).

Background:

Over the past year, city staff has evaluated proposed amendments to the R1-WF-10 One-Family Waterfront Residence District based on the submission of a developer's petition relating to the Surf Club property. The existing zoning, which covers most of Davenport Neck, permits single-family homes, public schools and existing universities or colleges, existing waterfront clubs, and houses of worship. The district also allows multifamily development by special permit at varying heights (3 to 5 stories). City staff engaged a planning firm to assist with a review and the preparation of a proposal that takes a slightly more comprehensive approach to address the long-term needs of the Davenport Neck community.

In response to ongoing concerns about flooding, infrastructure capacity, traffic congestion, climate resilience, and overdevelopment, the City developed amendments, summarized below, that are intended to guide more balanced and context-sensitive growth. The proposal seeks to preserve the area's waterfront identity, support the long-term viability of marinas and water-dependent businesses, and shift future development away from environmentally vulnerable and flood-prone areas toward more suitable locations.

The amendments are also intended to align with broader resiliency initiatives, including the City's GreeNR sustainability framework, while requiring infrastructure improvements tied to future growth. As part of the process, the City conducted multiple public meetings at Trinity Elementary School.

Proposed Zoning:

The proposed amendments to the R1-WF-10 zoning district would reduce allowable multifamily density in flood-prone areas by lowering the maximum Floor Area Ratio (FAR) from 0.65 to 0.50 and increasing the minimum lot size for multifamily development from one acre to four acres.

Although density would be redistributed to more suitable sites outside the FEMA 100-year floodplain, the total number of multifamily units permitted on Davenport Neck would remain generally similar to what is currently allowed.

The amendments also establish more detailed standards for multifamily projects, including flood protection requirements, mandatory open space, pedestrian improvements, and contributions toward off-site infrastructure upgrades.

A special provision would allow increased density in a limited area north of Davenport Park that contains substantial buildable land outside the floodplain, while simultaneously lowering the allowable building heights, increasing setbacks from single-family residences, and requiring nearly half of the property to remain open space. However, the park itself is protected and will benefit from having a more passive use than a beach club/event space next to it.

In addition, the proposal seeks to legalize and support existing marina and water-dependent uses by allowing them through special permits and permitting related accessory uses such as small inns and restaurants with outdoor dining.

To fund needed infrastructure improvements for existing and future needs, the City also proposes a new fee requiring developers of multifamily projects in the district to either construct off-site improvements or pay \$35,000 per unit to the City.

Recommendation:

Staff recommends that Council take the following actions:

1. Direct that a Public Hearing be scheduled for September 8, 2026, on the proposed amendments and refer same to the Planning Board, and the Westchester County Planning Board;
2. Declare itself Lead Agency for the purposes of an environmental review pursuant to the State Environmental Quality Review Act (SEQRA). The Full Environmental Assessment Form (FEAF) is attached; and
3. Approve the amendments in the attached Legislation pending the outcome of the Public Hearing and responses from the City's Planning Board, and the Westchester County Planning Board.

Attachments:

1. Full Environmental Assessment Form (FEAF), Part 1
2. June 9, 2026 Council Presentation

LEGISLATION

**ORDINANCE AMENDING CHAPTER 133, FEES, AND
CHAPTER 331, ZONING, OF THE CODE OF THE CITY
OF NEW ROCHELLE RELATIVE TO THE ONE-
FAMILY WATERFRONT RESIDENCE DISTRICT (R1-
WF-10 DISTRICT).**

WHEREAS, over the past year, city staff has evaluated proposed amendments to the R1-WF- 10 One-Family Waterfront Residence District based on the submission of a developer's petition relating to the Surf Club property; and

WHEREAS, the existing zoning (R1-WF- 10), which covers most of Davenport Neck, permits single-family homes, public schools and existing universities or colleges, existing waterfront clubs, and houses of worship and the district also allows multifamily development by special permit at varying heights (3 to 5 stories); and

WHEREAS, in response to ongoing concerns about flooding, infrastructure capacity, traffic congestion, climate resilience, and overdevelopment, the City developed amendments, that are intended to guide more balanced and context-sensitive growth and the proposed amendments seeks to preserve the area's waterfront identity, support the long-term viability of marinas and water- dependent businesses, and shift future development away from environmentally vulnerable and flood-prone areas toward more suitable locations; and

WHEREAS, the amendments are also intended to align with broader resiliency initiatives, including the City's GreenNR sustainability framework, while requiring infrastructure improvements tied to future growth.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of New Rochelle, New York, as follows:

Section 1. The Code of the City of New Rochelle, Section 133-1, Enumeration of fees, of Chapter 133 (Fees) is hereby amended as follows:

§ 133-1, Enumeration of fees.

Code Section	Type of Fee	Amount
---------------------	--------------------	---------------

§ 331-115.1 Multifamily \$35,000/unit
Dwelling Units

Section 2. The Code of the City of New Rochelle, Section 331-115.1, Special Permit Uses in the R1-WF-10 District, of Chapter 331 (Zoning) is hereby amended as follows:

§ 331-115.1, Special Permit Uses in the R1-WF-10 District.

A. Multifamily uses in the R1-WF-10 District.

Multifamily Uses are permitted on lots at least [one] four acres in size and subject to the following requirements. For the purposes of calculating the below dimensional regulations of this § 331-115.1, the site area shall be based on the net area above the mean high water elevation in accordance with

§ 331-20.1.

[A.](1) For structures located in the portion of the lot within 150 feet of either the adjacent single-family residential zoning district (R1-10), the lot line of a lot containing a single-family residential building, public park or public road:

([1]a) Maximum building height shall not exceed 35 feet and two stories.

([2]b) Density shall not exceed four units per acre for the area within such one-hundred-fifty-foot setback.

([3]c) Side yard setbacks shall be a minimum of 24 feet each; combined 50 feet.

(d)

Floor Area Ratio for all uses shall not exceed 0.50. All habitable building structures shall be elevated above the FEMA-designated 100-year flood elevation. As part of

Special Permit and Site Plan review, the Planning Board shall determine, based on the recommendation of the Commissioner of Development, whether the project shall provide off-site infrastructure improvements, an in-lieu payment to the City for such improvements, or a combination thereof. The total value of the required improvements and/or in-lieu payment shall be calculated on a per-unit basis, as set forth in the City's Master Fee Schedule.

(e) A minimum of 20% of the lot area shall be dedicated as open space on site and shall be filed and recorded in a restrictive covenant as approved by the Corporation Counsel.

[B.](2) For structures located in the portion of the lot not within 150 feet of either the adjacent single-family residential zoning district (R1-10), the lot line of a lot containing a single-family residential building, public park or public road:

([1]a) Maximum building height shall not exceed 60 feet and five stories.

([2]b) Density may be calculated using the cumulative total area of the lot as follows:

[(a)](1) Four units per acre for the portion of the lot within the 150-foot setback; and

~~[(b)]~~(2) Seven and five-tenths units per acre for the portion of the lot beyond the 150- foot setback.

([3]c) At the discretion of the Building Official, an additional five feet of building height shall be allowed if required to elevate the building above the FEMA base flood elevation (one- hundred-year flood).

([4]d) Rear yard setbacks shall be a minimum of 20 feet.

(e)

Floor Area Ratio for all uses shall not exceed 0.50. All habitable building structures shall be elevated above the FEMA-designated 100-year flood elevation. As part of

Special Permit and Site Plan review, the Planning Board shall determine, based on the recommendation of the Commissioner of Development, whether the project shall provide off-site infrastructure improvements, an in-lieu payment to the City for such improvements, or a combination thereof. The total value of the required improvements and/or in-lieu payment shall be calculated on a per-unit basis, as set forth in the City's Master Fee Schedule.

(f)

A minimum of 20% of the lot area shall be dedicated as open space on site and shall be filed and recorded in a restrictive covenant as approved by the Corporation Counsel.

(3) Notwithstanding the requirements provided for in Section 331-115.1.A.(1) and (2), for lots that border a public park and have substantial buildable land area located outside of the FEMA- designated one-hundred-year floodplain:

(a) Maximum building height shall not exceed 54 feet and 4 stories.

(b) Front yard setback shall be a minimum of 40 feet.

(c) Side yard setback shall be a minimum of 10 feet.

(d) Rear yard setback shall be a minimum of 185 feet.

(e) Any proposed primary structure shall be setback 150 feet from the lot line of

any abutting lot containing a single-family residential building. Notwithstanding such requirement, a covered entrance to a primary structure to permit the discharge of vehicle passengers, such as a porte-cochere, that does not exceed 5% of the primary structure's ground floor area shall be permitted to encroach 50 feet into such setback so long as such structure does not exceed 23 feet in height.

(f) Any proposed accessory structure shall be setback 25 feet from the lot line of any abutting lot containing a single-family residential building.

(g) Density shall not exceed thirteen (13) units per acre.

(h) Floor Area Ratio for all uses shall not exceed 1.0. All habitable building structures shall be elevated above the FEMA-designated 100-year flood elevation. As part of Special Permit and Site Plan review, the Planning Board shall determine, based on the recommendation of the Commissioner of Development, whether the project shall provide off-site infrastructure improvements, an in-lieu payment to the City for such improvements, or a combination thereof. The total value of the required improvements and/or in-lieu payment shall be calculated on a per-unit basis, as set forth in the City's Master Fee Schedule.

(i) A minimum of 45% of the lot area shall be dedicated as open space on site and shall be filed and recorded in a restrictive covenant as approved by the Corporation Counsel.

