



Meeting Agenda - Final

Tuesday, January 13, 2026

5:30 PM

City Hall – City Council Chambers 4th Floor

Real Estate Committee

Call To Order

New Business

A GENERAL ORDINANCE AMENDING GENERAL ORDINANCE 4-2000, ALSO KNOWN AS CHAPTER 43 OF THE CODE OF THE CITY OF YONKERS, COMMONLY KNOWN AS THE ZONING ORDINANCE OF THE CITY OF YONKERS AND THE ACCOMPANYING ZONING MAP: A) TO RECLASSIFY AND REZONE THE PROPERTIES LOCATED AT: BLOCK 621 LOT 25, BLOCK 622 LOT 11, BLOCK 621 LOT 1, BLOCK 625 LOT 1, BLOCK 625 LOT 100 RESPECTIVELY FROM I DISTRICT TO D-MX DISTRICT; AND B) TO AMEND 43 ATTACHMENT 13 OF THE ZONING ORDINANCE ENTITLED "MAP A: KEY STREETS" TO INCLUDE THE ABOVE REFERENCED PROPERTIES; C) TO AMEND 43 ATTACHMENT 14 OF THE ZONING ORDINANCE ENTITLED "MAP B: HEIGHT DISTRICT MAP" TO INCLUDE THE ABOVE-REFERENCED PROPERTIES AND TO ALLOW A MAXIMUM PERMITTED BUILDING HEIGHT OF 150 FEET AND OTHERWISE CLARIFY THE MAP; D) TO AMEND 43 ATTACHMENT 15 OF THE ZONING ORDINANCE ENTITLED "MAP C: ADDITIONAL SIDEWALK WIDTH REQUIREMENT MAP" TO INCLUDE THE ABOVE-REFERENCED PROPERTIES; AND E) TO AMEND 43 ATTACHMENT 16 OF THE ZONING ORDINANCE ENTITLED "MAP D: DISTRICTS" TO INCLUDE THE ABOVE-REFERENCED PROPERTIES.

Adjournment



GENERAL ORDINANCE -2026

BY: COUNCIL PRESIDENT COLLINS-BELLAMY, MAJORITY LEADER RUBBO, MAJORITY WHIP NORMAN, MINORITY LEADER BREEN, COUNCILMEMBERS, PINEDA-ISAAC, DIAZ AND MERANTE:

A GENERAL ORDINANCE AMENDING GENERAL ORDINANCE 4-2000, ALSO KNOWN AS CHAPTER 43 OF THE CODE OF THE CITY OF YONKERS, COMMONLY KNOWN AS THE ZONING ORDINANCE OF THE CITY OF YONKERS AND THE ACCOMPANYING ZONING MAP: A) TO RECLASSIFY AND REZONE THE PROPERTIES LOCATED AT: BLOCK 621 LOT 25, BLOCK 622 LOT 11, BLOCK 621 LOT 1, BLOCK 625 LOT 1, BLOCK 625 LOT 100 RESPECTIVELY FROM I DISTRICT TO D-MX DISTRICT; AND B) TO AMEND 43 ATTACHMENT 13 OF THE ZONING ORDINANCE ENTITLED "MAP A: KEY STREETS" TO INCLUDE THE ABOVE REFERENCED PROPERTIES; C) TO AMEND 43 ATTACHMENT 14 OF THE ZONING ORDINANCE ENTITLED "MAP B: HEIGHT DISTRICT MAP" TO INCLUDE THE ABOVE-REFERENCED PROPERTIES AND TO ALLOW A MAXIMUM PERMITTED BUILDING HEIGHT OF 150 FEET AND OTHERWISE CLARIFY THE MAP; D) TO AMEND 43 ATTACHMENT 15 OF THE ZONING ORDINANCE ENTITLED "MAP C: ADDITIONAL SIDEWALK WIDTH REQUIREMENT MAP" TO INCLUDE THE ABOVE-REFERENCED PROPERTIES; AND E) TO AMEND 43 ATTACHMENT 16 OF THE ZONING ORDINANCE ENTITLED "MAP D: DISTRICTS" TO INCLUDE THE ABOVE-REFERENCED PROPERTIES.

The City of Yonkers, in City Council convened, does hereby ordain and enact:

Section 1. Recitals.

