



Proposed 2026 Downtown Overlay Zone (DOZ) Amendments and Updated Theoretical Development Scenario

**City of New Rochelle | City Council Meeting
June 9, 2026**

Presentation Available for Download in “Other Folder” at:
NewRochelleNY.gov/CCAgenda

Agenda

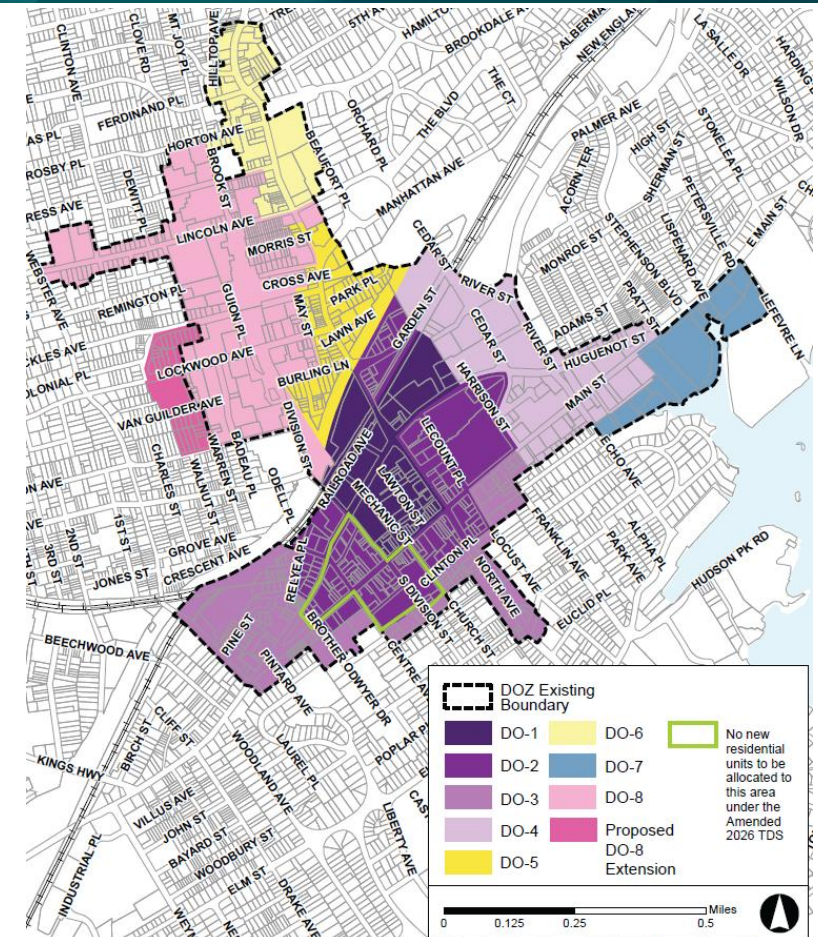
- Project Purpose and Goals
- Proposed DOZ Amendments + Updated TDS
- SEQR Public Review Process
- Response to Public Comments
- SEQR & Next Steps

Project Purpose and Goals

Project: 2026 DOZ zoning text and map amendments, and updated Theoretical Development Scenario (TDS)

Purpose: Refine the DOZ after a decade of implementation to better align zoning standards, the TDS, and environmental review assumptions with current market conditions, while preserving the DOZ's core goal of a walkable, mixed-use, transit-oriented downtown.

Goals: The updates are intended to improve development quality and predictability, expand missing-middle housing, strengthen downtown retail, activate ground-floor frontages, promote green building practices, and update sustainability and incentive standards.