(j) The following structures may extend up to 20 feet above the maximum height limit as long as the combined total coverage of all features listed in this subsection does not exceed 30 % of the roof area including one or more of the following:

1. "green" energy production or reduction equipment (e.g., solar collectors, wind turbines, solar hot water systems);
2. stair and elevator penthouses;
3. mechanical equipment;
4. greenhouses, urban agriculture structures, and solariums;
5. play equipment and open-mesh fencing that encloses it, as long as fencing is at least 15 feet from the roof edge;
6. minor communication utilities and accessory communication devices;
7. cupolas; and
8. rooftop amenity space that is not used for residential purposes.

[C.](4) For all multifamily uses in the R1-WF-10 District:

([1]a) Building coverage shall not exceed 35%.

[(2)]b) Impervious coverage shall not exceed 50%.

[(3)] A minimum of 20% of the lot area shall be dedicated as open space on site and shall be filed and recorded in a restrictive covenant as approved by the Corporation Counsel.]

[(4)] Floor Area Ratio shall not exceed 0.5. Notwithstanding anything in § 331-115.1C(3) to the contrary, additional development potential in the form of a Floor Area bonus of 0.15 above the maximum permitted Floor Area Ratio of 0.5 shall be earned for a project when such project includes a contiguous area of open space in excess of 1.5 acres, which 1.5 acres of contiguous open space is in addition to the minimum 20% open space of lot area required by § 331-115.1C(3).]

[(5)] Lot area per dwelling unit shall be a minimum of 5,500 square feet per unit.]

[(6)]c) Must comply with the New Rochelle Flood Protection Regulations and FEMA requirements.

[(7)]d) Must reasonably comply with Waterfront Edge Design Guidelines (WEDG) or equivalent as determined by the Planning Board.

(e) All required off-street parking spaces for multifamily structures must be provided within the footprint of the multifamily building. Up to fifteen (15) additional visitor and/or ADA-accessible parking spaces may be provided at grade level within the side or rear yard of a multifamily building.

(f) Sidewalks and pedestrian infrastructure is required for all residential projects.

[D.](5) Waterfront access must be provided or payment in lieu must be paid into a waterfront access fund:

[(1)]a) A minimum of 100% of linear frontage of any zoning lot must be reserved for public open space providing access to the water as approved by the Commissioner of Development or, in the alternative, payment in lieu must be made.

[(2)]b) Payment in lieu fee is determined on a per unit basis, initially set at \$10,000 per unit and adjusted by the City Council as needed. A prorated fee may be provided where less than 100% of the required linear footage is reserved. A payment in lieu fee will be reduced by the cost of off-site improvements that provide a public benefit as approved by the Commissioner of Development.

B. Water-dependent Uses in the R1-WF-10 District

(1) The following water-dependent uses are permitted by special permit on lots of at least one acre in size and subject to the following requirements:

(a) Pier, dock, marina, boat launching and wet boat storage.

(b) Boat building and boat/sail repair.

(c) Dry boat storage for vessels under 16 feet in length or boats 16 feet or longer.

(d) Establishments for the sale of boards, motors, and accessories.

(e) Yacht, boat, rowing, and other boat-based membership clubs.

(2) Marina uses shall comply with the supplemental regulations contained in § 331-45.E.(1) and (2).

(3) Floor Area Ratio for all uses shall not exceed 1.0.

(4) Maximum building height shall not exceed 36 feet and three (3) stories.

(5) Building coverage shall not exceed 35%.

(6) Impervious coverage shall not exceed 75%.

(7) Restaurants with outdoor dining and Inns are permitted by special permit as an accessory use to a marina. Hours of operation for restaurants with outdoor dining shall be set by the Planning Board as part of the Special Permit process.

(8) For all permitted accessory uses the following standards shall additionally apply:

(a) Must comply with the New Rochelle Flood Protection Regulations and FEMA requirements.

(b) Must reasonably comply with Waterfront Edge Design Guidelines (WEDG) or equivalent as determined by the Planning Board.

(c) For an accessory Inn use the following standards shall additionally apply:

1. Density shall not exceed 10 guest rooms per acre with a maximum permitted density of 25 rooms.

2. Each guest room shall include a full private bathroom.

3. Minimum guest room size, including private bathroom, shall be 250

square feet.

(9) Sidewalks and pedestrian infrastructure is required for all water-dependent projects.

Section 3. The Code of the City of New Rochelle, Section 331-33, R1-WF-10 One-Family Waterfront Residence District, of Chapter 331 (Zoning) is hereby amended as follows:

§ 331-33, R1-WF-10 One-Family Waterfront Residence District.

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

(8) Water-dependent uses as regulated by § 331-115.1.

Matter [bracketed] deleted.

Matter underlined added.



Proposed Amendments to the R1-WF-10 Waterfront District Full Environmental Assessment Form Part 1

City of New Rochelle, New York

Lead Agency:
New Rochelle City Council
515 North Avenue
New Rochelle, NY 10801

May 21, 2026

BFJ Planning

Proposed Amendments to the R1-WF-10 Waterfront District

City of New Rochelle, New York

FULL ENVIRONMENTAL ASSESSMENT FORM PART 1

New Rochelle City Council
City of New Rochelle
515 North Avenue
New Rochelle, NY 10801
Contact: Adam Salgado, Commissioner of Development

Prepared by
BFJ Planning
115 Fifth Avenue
New York, NY 10002
Contact: Sarah K. Yackel, AICP, Principal

TABLE OF CONTENTS

1.0 Introduction2

2.0 Project Location3

3.0 Project Goals7

4.0 Proposed Zoning Text Amendments.....8

5.0 Full Environmental Assessment Form – Part 111

Appendix A: Draft Zoning Text Amendments

1.0 INTRODUCTION

Throughout 2025 and 2026, the City of New Rochelle considered the development of proposed zoning amendments to better support the long-term needs of the Davenport Neck area and address concerns related to infrastructure, traffic, flooding, and resilience. The existing R1-WF-10 One-Family Waterfront Residence District, adopted in 2016, which govern development on the Davenport Neck, has shaped current development patterns. The existing zoning currently permits by-right one-family dwellings, public schools and existing universities or colleges, existing waterfront clubs, and houses of worship. Additionally, the district allows multifamily development by special permit at varying heights (3 to 5 stories); no other special permit uses are currently permitted.

Marinas and clubs play a significant role in the identity of Davenport Neck, and the proposed amendments are intended to support the long-term sustainability of these water-dependent businesses by providing zoning and infrastructure improvements that reinforce their role as vital community assets. The City's proposed zoning amendments also aim to promote resilient development in the future by shifting the current overall allowable density from more environmentally sensitive portions of the Neck to portions with less environmental vulnerability to better address flooding and climate resilience concerns.

Pursuant to the New York State Environmental Quality Review Act (SEQR), the proposed action discussed in this Full Environmental Assessment Form (EAF) are proposed amendments to the City of New Rochelle Zoning Code § 331-115.1 Special Permit Uses in the R1-WF-10 District and Zoning Code § 133 Fees to achieve the objectives outlined above.

2.0 PROJECT LOCATION

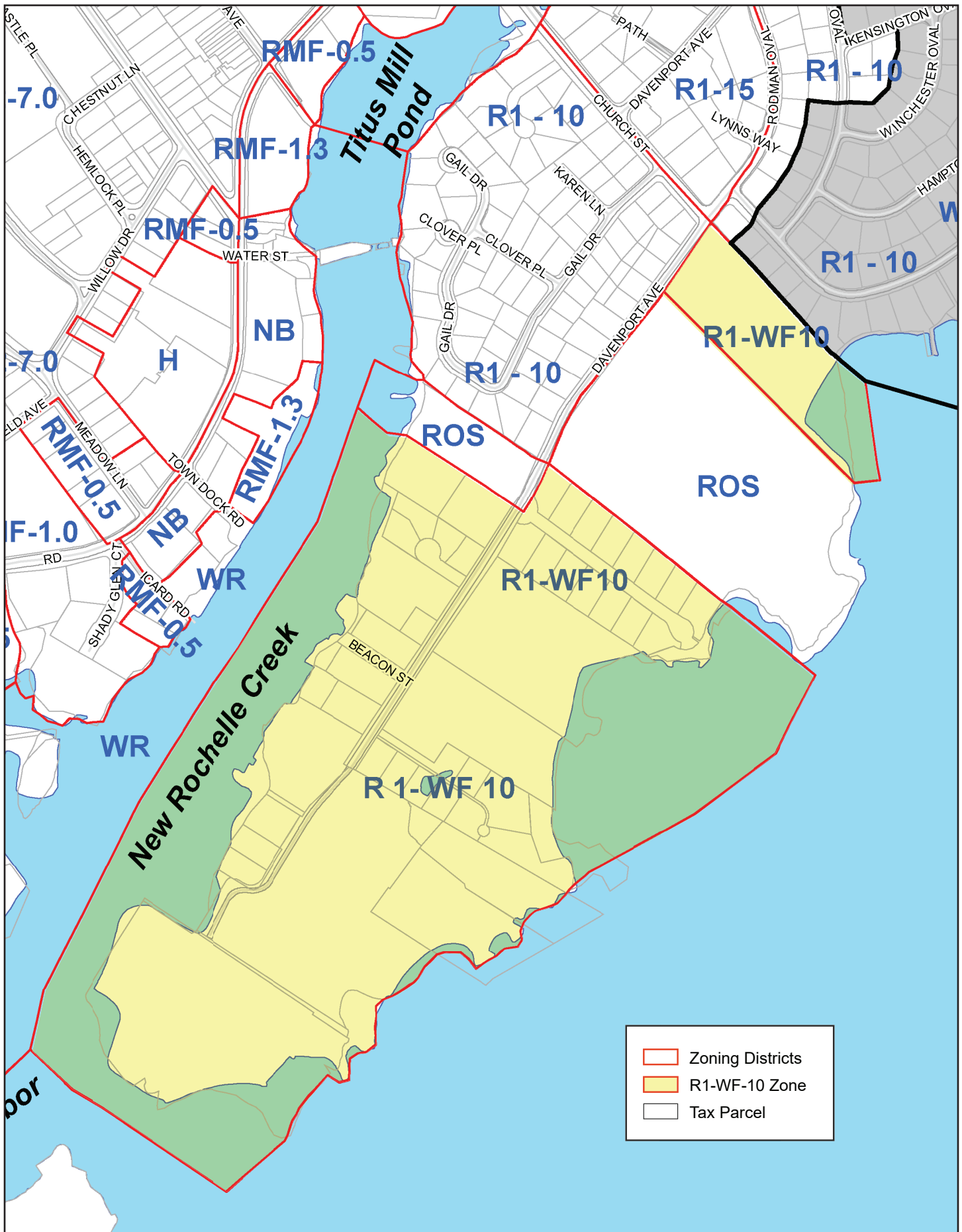
The Davenport Neck peninsula is situated on the easterly side of the City of New Rochelle extending into the Long Island Sound, between Echo Bay to the north and northeast and New Rochelle Harbor to the south and southwest (see Figure 1). It is presently developed with a mixture of residential development, water dependent uses, and clubs, with recreational and open space areas. Zoning district classifications on Davenport Neck include the R1-10, R1-10-A, and R1-15 One-Family Residence zoning districts; the R1-WF-10 One-Family Waterfront Residence zoning district; and the Recreation Open Space zoning district; with a portion of the Sans Souci neighborhood classified within the Water View overlay zone. The proposed zoning amendments would only affect properties within the R1-10-WF District.