- a) The City has been committed to revitalizing the Hudson River waterfront for several decades and, as a result, has seen significant changes in the downtown area, including the shift from the waterfront as an industrial area to one that is comprised primarily of residences, retail, and light industrial spaces. The Comprehensive Plan for the City of the Yonkers, which recognized the "enormous development and tourism potential" of the waterfront, has guided this redevelopment. As part of the Comprehensive Plan, the City expressed its intention to "improve public access and provide new uses to enhance the northern and southern water areas." In its current state, the northern and southern areas of the waterfront have limited public access and lack a connection to the Downtown, including the Yonkers Recreation Pier, Esplanade, and Daylighting parks. Additionally, the Downtown lacks a connection to facilities north and south, including connection to the new Yonkers park at Fernbrook Street that is nearing the construction phase in the waterfront space just south of the above-referenced Properties, and the new residential properties that have been constructed in the Ludlow Street area.

- b) From time to time, the City reevaluates the designation of properties to determine if their current zoning permits appropriate uses. As the downtown waterfront area grows, the properties designated Block 621 Lot 25, Block

622 Lot 11, Block 621 Lot 1, Block 625 Lot 1, Block 625 Lot 100, would be more appropriately suited for uses consistent with the D-MX zone, that is, uses which are residential, educational, retail, and light industrial. Redesignating this area to move away from heavy industrial use will remove barriers to public access and strengthen the southern area of the waterfront in a manner consistent with the Comprehensive Plan including; encouraging a mix of uses, including promoting water dependent and related uses, residential and public uses along the water's edge.

- c) On December 9, 2025, herewith, the City Council adopted a Negative Declaration under SEQRA that the Proposed Action will not result in any significant adverse impact on the environment, and that the preparation of an Environmental Impact Statement is not required, thereby concluding the review process under SEQRA.

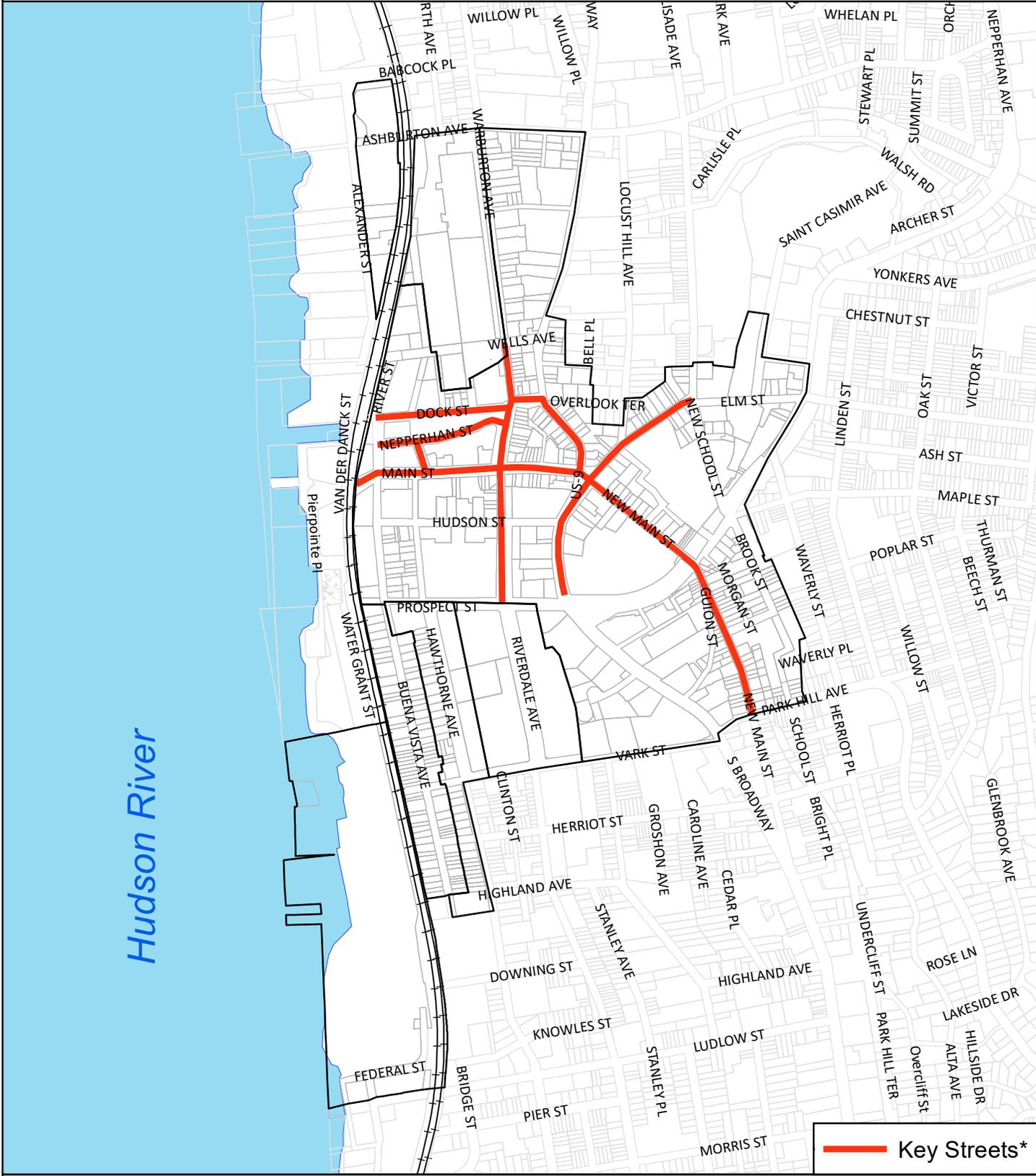
Section 2. Amendments.