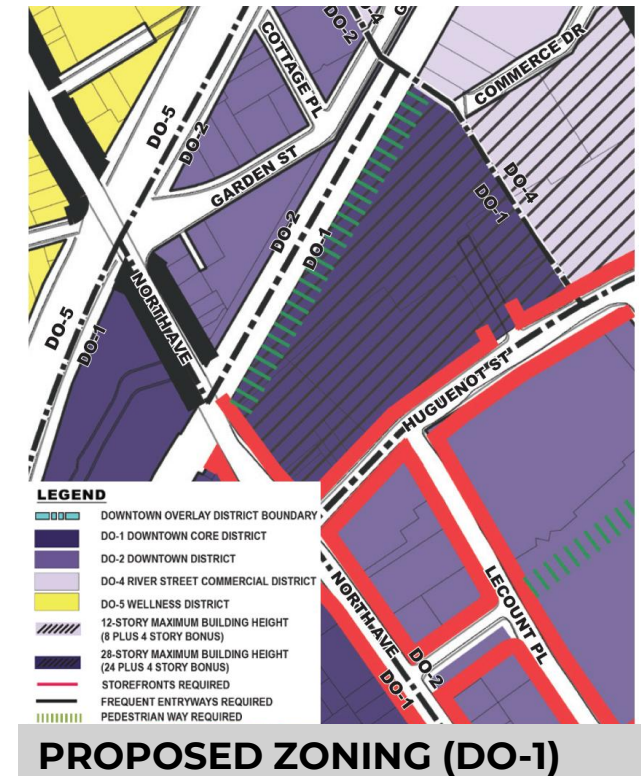
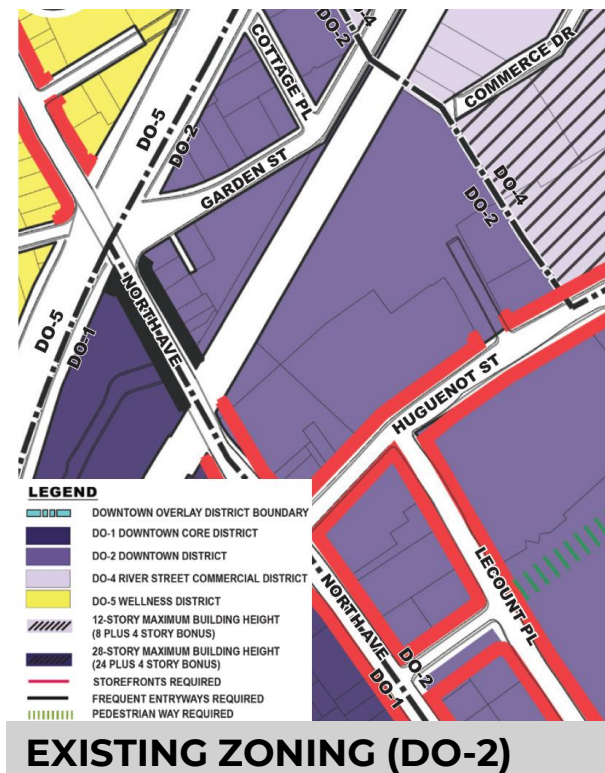


Proposed DOZ Boundaries

Originally Proposed Zoning Amendments

Zoning Map Changes

- **Expand DO-1** boundaries near North Avenue and Transit Center to support transit-oriented, large-format retail and entertainment uses.
- **Remap portions of DO-5 to DO-8** to promote neighborhood-scaled, walkable mixed-use development oriented to the LINC.
- **Extend DO-8** boundaries along Washington Street and Sickles Avenue to reinforce continuity of development patterns.
- **Realign the Storefront Requirement** in the core downtown to concentrate commercial uses.



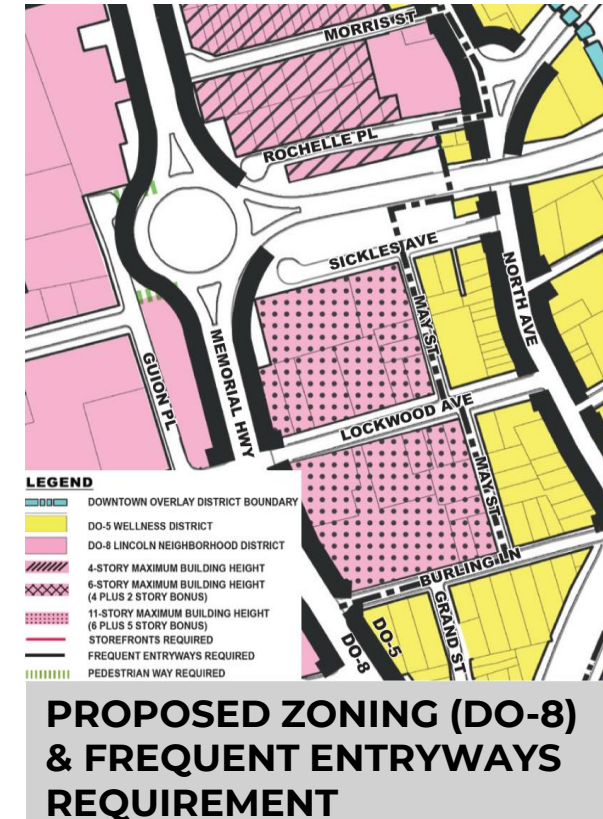
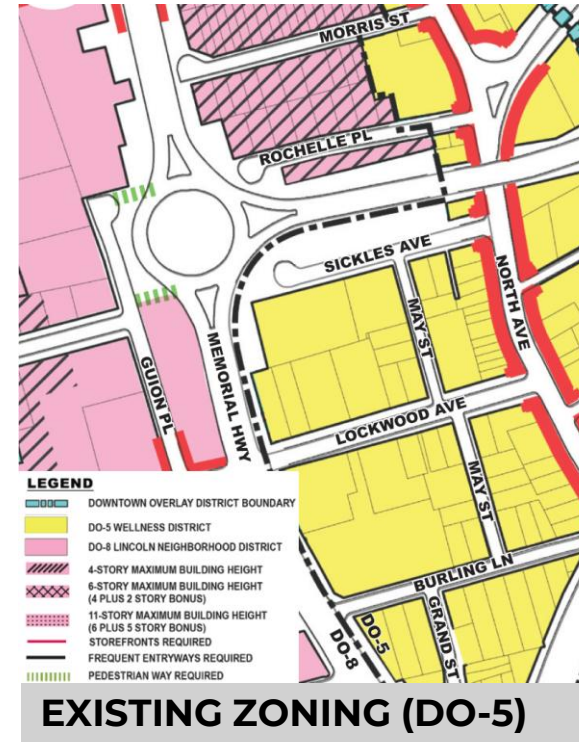
Originally Proposed Zoning Amendments