Residential development on Davenport Neck includes single-family residential development within the Sans Souci neighborhood at the northernmost portions of Davenport Neck and the Anchorage community on the northwestern portions, as well as along Brittany Lane, Malysana Lane and portions of Davenport Avenue. In addition, multi-family development is present within the Watermark Pointe condominium complex at the southerly tip of Davenport Neck.

Water dependent uses include the Neptune Marina, Castaways Yacht Club, and Imperial Yacht Club, which are located on the western side of Davenport Neck and include marina slips within New Rochelle Harbor. Clubs on Davenport Neck include the VIP Country Club, Greentree Country Club, Davenport Beach Club, and Surf Club on the Sound, which are located on the eastern side of Davenport Avenue and adjacent to the Long Island Sound. The New Dawn Foundation health and wellness center is also located on the eastern side of Davenport Neck adjacent to the Long Island Sound. Recreational spaces on Davenport Neck include Davenport Park, a 20-acre publicly accessible passive recreation area overlooking the Long Island Sound; the Davenport Neck Bird Sanctuary, located across from Davenport Park and home to over 50 species of birds; and Sans Souci Beach, which is accessible to members of the Sans Souci Homeowners Association.

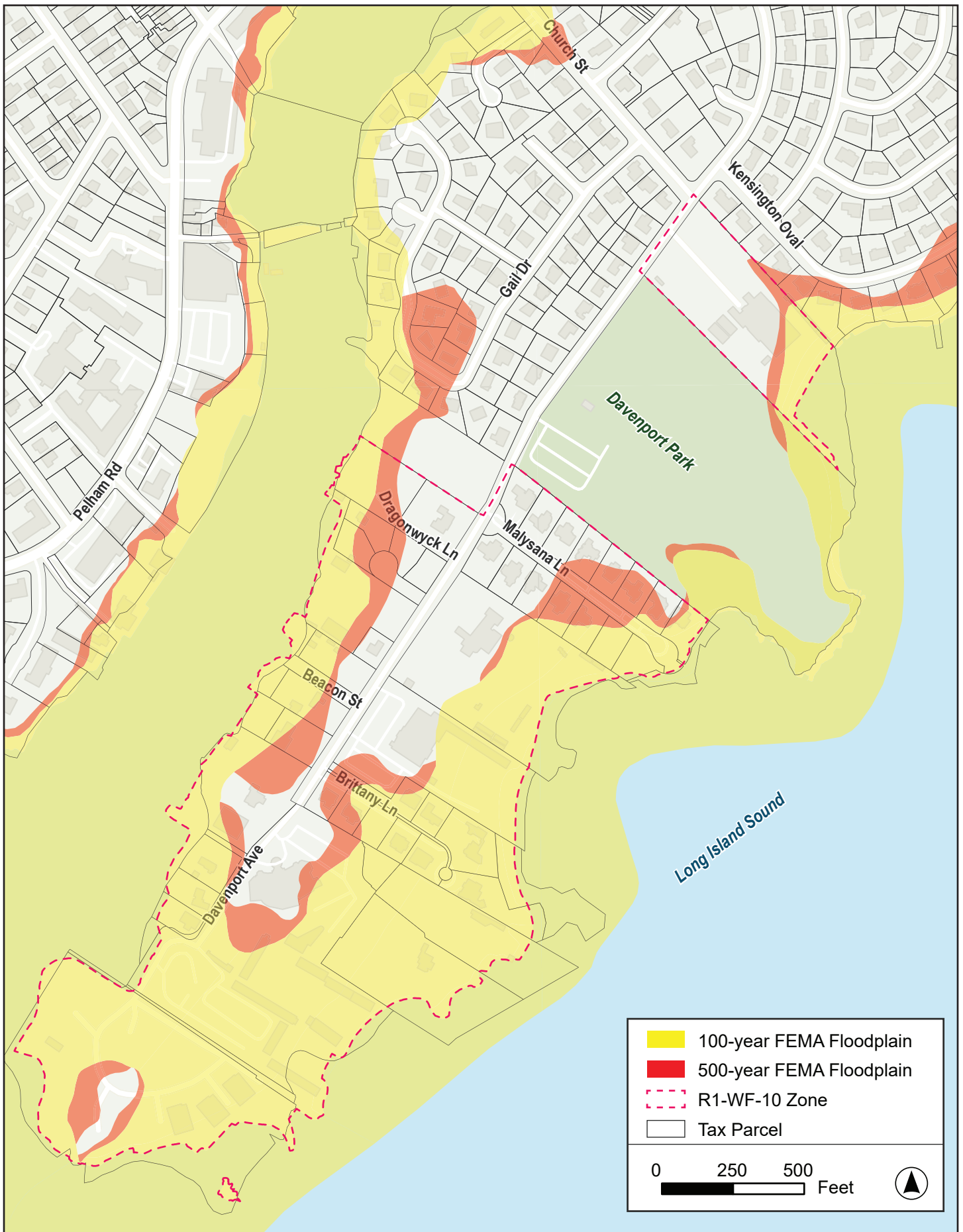
A significant portion of the land within the R1-WF-10 District is located within the 100-year and 500-year FEMA Floodplain (see Figure 2). Flood mitigation is an important goal of the proposed zoning amendments, and targeting growth in less environmentally sensitive areas is key to supporting a resilient future.

Figure 3 shows the areas of Davenport Neck which are expected to be most significantly affected by sea level rise. Areas in dark blue are projected to experience up to 30 inches of sea level rise by the 2050s.