- (a) *43 Attachment 13* of the Zoning Ordinance (entitled, "Map A: Key Streets") ("Map A") is hereby amended to include Block 621 Lot 25, Block 622 Lot 11, Block 621 Lot 1, Block 625 Lot 1, Block 625 Lot 100. A copy of the amended Map A to be included in the Zoning Ordinance is attached hereto as Exhibit "A".
- (b) *43 Attachment 14* of the Zoning Ordinance (entitled, "Map B: Height District Map")("Map B") is hereby amended to include Block 621 Lot 25, Block 622 Lot 11, Block 621 Lot 1, Block 625 Lot 1, Block 625 Lot 100 and to allow a maximum permitted building height of 150 feet. A copy of the amended Map B to be included in the Zoning Ordinance is attached hereto as Exhibit "B".
- (c) *43 Attachment 15* of the Zoning Ordinance (entitled, "Map C: Additional Sidewalk Width Requirement Map")("Map C") is hereby amended to include Block 621 Lot 25, Block 622 Lot 11, Block 621 Lot 1, Block 625 Lot 1, Block 625 Lot 100. A copy of the amended Map C to be included in the Zoning Ordinance is attached hereto as Exhibit "C".
- (d) *43 Attachment 16* of the Zoning Ordinance (entitled, "Map D: Districts")("Map D") and the Zoning Map are hereby amended to reclassify and rezone Block 621 Lot 25, Block 622 Lot 11, Block 621 Lot 1, Block 625 Lot 1, Block 625 Lot 100 from I District to D-MX District. A copy of the amended Map D to be included in the Zoning Ordinance is attached hereto as Exhibit "D".

Section 3. If any section, subdivision, sentence, clause, phrase or other portion of this Ordinance is, for any reason, declared unconstitutional or invalid, in whole or in part, by any court of competent jurisdiction, such portion shall be deemed several and such constitutionality or invalidity shall not affect the validity of the remaining portions of this Ordinance, which remaining portions shall remain in full force and effect.

Section 4. This Ordinance shall take effect immediately.

