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**LEGISLATION**

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ORDINANCE AMENDING SECTION 331-7, ZONING MAP AND SECTION 331-85.5, VANGUARD OVERLAY ZONE, OF CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF NEW ROCHELLE.

WHEREAS, in October 2024, the City launched a downtown retail strategy including the creation of the Vanguard Overlay District to promote economic vibrancy and contemporary commercial development within the downtown area; and

WHEREAS, the Vanguard Overlay Zone was introduced alongside the Retail Tenant Improvement Program to create a more permissive and adaptable zoning framework that supports a variety of uses and fosters business activation and pedestrian vitality; and

WHEREAS, the initial implementation of the Vanguard Overlay Zone was limited in geographic scope to evaluate its impact; and

WHEREAS, City staff have determined that the program has proven successful and that expansion of the Vanguard Overlay Zone is appropriate and can be achieved without adverse community impacts; and

WHEREAS, the proposed amendments to Section 331-7 (Zoning Map) and Section 331-85.5 (Vanguard Overlay Zone) are intended to expand the footprint of the Vanguard Overlay Zone to include additional downtown properties and to provide greater opportunities for local businesses, property owners, residents, and visitors.

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

Section 1. The Code of the City of New Rochelle, Section 331-7, Zoning Map, is hereby amended as follows:

§ 331-7 Zoning Map.

(Amendment to the zoning map to include the Vanguard Overlay Zone as depicted on the accompanying map.)

Section 2. The Code of the City of New Rochelle, Section 331-85.5, Vanguard Overlay Zone, of Chapter 331, Zoning, is hereby amended as follows:

§ 331-85.5. Vanguard Overlay Zone.

B. Permitted Principal Uses. [The Vanguard Overlay Zone overlays the DB, DMU, DMUR and MUFÉ Districts.] All permitted principal uses in the underlying DB, DMU, DMUR and MUFÉ districts shall be allowed throughout the Vanguard Overlay Zone. Additionally, the following uses shall be allowed:

- (1) Experiential uses.
- (2) Billiard halls.
- (3) Bars.
- (4) Tattoo studios.
- (5) Sports.
- (6) Artisan production space.
- (7) Galleries.

Matter underlined added.

Matter [bracketed] deleted.

**ATTACHMENTS:**

1. Vanguard Expansion Map
2. SEAF for Vanguard Expansion
3. VANGUARD OVERLAY ZONE - PLANNING BOARD REPORT - PH 7 8 25
4. VANGUARD OVERLAY ZONE - WEST COUNTY DEPT OF PLANNING REPORT - PH 7 8 25



CENTRE AVE

MAIN ST

WESTCHESTER PL

LEROY PL

CHURCH ST

NORMAN ROCKWELL BLVD

RAILROAD PL

QUINTON PL

LAWTON ST

MECHANIC ST

STATION PLAZA S

BRIDGE ST

NORTH AVE

ANDERSON ST

LOCUST AVE

LECOUNT PL

## Short Environmental Assessment Form Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Vanguard Overlay Zone Expansion			
Project Location (describe, and attach a location map): City of New Rochelle			
Brief Description of Proposed Action: The City of New Rochelle is proposing an expansion to the Vanguard Overlay Zone in the downtown to provide greater economic opportunities for businesses and property owners, and to create increased vibrancy for residents and visitors.			
Name of Applicant or Sponsor: City of New Rochelle		Telephone:	
Address: 515 North Avenue		E-Mail:	
City/PO: New Rochelle	State: NY	Zip Code: 10801	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			NO <input type="checkbox"/>
b. Total acreage to be physically disturbed? _____ acres			YES <input type="checkbox"/>
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

Attachment: SEAF for Vanguard Expansion (2025-135 : PROPOSED AMENDMENT TO CHAPTER 331, ZONING CODE RE: VANGUARD

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. 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?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	

Attachment: SEAF for Vanguard Expansion (2025-135 : PROPOSED AMENDMENT TO CHAPTER 331, ZONING CODE RE: VANGUARD



Agency Use Only [If applicable]

Project: \_\_\_\_\_

Date: \_\_\_\_\_

**Short Environmental Assessment Form**  
**Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

Agency Use Only (If appli

Project:

Date:

### Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

As shown in Parts I and II of this Short Environmental Assessment Form, the proposed code changes will have no adverse impact on the environment. The changes largely relate to uses that are already allowed in and around the downtown. Some of these uses are further regulated at the state and county levels. The proposed changes to parking will have no adverse impact as there are several municipal parking facilities in the downtown in addition to on-street parking and private parking operations.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.


Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

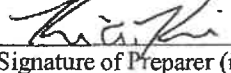
City Council - City of New Rochelle  
Name of Lead Agency

5/29/25  
Date

Adam Salgado  
Print or Type Name of Responsible Officer in Lead Agency

Commissioner of Development  
Title of Responsible Officer

  
Signature of Responsible Officer in Lead Agency

  
Signature of Preparer (if different from Responsible Officer)

PRINT FORM