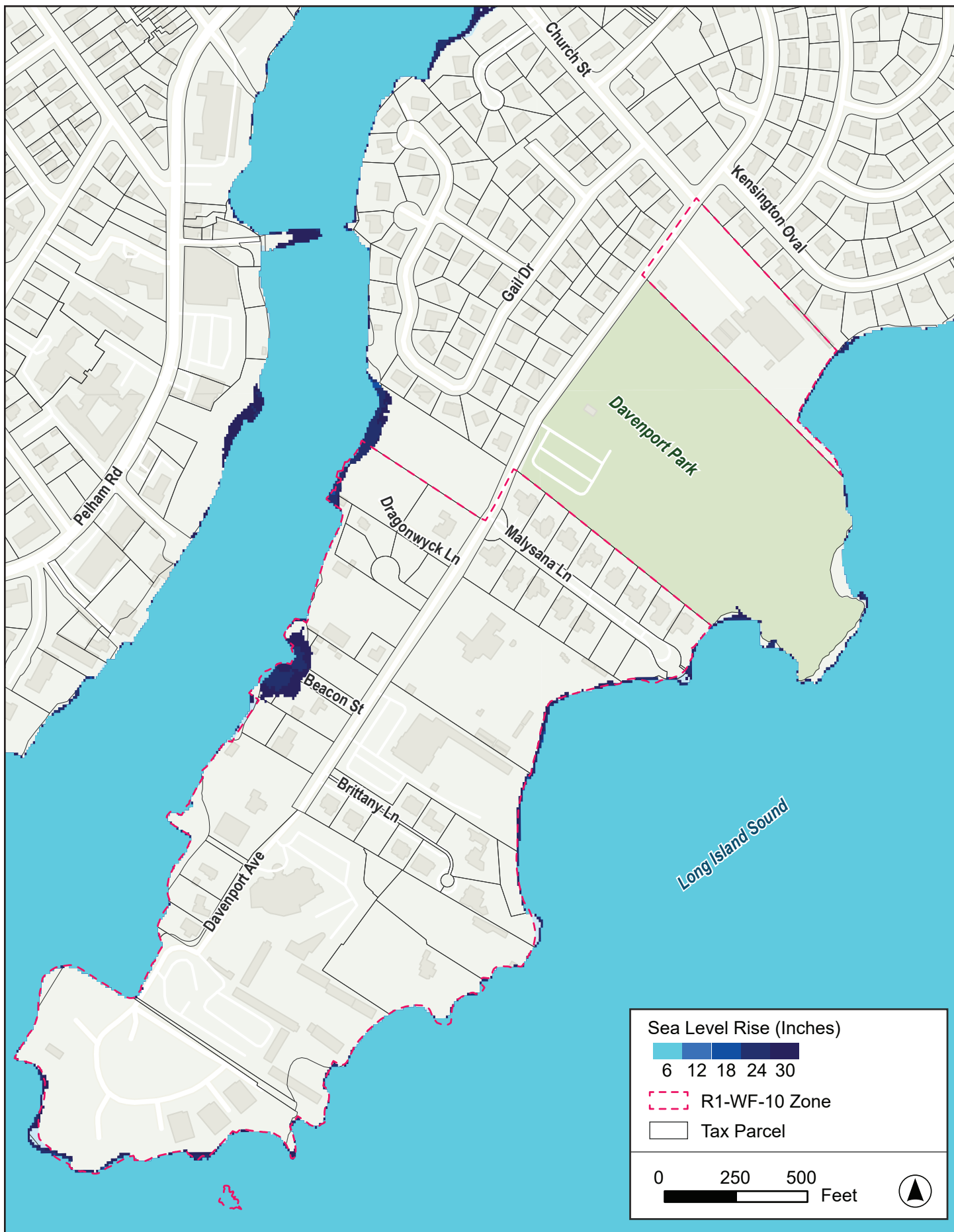
R1-WF-10 District Zoning Analysis

FIGURE 1: PROJECT LOCATION



R1-WF-10 District Zoning Analysis

FIGURE 2: FEMA FLOODPLAINS



R1-WF-10 District Zoning Analysis

FIGURE 3: 2050s PROJECTED SEA LEVEL RISE

3.0 PROJECT GOALS

Goals to enhance the Davenport Neck community include:

- Strategic Planning: Develop long-term, context-sensitive planning for business and residential development that preserves community character while allowing balanced growth.
- Environmental Sustainability: Promote climate-resilient development by directing future density away from environmentally sensitive and flood-prone areas of the Neck toward areas with lower environmental vulnerability.
- Waterfront Leverage: Capitalize on the unique waterfront location to create resilient infrastructure, enhance property values, and preserve community amenities.
- Balance Development: Balance development potential with private-sector investments in public infrastructure and other improvements that align with community goals.
- greeNR: Leverage the latest greeNR resiliency actions to confront challenges head on.

The City of New Rochelle has provided multiple opportunities for public input on the project, including three community meetings. Public input emphasized the need to address:

- Circulation, i.e. insufficient sidewalks, traffic congestion, and need for traffic calming.
- Infrastructure, i.e., flooding/stormwater issues, dredging needs, and water quality problems.
- Private property/development, i.e. poorly maintained properties, concerns about overdevelopment, and questions about economic viability.
- Concerns over increased residential density.

4.0 PROPOSED ZONING TEXT AMENDMENTS

The proposed amendments are intended to refine the R1-WF-10 waterfront zoning district by establishing clearer standards for multifamily and water-dependent development that is sensitive to the existing context of Davenport Neck. Overall, the changes seek to balance future development potential with flood resiliency, neighborhood compatibility, open space preservation, public waterfront access, and improved infrastructure. The amendments would tailor allowable density, height, and open space requirements based on site conditions, proximity to lower-density residential areas and public parks, and vulnerability to flooding. This would be achieved through a reduction in the maximum Floor Area Ratio (FAR) for multifamily uses within the FEMA-designated 100-year floodplain and an increase in the minimum lot size from one acre to four acres for properties seeking to develop with multifamily uses.

Because density is shifting from more environmentally sensitive parcels to less environmentally sensitive parcels, while also increasing the minimum lot size for multifamily development, the number of multifamily units that could be developed on the Neck in the future is substantially similar, if not slightly reduced, from what is currently allowed today under the existing zoning. Additionally, the proposed amendments also introduce a requirement for off-site infrastructure improvements and/or in-lieu payments, while clarifying standards for waterfront access, marina-related uses, accessory restaurants or inns, and compliance with flood protection and waterfront design guidelines. The City is also proposing to amend Zoning Code § 133 Fees to establish a per multifamily unit fee of \$35,000 for all multifamily projects within the R1-WF-10 district to cover the cost of the needed off-site infrastructure improvements. Please see Appendix A for the Proposed Zoning Text Amendments.

The proposed amendments to Zoning Code § 331-115.1 Special Permit Uses in the R1-WF-10 District and Zoning Code § 133 Fees are described below:

Zoning Code § 331-115.1 Special Permit Uses in the R1-WF-10 District

Multifamily Housing

Multi-family housing is currently permitted within the R1-WF-10 waterfront district by special permit. The proposed zoning amendments seek to adjust the zoning to better align with existing environmental conditions on the Neck and with community priorities for the area, including the need infrastructure improvements, transportation and pedestrian network enhancements, stormwater management, and balanced growth.

To support the continued viability of existing marina and water-dependent uses, while directing future residential growth to locations better suited for multifamily development, the proposed zoning would increase the minimum lot size for multifamily uses from one acre to four acres. This change would help preserve the three marina parcels on the north side of the Neck for marine-oriented and

waterfront-dependent activity, rather than encouraging their redevelopment for multifamily residential use.

Additionally, the proposed amendments would reduce the overall allowable density for multifamily development under certain conditions. For structures located within 150 feet of either the adjacent single-family residential zoning district (R1-10), the lot line of a lot containing a single-family residential building, public park, or public road, the maximum Floor Area Ratio (FAR) is proposed to be 0.50; the current regulations permit a FAR of up to 0.65. Additionally, all habitable building structures must be elevated outside of the FEMA-designated one-hundred-year flood and include off-site infrastructure improvements and/or a payment in kind to the City for such infrastructure. A minimum of 20% of the lot area must be dedicated as open space on site. The existing height limit in this area of 3 stories, 35 feet, is not proposed to change. There are no other proposed changes to area or bulk requirements within this area.

For structures that are located in the portion of the lot not within 150 feet of either the adjacent single-family residential zoning district (R1-10), the lot line of a lot containing a single-family residential building, public park, or public road, the proposed FAR is similarly being reduced from an existing maximum of 0.65 to a maximum of 0.50, and all habitable building structures must be elevated outside of the FEMA-designated one-hundred-year flood and include off-site infrastructure improvements and/or a payment in kind for such infrastructure. A minimum of 20% of the lot area must be dedicated as open space on site. The existing height limit in this area of 5 stories, 60 feet is not proposed to change. There are no other proposed changes to area or bulk requirements within this area.

Notwithstanding the requirements provided for under the two conditions outlined above, the proposed zoning allows additional provisions for lots that border a public park and have substantial buildable land area located outside of the FEMA-designated one-hundred-year floodplain. This condition only applies to a limited area located to the north of Davenport Park, as this lot contains the largest area of buildable land outside of the 100 and 500-year FEMA-designated floodplain within the R1-WF-10 District. In this area the maximum FAR is proposed to increase from a maximum of 0.65 to 1.0. This is in recognition of the suitability of lands outside of the 100-year floodplain for development. Heights in this area have been lowered from 5 stories, 60 feet to 4 stories, 54 feet and a minimum of 45% of the lot area must be dedicated as open space on site. Density cannot exceed 13 units per acre and the minimum setback for front yards is proposed to be 40 feet, for side yards is 10 feet, and for rear yards is 185 feet. Any proposed primary structure must be set back 150 feet from the lot line of any abutting lot containing a single-family residential building. All projects in this area must also include off-site infrastructure improvements and/or a payment in kind for such infrastructure.

Additionally, for all multifamily projects, the proposed zoning would require sidewalks and pedestrian infrastructure and as part of Special Permit and Site Plan review, the Planning Board shall determine, based on the recommendation of the Commissioner of Development, whether the

project shall provide off-site infrastructure improvements, an in-lieu payment to the City for such improvements, or a combination thereof. The total value of the required improvements and/or in-lieu payment shall be calculated on a per-unit basis, as set forth in the City’s Master Fee Schedule.

Water Dependent Uses (Marinas)

Proposed zoning amendments are intended to protect and enhance marina operations and water access. This will be achieved through allowing special permit and accessory uses, such as small-scale hospitality and restaurants with outdoor dining. Expanding the allowed business uses will support economic viability without increasing the intensity of activity. Marina uses and other water-dependent uses are currently prohibited in the R1-WF-10 District. The proposed amendments would legalize and support the three existing marina properties by allowing the following water-dependent uses by special permit on lots of at least one acre in size:

- Pier, dock, marina, boat launching and wet boat storage.
- Boat building and boat/sail repair.
- Dry boat storage for vessels under 16 feet in length or boats 16 feet or longer.
- Establishments for the sale of boards, motors, and accessories.
- Yacht, boat, rowing, and other boat-based membership clubs.