Map D: Key Streets

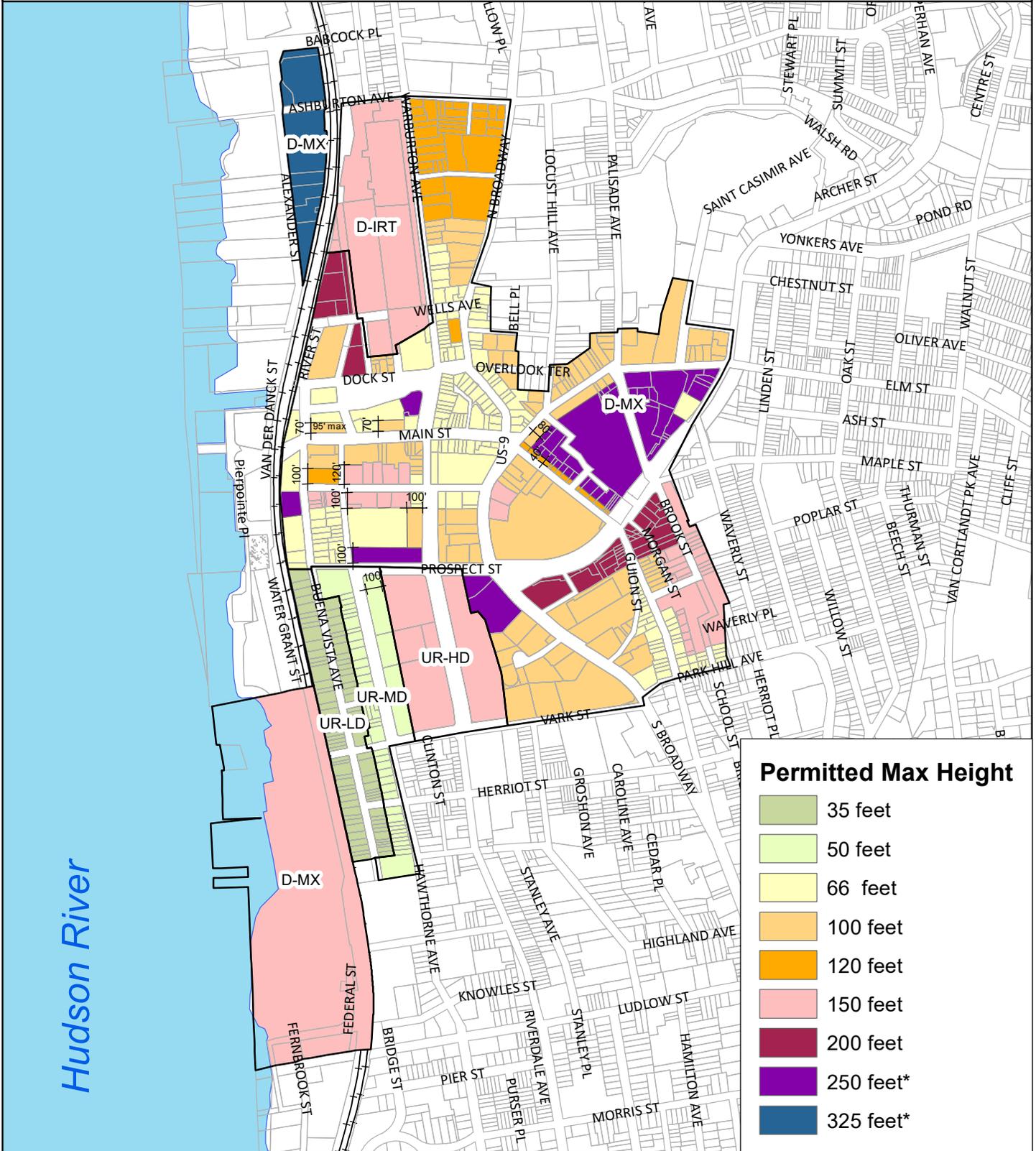


 Key Streets*



*Key Street will only be on the east side of Warburton.
 Prepared by the City of Yonkers Planning Bureau.