Zoning Text Changes

- Adjustments to development standards, frontage requirements, sustainability standards, definitions and incentive mechanisms.
- Limit waterfront access fees to the DO-7 District only, while increasing Fair Share Mitigation Fees by 25% to more equitably capture fees.

Updated 2026 TDS

- Recalibrated use allocation assumptions across districts based on observed absorption patterns and market conditions.
 - Includes a limit on new residential development within a specific area in DO-2 (no new residential units have been allocated to this area under this TDS).



Proposed 2026 Theoretical Development Scenario

- Targeted increase of approximately 2,800 residential units across select Downtown Overlay districts
- Correct imbalances between residential and nonresidential allocations
- Targeted removal of additional residential density in western portion of DO-2 that has already experienced substantial redevelopment and densification

Overlay District	Retail (SF)	Restaurant (SF)	Office Non-medical (SF)	Medical Office (SF)	Hotel (rooms)	Residential Units (DU)	Residential Condominium Units (DU)	Student Housing/ Supportive Housing	Adult Care (SF)	Independent Units (DU)	Institutional (SF)
DO-1	75,000 (-25,000)	40,000 (-14,000)	100,000 (-200,000)	55,000	300	3,130 ¹ (+1,500)	300	-	-	-	35,000 (-15,000)
DO-2	100,000 (-100,000)	22,000 (-10,400)	100,000	65,000 (-217,500)	-	6,464 ^{1,2} (200)		-	-	-	40,000 (-20,000)
DO-3	30,000 (-9,000)	5,400	25,000 (-25,000)	-	-	776 (+200)		100 (-100)	100,000	200	40,000 (-65,000)
DO-4	150,000 (+50,000)	21,400	50,000 (-50,000)	26,000	-	772 (+400)		-	-	-	-
DO-5	21,500	5,400	50,000 (-50,000)	50,000 (-55,000)	100	332 (+100)		200 (-100)	100,000 (-72,000)	-	60,000 (-80,000)
DO-6	25,000 (+3,500)	5,400	31,000	21,000	-	326 (+100)		-	50,000 (-28,000)	-	35,000
DO-7	60,000	40,000 (-20,000)	25,000	25,000	200	700	100	-	-	-	23,000
DO-8	16,000	24,000 (+12,000)	-	30,000	-	847 (+300)	100	200	20,000	-	30,000
TOTAL	477,500	163,600	381,000	272,000	600	13,347	500	500	270,000	200	263,000
<i>Proposed Change</i>	<i>(-80,500)</i>	<i>(-32,400)</i>	<i>(-325,000)</i>	<i>(-272,500)</i>	<i>(0)</i>	<i>(+2,800)</i>	<i>(0)</i>	<i>(-200)</i>	<i>(-100,000)</i>	<i>(0)</i>	<i>(-180,000)</i>

Notes:

¹ The City intends to reserve for a period of time, 800 Units in DO-1 and 700 Units in DO-2 for the future development of City-owned properties (see 2021 RAP Addendum)

² Within the DO-2 District, there is a limit on any new residential development within the area bounded by Division Street to the east, Huguenot Street to the north, Main Street to the west and south, and Centre Avenue to the west. No new residential units have been allocated to this area under the Amended 2026 Theoretical Development Scenario.