The proposed FAR for all uses cannot exceed 1.0, and the maximum proposed building height cannot exceed 36 feet and three stories. The maximum building coverage is 35%, and the maximum impervious coverage is 75%. Marina uses are required to comply with the supplemental regulations contained in § 331-45.E.(1) and (2). Restaurants with outdoor dining and inns are permitted by special permit as an accessory use to a marina. Hours of operation for restaurants with outdoor dining shall be set by the Planning Board as part of the Special Permit process.

Lastly, sidewalks and pedestrian infrastructure is required for all water-dependent projects.

Zoning Code § 133 Fees

In order to fund the needed off-site infrastructure improvements within Davenport Neck and to ensure that additional residential development doesn’t negatively impact the community, the proposed amendments to the R1-WF-10 District regulations, require that developers either include off-site infrastructure improvements and/or a payment in kind for such infrastructure. The City is therefore proposing to establish a per unit fee that would apply to all new multifamily projects within the district. A developer would be required to directly provide the off-site infrastructure improvements in the amount of \$35,000/unit or provide a payment in lieu to the City of \$35,000/unit that would be used for off-site infrastructure improvements. A new row has been added to the City’s fees schedule found in Zoning Code § 133 Fees, as follows:

§ 331-115.1	Multifamily Dwelling Units	\$35,000/unit
-------------	----------------------------	---------------

5.0 FULL ENVIRONMENTAL ASSESSMENT FORM – PART 1

Part 1 of this Short Environmental Assessment Form (EAF) evaluates the potential for environmental impacts to be created by the Proposed Action. The Proposed Action, adoption of zoning text amendments, is a legislative action that is generic in nature, not site-specific, and does not directly result in physical changes to the environment. Part 1 of the Full EAF is designed for a site-specific action rather than area-wide or generic proposals. As a result, many of the questions in Part 1 (Sections D. and E.) are not relevant to the Proposed Action and have not been answered. The Full EAF Part 1 can be found on the following pages.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Amendments to the R1-WF-10 Waterfront District		
Project Location (describe, and attach a general location map): Davenport Neck, City of New Rochelle, Westchester County. See attached maps.		
Brief Description of Proposed Action (include purpose or need): The proposed action is an amendment to the City of New Rochelle Zoning Code § 331-115.1 Special Permit Uses in the R1-WF-10 District, which is only mapped on a portion of the Davenport Neck (see attached maps). The proposed amendments decrease multifamily density on lots located within Federal Emergency Management Agency (FEMA)-mapped floodplains and increases density on less environmentally-sensitive lands. Additionally, the minimum required lot size to be able to develop multifamily residential has been increased from 1-acre to 4-acres, further restricting density. Lastly, water-dependent uses, including marinas, have been added as a new special use within the R1-WF-10 District. This would legalize the three existing marina properties in the zoning district. The proposed action would apply to the following tax lots: 1-160-0160, 1-160-0109, 1-160-0090, 1-160-0070, 1-160-0001, 1-160-0228, 1-160-0217, 1-160-0210, 1-160-0218, 1-160-0215, 1-160-0219, 1-160-0200, 1-160-0205, 1-160-0203 (Total of 14 Tax Lots). The Proposed Action also proposes to amend § 133 Fees to establish a \$35,000/unit fee for all multifamily projects located within the RI-WF-10 District. See attached project narrative.		
Name of Applicant/Sponsor: City of New Rochelle		Telephone: (914) 490-3366
		E-Mail: asalgado@newrochelleny.gov
Address: 515 North Avenue		
City/PO: New Rochelle	State: NY	Zip Code: 10801
Project Contact (if not same as sponsor; give name and title/role): Adam Salgado, Commissioner of Development		Telephone:
		E-Mail:
Address: 515 North Avenue		
City/PO: New Rochelle	State: NY	Zip Code: 10801
Property Owner (if not same as sponsor): SAME AS APPLICANT		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☒ Yes ☐ No or Village Board of Trustees	City of New Rochelle City Council - Zoning Text Amendment	March 2026
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Planning Board, Advisory Planning & Zoning Referral; City Counsel Advisory Zoning Referral	March 2026
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☒ Yes ☐ No	Westchester County Planning Board, 239-m Planning Review/Referral	March 2026
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☒ Yes ☐ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☒ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☐ No		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	☒ Yes ☐ No
If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part 1	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	☒ Yes ☐ No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	☒ Yes ☐ No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	☒ Yes ☐ No
If Yes, identify the plan(s): - Coastal Zone Boundary _____ - Waterfront Residential District _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	☐ Yes ☐ No
If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

R1 - WF 10 - Single Family Residential Waterfront District

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☒ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? Zoning Text Amendment to the existing One-Family Waterfront Residence (R1-WF-10) district

C.4. Existing community services.

a. In what school district is the project site located? New Rochelle City School District

b. What police or other public protection forces serve the project site?

New Rochelle Police Department

c. Which fire protection and emergency medical services serve the project site?

New Rochelle Fire Department

d. What parks serve the project site?

Davenport Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☐ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:	

iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☐ No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____ • Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No	
If yes, describe. _____	

v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? ☐ Yes ☐ No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____	☐ Yes ☐ No ☐ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☐ No
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____ _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	☐ Yes ☐ No
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	☐ Yes ☐ No
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	☐ Yes ☐ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☐ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: _____ _____	☐ Yes ☐ No
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____ _____	☐ Yes ☐ No
n. Will the proposed action have outdoor lighting? ☐ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____ _____	☐ Yes ☐ No
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____ _____	☐ Yes ☐ No
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____ _____	☐ Yes ☐ No
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____ _____	☐ Yes ☐ No
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No If Yes: i. Describe proposed treatment(s): _____ _____ _____	☐ Yes ☐ No
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	☐ Yes ☐ No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	☐ Yes ☐ No

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	☐ Yes ☐ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: _____ _____	☐ Yes ☐ No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	☐ Yes ☐ No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	☐ Yes ☐ No ☐ Yes ☐ No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	☐ Yes ☐ No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes – Spills Incidents database Provide DEC ID number(s): _____ ☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____ ☐ Neither database ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	☐ Yes ☐ No ☐ Yes ☐ No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	☐ Yes ☒ No

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No	
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ % _____ % _____ %	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: ☐ Well Drained: _____ % of site ☐ Moderately Well Drained: _____ % of site ☐ Poorly Drained: _____ % of site	
f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____ % of site ☐ 10-15%: _____ % of site ☐ 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☒ Yes ☐ No	
ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No	
If Yes to either i or ii, continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____ Classification _____ • Lakes or Ponds: Name <u>935-48</u> Classification <u>SB</u> • Wetlands: Name <u>Federal Waters, Tidal Wetlands, Federal Waters,...</u> Approximate Size _____ • Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☒ Yes ☐ No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____ Name - Pollutants - Uses: <u>Long Island Sound, Bronx - Nitrogen; Dissolved Oxygen</u>	
i. Is the project site in a designated Floodway? ☐ Yes ☒ No	
j. Is the project site in the 100-year Floodplain? ☒ Yes ☐ No	
k. Is the project site in the 500-year Floodplain? ☒ Yes ☐ No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No If Yes: i. Name of aquifer: _____	

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? ☒ Yes ☐ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ Marine Rocky Intertidal ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ 17.18 acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☒ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ Leatherback _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____ _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☒ Yes ☐ No If Yes: i. CEA name: Long Island Sound ii. Basis for designation: Exceptional or unique character iii. Designating agency and date: Date:1-31-90, Agency:Westchester County	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	☐ Yes ☐ No
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒ Yes ☐ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	☐ Yes ☐ No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	☐ Yes ☐ No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	☐ Yes ☒ No ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Sarah K. Yackel Date May 21, 2026

Signature  Title Principal, BFJ Planning



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	E360077
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Lake/Pond Name]	935-48
E.2.h.iv [Surface Water Features - Lake/Pond Classification]	SB

E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, Tidal Wetlands
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Long Island Sound, Bronx - Nitrogen;Dissolved Oxygen, Name - Pollutants - Uses:New Rochelle Harbor - Fecal Coliforms;Garbage and Refuse
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Marine Rocky Intertidal
E.2.n.i [Natural Communities - Acres]	18.4, 17.18
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Green Turtle, Loggerhead, Kemp's or Atlantic Ridley, Leatherback
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	Long Island Sound, County & State Park Lands
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Date:1-31-90, Agency:Westchester County
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Glen Island Bridge, Lispenard-Rodman-Davenport House
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

APPENDIX A: PROPOSED ZONING TEXT AMENDMENTS

§ 133 Fees.

§ 331-115.1	Multifamily Dwelling Units	\$35,000/unit
-------------	----------------------------	---------------

§ 331-115.1 Special Permit Uses in the R1-WF-10 District.

A. Multifamily uses in the R1-WF-10 District.

Multifamily Uses are permitted on lots at least ~~one-four~~ acres in size and subject to the following requirements. For the purposes of calculating the below dimensional regulations of this § 331-115.1, the site area shall be based on the net area above the mean high water elevation in accordance with § 331-20.1.

~~A.~~(1) For structures located in the portion of the lot within 150 feet of either the adjacent single-family residential zoning district (R1-10), the lot line of a lot containing a single-family residential building, public park or public road:

~~(1a)~~ Maximum building height shall not exceed 35 feet and two stories.

~~(2b)~~ Density shall not exceed four units per acre for the area within such one-hundred-fifty-foot setback.

~~(3c)~~ Side yard setbacks shall be a minimum of 24 feet each; combined 50 feet.