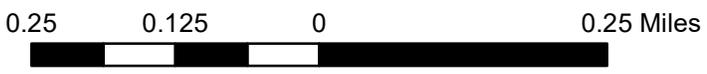
Map B: Height District Map



Permitted Max Height

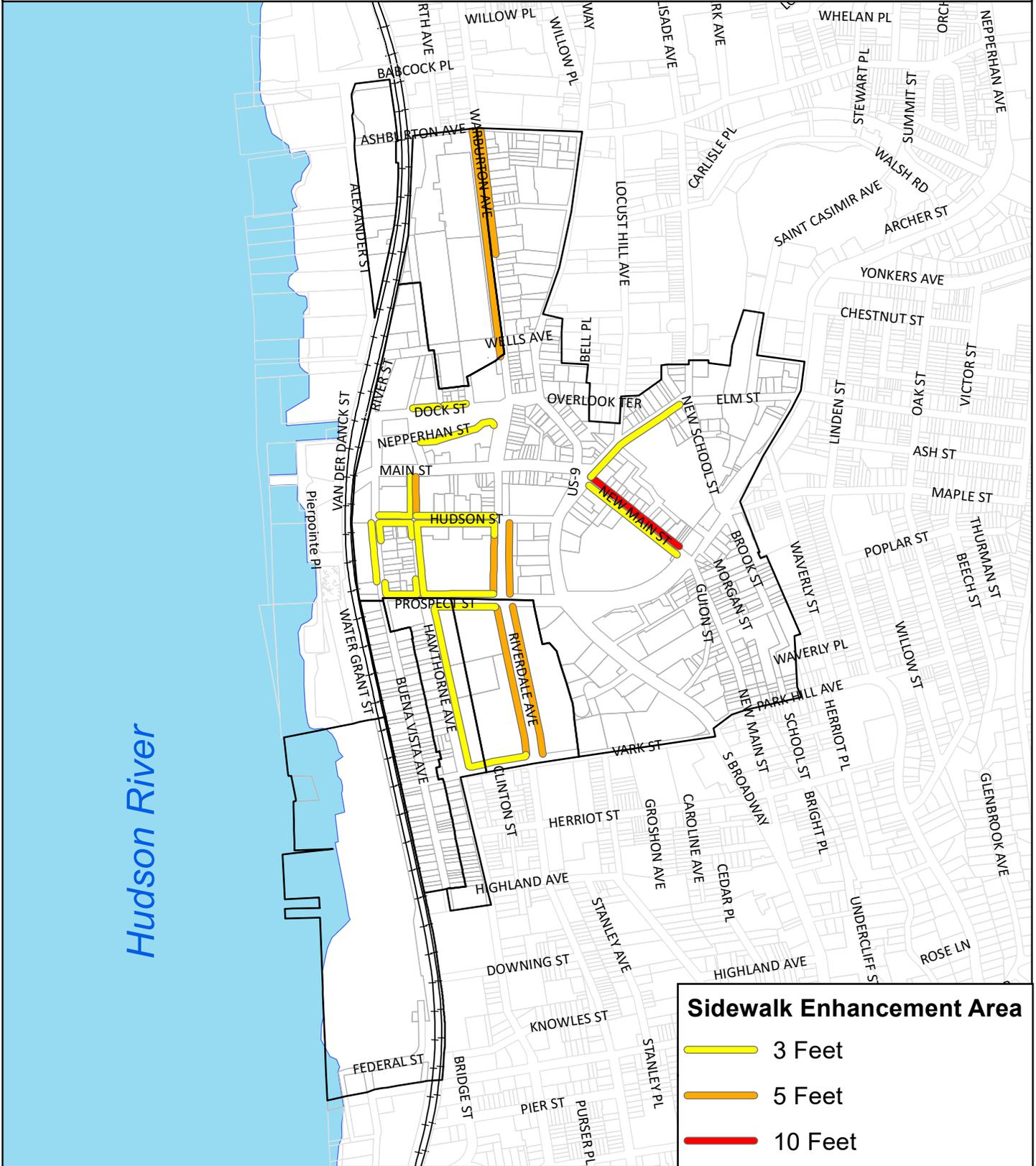
35 feet
50 feet
66 feet
100 feet
120 feet
150 feet
200 feet
250 feet*
325 feet*

***Maximum Height Districts**
 Any parcel or portion of a parcel in this map that is identified as having a permitted maximum height of 250' or higher.



Prepared by the City of Yonkers Planning Bureau.

Map C: Additional Sidewalk Width Requirement Map



0.25 0.125 0 0.25 Miles

Prepared by the City of Yonkers Planning Bureau.

**INTRODUCER’S MEMORANDUM
SUBMITTED IN ACCORDANCE WITH SECTION §C4-6 OF THE CHARTER**

SPONSOR: Council

TITLE OF BILL: A GENERAL ORDINANCE AMENDING GENERAL ORDINANCE 4-2000, ALSO KNOWN AS CHAPTER 43 OF THE CODE OF THE CITY OF YONKERS, COMMONLY KNOWN AS THE ZONING ORDINANCE OF THE CITY OF YONKERS AND THE ACCOMPANYING ZONING MAP: A) TO RECLASSIFY AND REZONE THE PROPERTIES LOCATED AT: BLOCK 621 LOT 25, BLOCK 622 LOT 11, BLOCK 621 LOT 1, BLOCK 625 LOT 1, BLOCK 625 LOT 100 RESPECTIVELY FROM I DISTRICT TO D-MX DISTRICT; AND B) TO AMEND 43 ATTACHMENT 13 OF THE ZONING ORDINANCE ENTITLED “MAP A: KEY STREETS” TO INCLUDE THE ABOVE REFERENCED PROPERTIES; C) TO AMEND 43 ATTACHMENT 14 OF THE ZONING ORDINANCE ENTITLED “MAP B: HEIGHT DISTRICT MAP” TO INCLUDE THE ABOVE-REFERENCED PROPERTIES AND TO ALLOW A MAXIMUM PERMITTED BUILDING HEIGHT OF 150 FEET AND OTHERWISE CLARIFY THE MAP; D) TO AMEND 43 ATTACHMENT 15 OF THE ZONING ORDINANCE ENTITLED “MAP C: ADDITIONAL SIDEWALK WIDTH REQUIREMENT MAP” TO INCLUDE THE ABOVE-REFERENCED PROPERTIES; AND E) TO AMEND 43 ATTACHMENT 16 OF THE ZONING ORDINANCE ENTITLED “MAP D: DISTRICTS” TO INCLUDE THE ABOVE-REFERENCED PROPERTIES.