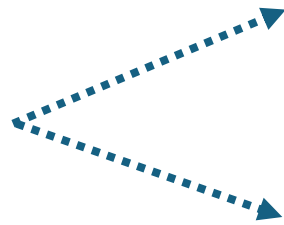
SEQR Public Review Process on the Proposed Zoning and SDGEIS

- In addition to identification and disclosure of environmental impacts, the State Environmental Quality Review (SEQR) process includes a public review period that **encourages public input on the proposed zoning changes**.
 - The Supplemental Final GEIS (SFGEIS) responds to all substantive public and agency comments.
- **Public Hearing** on the Proposed Zoning and SDGEIS was held on **April 14**.
 - 23 public speakers commented.
- Written **comment period was open for 66 days** (SEQR minimum is 30 days).
 - 20 comment letters were received.
- Public comments mainly related to:
 - Local and union jobs requirements (no mandates)
 - Increase of residential uses at the expenses of commercial/retail uses
 - Lack of homeownership and truly affordable housing options
 - Lack of greenspace
 - Lack of parking
 - Public process

Zoning Changes in Response to Public Comments

PUBLIC COMMENTS

- Strong desire to maintain and expand retail uses
- Requests for increased green areas and compliance with **GreenNR** in the downtown



FGEIS ZONING CHANGES

- Strengthened Storefront requirement definition and revised zoning map to mandate ground floor commercial uses in core downtown in alignment with the Vanguard Strategy.
- Met or exceed **GreenNR** goals by requiring 30% for planting and/or green infrastructure in civic spaces.
- Strengthened language recommending street trees and bioretention areas along public frontages.

Clarifications to Other Public Comments

PUBLIC COMMENTS

- How will **GreenNR** be advanced?

HOW THE CITY IS ADDRESSING THIS

- **Launch ClimateSmart as the City's branded green building framework**
 1. Creates a clear checklist for sustainable development
 2. Aligns enhanced zoning standards, GreenNR goals, and green building best practices
 3. Establishes minimum required green building elements for new projects
- **Require site-specific climate resilience review**
 1. Added through the forthcoming Findings Statement
 2. Requires each project to address the top three hazards identified in the Climate Vulnerability Assessment
 3. Ensures development plans are evaluated for resiliency, risk reduction, and long-term climate readiness
- **Use three scoring layers to ensure projects that:**
 1. Meet Mandatory DOZ compliance requirements including LEED
 2. Ensure alignment the seven GreenNR Climate Action Plan themes
 3. Bonus points for innovative, best-in-class sustainability measures

Clarifications to Other Public Comments

PUBLIC COMMENTS

HOW IT'S ADDRESSED IN THE PROPOSED ACTION

➤ More homeownership options



➤ Proposed bonus incentive for smaller-scale residential projects would facilitate more homeownership options.

➤ More affordable housing options



➤ Development standards adjustments promote smaller homes that are affordable by design.

➤ Affordable housing in the DOZ is close to 20%, nearly double the City code requirement, also providing much deeper levels of affordability than the base code.

➤ More public engagement



➤ Continuation of public process started in 2015. This SEQR process provided a 66-day comment period and a public hearing.

Clarifications to Other Public Comments

PUBLIC COMMENTS

- Strong desire to mandate local hiring and union labor especially if development receives tax breaks.



- Lack of parking



HOW THE CITY IS ADDRESSING THIS

- The City supports local hiring and fair labor goals. Labor and tax incentive requirements are addressed through the IDA, which is currently updating its Uniform Tax Exemption Policy. Not directly related to zoning.
- The City is finalizing a “Parking Management Strategic Plan” which could facilitate separate amendments to the City’s parking regulations.

SEQR & Next Steps

- **December and January:** Initial SEQR process including City Council's Positive Declaration
- **February 17** - SDGEIS was accepted as complete by the City Council – *BEGINNING OF PUBLIC REVIEW PERIOD, OPEN UNTIL APRIL 24*
- **April 14** - Public Hearing on the SDGEIS and Proposed Zoning Amendments
- **June 9** (TODAY) – Briefing on Supplemental Final GEIS (SFGEIS) before acceptance (anticipated for June 16)
- **FUTURE STEPS:** SEQR Findings Statement presentation + acceptance (anticipated July)



Supplemental Final Generic Environmental Impact Statement (SFGEIS)

City of New Rochelle
Westchester County, NY

2026 Downtown Overlay Zone Amendments and
Updated Theoretical Development Scenario

May 22, 2026