~~(d)~~ Floor Area Ratio for all uses shall not exceed 0.50. All habitable building structures shall be elevated above the FEMA-designated 100-year flood elevation. As part of Special Permit and Site Plan review, the Planning Board shall determine, based on the recommendation of the Commissioner of Development, whether the project shall provide off-site infrastructure improvements, an in-lieu payment to the City for such improvements, or a combination thereof. The total value of the required improvements and/or in-lieu payment shall be calculated on a per-unit basis, as set forth in the City's Master Fee Schedule.

~~(e)~~ A minimum of 20% of the lot area shall be dedicated as open space on site and shall be filed and recorded in a restrictive covenant as approved by the Corporation Counsel.

~~B.~~(2) For structures located in the portion of the lot not within 150 feet of either the adjacent single-family residential zoning district (R1-10), the lot line of a lot containing a single-family residential building, public park or public road:

~~(1a)~~ Maximum building height shall not exceed 60 feet and five stories.

~~(2b)~~ Density may be calculated using the cumulative total area of the lot as follows:

~~(a)~~[1] Four units per acre for the portion of the lot within the 150-foot setback; and

~~(b)~~[2] Seven and five-tenths units per acre for the portion of the lot beyond the 150-foot setback.

(3c) At the discretion of the Building Official, an additional five feet of building height shall be allowed if required to elevate the building above the FEMA base flood elevation (one-hundred-year flood).

(4d) Rear yard setbacks shall be a minimum of 20 feet.

(e) Floor Area Ratio for all uses shall not exceed 0.50. All habitable building structures shall be elevated above the FEMA-designated 100-year flood elevation. As part of Special Permit and Site Plan review, the Planning Board shall determine, based on the recommendation of the Commissioner of Development, whether the project shall provide off-site infrastructure improvements, an in-lieu payment to the City for such improvements, or a combination thereof. The total value of the required improvements and/or in-lieu payment shall be calculated on a per-unit basis, as set forth in the City's Master Fee Schedule.

(f) A minimum of 20% of the lot area shall be dedicated as open space on site and shall be filed and recorded in a restrictive covenant as approved by the Corporation Counsel.

(3) Notwithstanding the requirements provided for in Section 331-115.1.A.(1) and (2), for lots that border a public park and have substantial buildable land area located outside of the FEMA-designated one-hundred-year floodplain:

(a) Maximum building height shall not exceed 54 feet and 4 stories.

(b) Front yard setback shall be a minimum of 40 feet.

(c) Side yard setback shall be a minimum of 10 feet.

(d) Rear yard setback shall be a minimum of 185 feet.

(e) Any proposed primary structure shall be setback 150 feet from the lot line of any abutting lot containing a single-family residential building. Notwithstanding such requirement, a covered entrance to a primary structure to permit the discharge of vehicle passengers, such as a porte-cochere, that does not exceed 5% of the primary structure's ground floor area shall be permitted to encroach 50 feet into such setback so long as such structure does not exceed 23 feet in height.

(f) Any proposed accessory structure shall be setback 25 feet from the lot line of any abutting lot containing a single-family residential building.

(g) Density shall not exceed thirteen (13) units per acre.

(h) Floor Area Ratio for all uses shall not exceed 1.0. All habitable building structures shall be elevated above the FEMA-designated 100-year flood elevation. As part of Special Permit and Site Plan review, the Planning Board shall determine, based on the recommendation of the Commissioner of Development, whether the project shall provide off-site infrastructure improvements, an in-lieu payment to the City for such improvements, or a combination

thereof. The total value of the required improvements and/or in-lieu payment shall be calculated on a per-unit basis, as set forth in the City's Master Fee Schedule.

(i) A minimum of 45% of the lot area shall be dedicated as open space on site and shall be filed and recorded in a restrictive covenant as approved by the Corporation Counsel.

(j) The following structures may extend up to 20 feet above the maximum height limit as long as the combined total coverage of all features listed in this subsection does not exceed 30 % of the roof area including one or more of the following:

[1] "green" energy production or reduction equipment (e.g., solar collectors, wind turbines, solar hot water systems);

[2] stair and elevator penthouses;

[3] mechanical equipment;

[4] greenhouses, urban agriculture structures, and solariums;

[5] play equipment and open-mesh fencing that encloses it, as long as fencing is at least 15 feet from the roof edge;

[6] minor communication utilities and accessory communication devices;

[7] cupolas; and

[8] rooftop amenity space that is not used for residential purposes.

~~G.(4)~~ For all multifamily uses in the R1-WF-10 District:

~~(1a)~~ Building coverage shall not exceed 35%.

~~(2b)~~ Impervious coverage shall not exceed 50%.

~~(3) A minimum of 20% of the lot area shall be dedicated as open space on site and shall be filed and recorded in a restrictive covenant as approved by the Corporation Counsel.~~

~~(4) Floor Area Ratio shall not exceed 0.5. Notwithstanding anything in § 331-115.1C(3) to the contrary, additional development potential in the form of a Floor Area bonus of 0.15 above the maximum permitted Floor Area Ratio of 0.5 shall be earned for a project when such project includes a contiguous area of open space in excess of 1.5 acres, which 1.5 acres of contiguous open space is in addition to the minimum 20% open space of lot area required by § 331-115.1C(3).~~

~~(5) Lot area per dwelling unit shall be a minimum of 5,500 square feet per unit.~~

~~(6c)~~ Must comply with the New Rochelle Flood Protection Regulations and FEMA requirements.

~~(7d)~~ Must reasonably comply with Waterfront Edge Design Guidelines (WEDG) or equivalent as determined by the Planning Board.

~~(e)~~ All required off-street parking spaces for multifamily structures must be provided within the footprint of the multifamily building. Up to fifteen (15) additional visitor and/or ADA-accessible parking spaces may be provided at grade level within the side or rear yard of a multifamily building.

~~(f)~~ Sidewalks and pedestrian infrastructure is required for all residential projects.

~~D-(5)~~ Waterfront access must be provided or payment in lieu must be paid into a waterfront access fund.

~~(1a)~~ A minimum of 100% of linear frontage of any zoning lot must be reserved for public open space providing access to the water as approved by the Commissioner of Development or, in the alternative, payment in lieu must be made.

~~(2b)~~ Payment in lieu fee is determined on a per unit basis, initially set at \$10,000 per unit and adjusted by the City Council as needed. A prorated fee may be provided where less than 100% of the required linear footage is reserved. A payment in lieu fee will be reduced by the cost of off-site improvements that provide a public benefit as approved by the Commissioner of Development.

B. Water-dependent Uses in the R1-WF-10 District.

~~(1)~~ The following water-dependent uses are permitted by special permit on lots of at least one acre in size and subject to the following requirements:

~~(a)~~ Pier, dock, marina, boat launching and wet boat storage.

~~(b)~~ Boat building and boat/sail repair.

~~(c)~~ Dry boat storage for vessels under 16 feet in length or boats 16 feet or longer.

~~(d)~~ Establishments for the sale of boards, motors, and accessories.

~~(e)~~ Yacht, boat, rowing, and other boat-based membership clubs.

~~(2)~~ Marina uses shall comply with the supplemental regulations contained in § 331-45.E.(1) and (2).

~~(3)~~ Floor Area Ratio for all uses shall not exceed 1.0.

~~(4)~~ Maximum building height shall not exceed 36 feet and three stories.

~~(5)~~ Building coverage shall not exceed 35%.

~~(6)~~ Impervious coverage shall not exceed 75%.

(7) Restaurants with outdoor dining and Inns are permitted by special permit as an accessory use to a marina. Hours of operation for restaurants with outdoor dining shall be set by the Planning Board as part of the Special Permit process.

(8) For all permitted accessory uses the following standards shall additionally apply:

(a) Must comply with the New Rochelle Flood Protection Regulations and FEMA requirements.

(b) Must reasonably comply with Waterfront Edge Design Guidelines (WEDG) or equivalent as determined by the Planning Board.

(c) For an accessory Inn use the following standards shall additionally apply:

[1] Density shall not exceed 10 guest rooms per acre with a maximum permitted density of 25 rooms.

[2] Each guest room shall include a full private bathroom.

[3] Minimum guest room size, including private bathroom, shall be 250 square feet.

(9) Sidewalks and pedestrian infrastructure is required for all water-dependent projects.

§ 331-33 R1-WF-10 One-Family Waterfront Residence District.

C. Uses allowed by special permit.

(8) Water-dependent uses as regulated by § 331-115.1.

An aerial photograph of Davenport Neck, North Carolina, featuring a large bridge spanning a body of water with several sailboats. In the background, there are residential buildings and lush greenery. The image is overlaid with a semi-transparent blue geometric pattern.

Davenport Neck

City Council Presentation

Adam Salgado, Commissioner of Development

Tuesday, June 9, 2026

Background

- The City received a petition from a developer to allow a multifamily development with 64 units at the Surf Club in May 2025
- Staff initiated a comprehensive review of planning issues relating to Davenport Neck
- Community meetings were held at Trinity Elementary school June 12, 2025, October 9, 2025, and May 11, 2026
- Staff also met with the Superintendent of the school district to discuss potential traffic improvements at Trinity School
- In consultation with a planning consultant, staff are drafting an alternative zoning proposal
- Conducted a series of small-group meetings with City Council members to review the issues

What We've Heard

Mobility and access

- Insufficient sidewalks
- Traffic congestion, especially at Trinity
- Need for traffic calming
- Emergency access concerns

Infrastructure and climate resilience

- Flooding and stormwater issues
- Dredging needs
- Water quality problems
- Erosion
- Climate vulnerability

Property conditions and redevelopment

- Poorly maintained properties, including abandoned car property
- Concerns about overdevelopment
- Fear of density
- Sensitivity to change

Quality of life and neighborhood character

- Traffic, noise, and light pollution impacts
- Protecting community character
- Balancing neighborhood needs without overdevelopment

Economic and long-term viability

- Questions about PILOTs and economic viability
- Evolution of beach clubs
- Increased reliance on events
- Reduction in wedding sizes / micro-weddings
- Concern that current zoning may diminish long-term viability



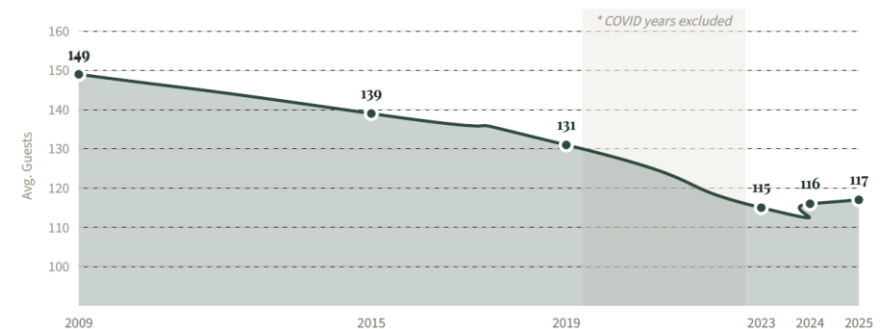
Supporting a Changing Market: Beach Clubs

Existing waterfront clubs are facing market and operating pressures, while the current zoning provides limited tools to address reinvestment, resiliency, infrastructure needs, or long-term property conditions:

- **Changing Event economics:** smaller weddings, rising costs, and flood-related maintenance challenges
- **Weak public tools:** limited ability to require reinvestment, resiliency, infrastructure, or public benefits.
- **Risk of inaction:** gradual decline, underinvestment, more event-driven activity, and continued infrastructure stress



Declining Wedding Guest Counts, 2009-2025



Supporting a Changing Market: Marinas

Marinas are vital waterfront assets, but the current zoning does not provide a clear path for reinvestment, modernization, or quality-of-life controls.

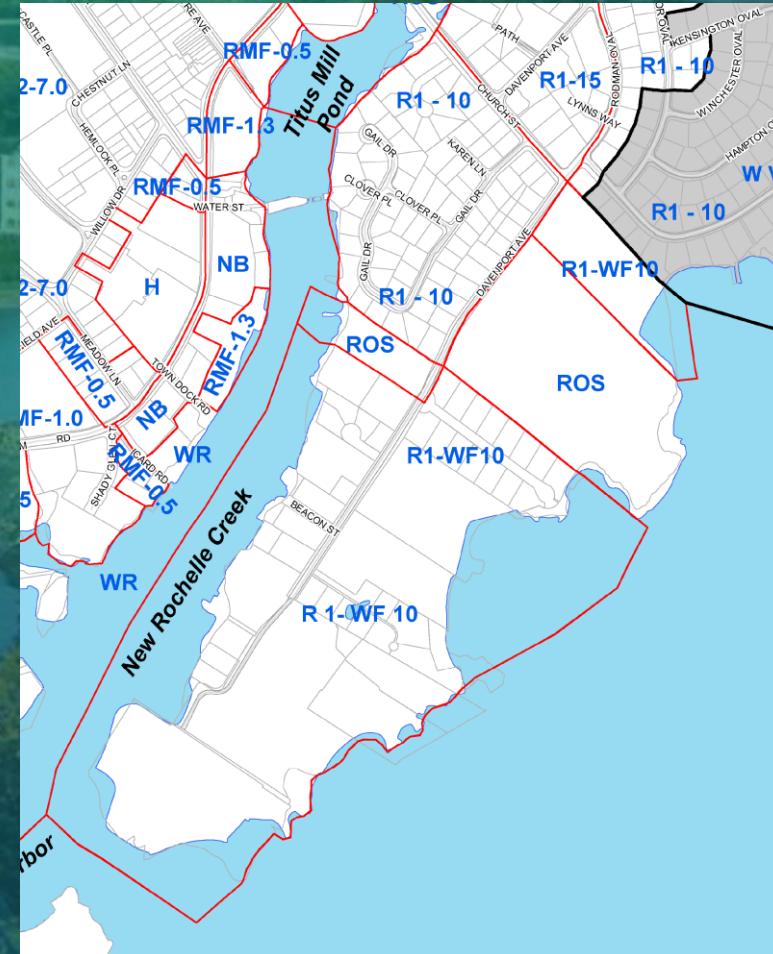
- **Important local businesses:** marinas support waterfront access, recreation, and Davenport Neck's maritime identity
- **Outdated zoning status:** current zoning does not actively support marina reinvestment or modernization.
- **Quality of life impacts:** operations should be managed through clear standards for hours, parking, circulation, noise, lighting, and neighborhood compatibility.
- **Risk of inaction:** continued uncertainty, underinvestment, and limited ability for the City to shape future operations.



Why the Zoning Needs to Be Updated

The current zoning **already allows multifamily development**, but it does not give the City enough tools to manage the impacts residents and businesses have identified.

- **Outdated framework:** adopted in 2016 and not designed around today's flooding, stormwater, traffic, access, and resiliency challenges.
- **Weak public controls:** limited ability to require sidewalks, open space, structured parking, infrastructure upgrades, or long-term property reinvestment.
- **Flood vulnerability:** future density should be directed away from more environmentally sensitive shoreline areas and toward less vulnerable locations.
- **Better public outcomes:** updated zoning can connect any future private redevelopment to resiliency, infrastructure, and community benefit requirements.



Recommendation: A Protective Zoning Update, Not a Redevelopment Plan

- The proposal does **not change what can currently be built at the remaining beach club sites in a way that incentivizes redevelopment.**
 - The proposed zoning makes redevelopment more expensive and more regulated by adding stronger standards, infrastructure obligations, open space requirements, structured parking requirements, and per-unit fees.
- The City is **not touching Davenport Park.**
- The purpose is to manage future change responsibly — not to force change.

Recommendation:

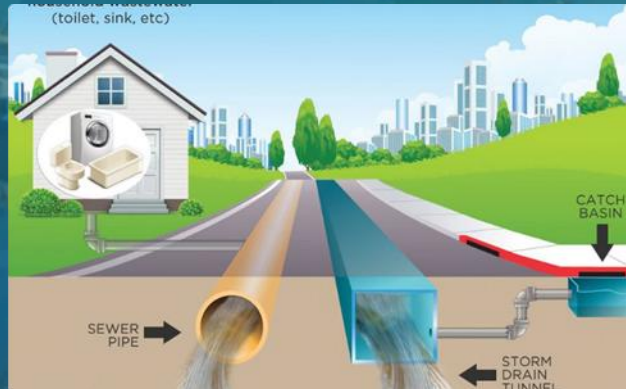
A Protective Zoning Update, Not a Redevelopment Plan

The proposed zoning is more protective, more expensive, and more community-responsive than the current framework.

- Increases the minimum lot area for multifamily development from one acre to four acres.
- Lowers the maximum FAR.
- Shifts density away from FEMA flood-prone areas.
- Lowers allowable height in key areas.
- Requires structured parking instead of large surface parking lots.
- Requires on-site open space (45%).
- Requires sidewalks and pedestrian improvements.
- Requires flood protection and resilient design standards.

Recommendation: A Protective Zoning Update, Not a Redevelopment Plan

- Requires either off-site infrastructure improvements or a \$35,000 per-unit contribution in addition to waterfront Access Fees (\$10K/unit)
- Developer fees and required improvements can support stormwater upgrades, flood mitigation, sidewalks, traffic calming, circulation improvements, and public open space enhancements.
- These directly respond to concerns raised during the public engagement process.
- The proposal allows the City to pair private contributions with state, federal, and local grant funding.
- This creates a more realistic funding strategy for long-term improvements on Davenport Neck.



Davenport Neck R1-WF-10: Existing vs. Proposed Buildout



A. What changes spatially

Total buildout

~210 → ~210 units

Values remain materially similar overall.



B. Primary increase

Surf Club (Parcel 1): 20 → 60 units

Additional capacity is concentrated at the park-adjacent parcel outside the floodplain.



C. Removed from multifamily count

Parcels 6, 7, and 8

Three smaller parcels under 4 acres no longer qualify for multifamily under the amendment.

Updated zoning supports marinas and water-dependent uses by legalizing them through special permit standards, recognizing them as important waterfront assets.



D. Core Message: A More Protective Zoning Framework

The proposed zoning does not materially increase total residential buildout. Instead, it redirects density away from more flood-prone and environmentally vulnerable areas while requiring stronger standards for structured parking, open space, sidewalks, resilience, and infrastructure. The result is a more protective, more demanding, and more community-responsive framework than the zoning in place today.

Parcel	Site	Existing	Proposed	Change	Height
1	Surf Club	20	60	+40	54 ft / 4 stories
2	Davenport Club	30	30	+0	60 ft / 5 stories
3	Greentree	20	20	+0	60 ft / 5 stories
4	New Dawn Foundation	30	30	+0	60 ft / 5 stories
5	VIP	70	70	+0	60 ft / 5 stories
6	Castaways	10	0	-10	Height: N/A
7	Neptune Marina	10	0	-10	Height: N/A
8	Imperial Yacht Club	20	0	-20	Height: N/A
TOTAL		~210	~210	~+0	

Next Steps

- If acceptable to council, staff would introduce zoning at a subsequent meeting at council's direction

MONTH 1

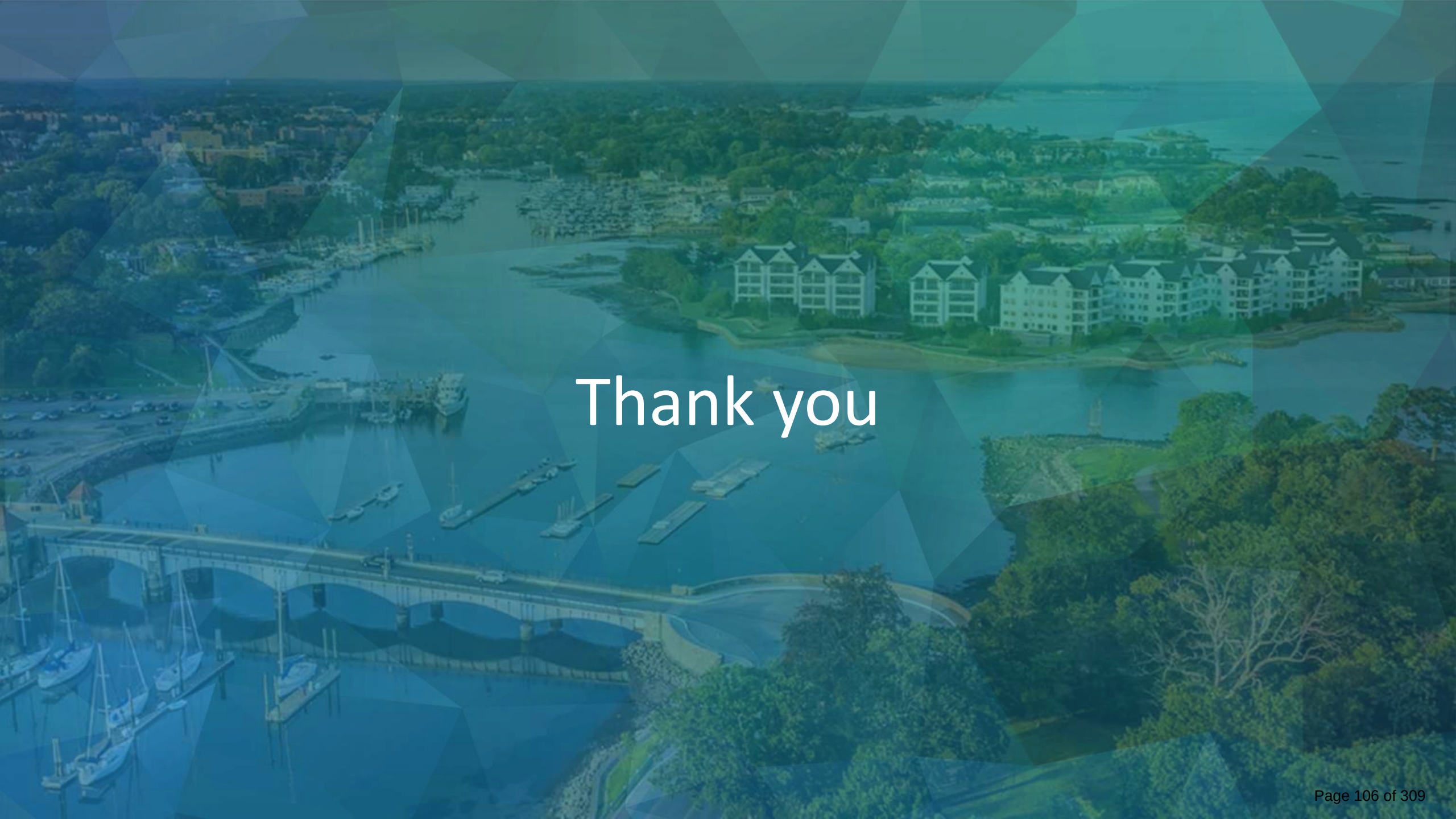
Zoning Intro
Declare Lead Agency
Set PH

MONTH 2

Public Hearing at COW

MONTH 3

RLM Vote to adopt

An aerial photograph of a waterfront community, likely in Annapolis, Maryland. The image shows a large stone bridge with multiple arches spanning a body of water. To the left of the bridge is a marina with several sailboats docked. In the center, there are several floating docks and small boats. To the right, a large, modern residential complex with multiple white buildings and dark roofs is situated on a peninsula. The background features a dense forest and more buildings in the distance. The entire image is overlaid with a semi-transparent blue geometric pattern consisting of various triangles and polygons.

Thank you

RESOLUTION NUMBER:

Item # 15.

City of New Rochelle
Development

MEMORANDUM

To: Honorable Mayor and City Council

Thru: Wilfredo Melendez, City Manager

Date: July 14, 2026

From: Adam Salgado, Development Commissioner

Subject: PROPOSED LEAD AGENCY STATUS RE: PROPOSED AMENDMENTS TO CHAPTER 133, FEES, AND CHAPTER 331, ZONING RE: ONE-FAMILY WATERFRONT RESIDENCE DISTRICT (R1-WF-10 DISTRICT) - Resolution declaring Lead Agency Status regarding the proposed amendments to Chapter 133, Fees, and Chapter 331, Zoning, of the Code of the City of New Rochelle relative to the One-Family Waterfront Residence District (R1-WF-10 District).

Background: Resolution declaring Lead Agency Status regarding the proposed amendments to Chapter 133, Fees, and Chapter 331, Zoning, of the Code of the City of New Rochelle relative to the One-Family Waterfront Residence District (R1-WF-10 District).

Attachments:
None

RESOLUTION NUMBER:
MEETING DATE: July 14, 2026

Item # 15.

LEGISLATION

RESOLUTION DECLARING LEAD AGENCY REGARDING
THE AMENDMENTS TO CHAPTER 133, FEES, AND
CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF
NEW ROCHELLE RELATIVE TO THE ONE-FAMILY
WATERFRONT RESIDENCE DISTRICT (R1-WF-10
DISTRICT).

WHEREAS, this City Council hereby wishes to declare itself to be the Lead Agency with respect to the environmental review of the actions to amend Section 133-1, Enumeration of Fees of Chapter 133, Fees, and Section 331-33, R1-WF-10 One-Family Waterfront Residence District and Section 331-1153.1, Special Permit Uses in the R1-WF-10 District of Chapter 331, Zoning, of the City of New Rochelle Code; and

WHEREAS, the Department of Development has prepared and submitted a Full Environmental Assessment Form (FEAF), Part 1 for the Proposed Action, on file for inspection with the City Clerk's Office.

NOW, THEREFORE, BE IT RESOLVED that this City Council hereby declares itself to be the lead agency with respect to the proposed amendments.

RESOLUTION NUMBER:

Item # 16.

City of New Rochelle
Development

MEMORANDUM

To: Honorable Mayor and City Council

Thru: Wilfredo Melendez, City Manager

Date: July 14, 2026

From: Adam Salgado, Development Commissioner

Subject: PROPOSED PUBLIC HEARING RE: PROPOSED AMENDMENTS TO CHAPTER 133, FEES, AND CHAPTER 331, ZONING RE: ONE-FAMILY WATERFRONT RESIDENCE DISTRICT (R1-WF-10 DISTRICT) – Resolution scheduling a Public Hearing regarding the proposed amendments to Chapter 133, Fees, and Chapter 331, Zoning, of the Code of the City of New Rochelle relative to the One-Family Waterfront Residence District (R1-WF-10 District).

Background:

Resolution scheduling a Public Hearing regarding the proposed amendments to Chapter 133, Fees, and Chapter 331, Zoning, of the Code of the City of New Rochelle relative to the One-Family Waterfront Residence District (R1-WF-10 District).

Attachments:

None

RESOLUTION NUMBER:
MEETING DATE: July 14, 2026

Item # 16.

LEGISLATION

RESOLUTION DIRECTING A PUBLIC HEARING
RELATIVE TO AMENDMENTS TO CHAPTER 133, FEES,
AND CHAPTER 331, ZONING, OF THE CODE OF THE
CITY OF NEW ROCHELLE.

BE IT RESOLVED, by the City Council of the City of New Rochelle:

This Council shall hold a Public Hearing on September 8, 2026 at 7:00 P.M. in the Council Chambers, 515 North Avenue, New Rochelle, New York, on the proposed amendment to Chapter 133, Fees, and Chapter 331, Zoning, of the Code of the City of New Rochelle :

ORDINANCE AMENDING CHAPTER 133, FEES, AND
CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF
NEW ROCHELLE

BE IT FURTHER RESOLVED, that the proposed amendments are hereby referred to the New Rochelle Planning Board and Westchester County Planning Department for their review and recommendation; and

BE IT FURTHER RESOLVED, that the City Clerk give due notice of said public hearing.

An amendment to the 2026 City Budget is necessary to add \$139,720 to the existing \$110,000 allocated in the budget to cover the costs for the expanded program.

Recommendation:

Staff recommends that City Council take the following actions:

1. Authorize the City Manager to negotiate and enter into an agreement with HOPE Community Services to provide expanded homelessness assistance services at a cost not-to-exceed \$249,720.00
2. Authorize the following Budget Amendment to Ordinance No. 198 of 2025, the Budget of the City of New Rochelle for 2026:

Decrease Appropriation

1230.41350.5024 \$70,000

1230.46000 \$3,934

9999.49100 \$65,786

Increase Appropriation

6993.46000 \$139,720

Attachments:

1. City Council Authorization 2014-98 Hope 695