PURPOSE: Change the zone district classification of the above captioned properties from “I” “D-MX” zone,.

SUMMARY OF SPECIFIC PROVISIONS:

Amends Chapter 43 of the Code of the City of Yonkers for certain properties from a “I” Zone District Classification to an “D-MX” Zone District Classification.

JUSTIFICATION:

The City has been committed to revitalizing the Hudson River waterfront for several decades and, as a result, has seen significant changes in the downtown area, including the shift from the waterfront as an industrial area to one that is comprised primarily of residences, retail, and light industrial spaces. The Comprehensive Plan for the City of the Yonkers, which recognized the “enormous development and tourism potential” of the waterfront, has guided this redevelopment. As part of the Comprehensive Plan, the City expressed its intention to “improve public access and provide new uses to enhance the northern and southern water areas.” In its current state, the northern and southern areas of the waterfront have limited public access and lack a connection to the Downtown, including the Yonkers Recreation Pier, Esplanade, and Daylighting parks. Additionally, the Downtown lacks a connection to facilities north and south, including

connection to the new Yonkers park at Fernbrook Street that is nearing the construction phase in the waterfront space just south of the above-referenced Properties, and the new residential properties that have been constructed in the Ludlow Street area.

IMPACT OF REGULATION ON BUSINESS AND INDIVIDUALS: Future impact will create more public space and certain development, including residential as of right.

CRIMINAL SANCTION IMPACT: N/A.

LEGISLATIVE HISTORY: N/A

FISCAL IMPLICATIONS: N/A

EFFECTIVE DATE: Immediately

SUBJECT: A GENERAL ORDINANCE AMENDING GENERAL ORDINANCE 4-2000, ALSO KNOWN AS CHAPTER 43 OF THE CODE OF THE CITY OF YONKERS, COMMONLY KNOWN AS THE ZONING ORDINANCE OF THE CITY OF YONKERS AND THE ACCOMPANYING ZONING MAP: A) TO RECLASSIFY AND REZONE THE PROPERTIES LOCATED AT: BLOCK 621 LOT 25, BLOCK 622 LOT 11, BLOCK 621 LOT 1, BLOCK 625 LOT 1, BLOCK 625 LOT 100 RESPECTIVELY FROM I DISTRICT TO D-MX DISTRICT; AND B) TO AMEND 43 ATTACHMENT 13 OF THE ZONING ORDINANCE ENTITLED "MAP A: KEY STREETS" TO INCLUDE THE ABOVE REFERENCED PROPERTIES; C) TO AMEND 43 ATTACHMENT 14 OF THE ZONING ORDINANCE ENTITLED "MAP B: HEIGHT DISTRICT MAP" TO INCLUDE THE ABOVE-REFERENCED PROPERTIES AND TO ALLOW A MAXIMUM PERMITTED BUILDING HEIGHT OF 150 FEET AND OTHERWISE CLARIFY THE MAP; D) TO AMEND 43 ATTACHMENT 15 OF THE ZONING ORDINANCE ENTITLED "MAP C: ADDITIONAL SIDEWALK WIDTH REQUIREMENT MAP" TO INCLUDE THE ABOVE-REFERENCED PROPERTIES; AND E) TO AMEND 43 ATTACHMENT 16 OF THE ZONING ORDINANCE ENTITLED "MAP D: DISTRICTS" TO INCLUDE THE ABOVE-REFERENCED PROPERTIES.

BUDGET IMPACT

A) General Fund Board of Education Special Revenue fund or District

B) EXPENSES AND REVENUES

Total Current Year Cost: N/A Total Current Year Revenue:

Source of Funds (Check one): Current Appropriations Additional Appropriations Transfer of Existing Appropriations X Fee/Fine/Tax/Other (Explain) Identify Accounts: N/A_

Potential Related Operating Budget Expenses: Annual Amount: \$ N/A

Describe: N/A

Potential Related Revenues: Annual Amount: \$N/A

Next 5 years: N/A

Anticipated Savings: Annual

Amount: \$ _____

Current Year:

Next 5 years:

C) FISCAL IMPACT Potential for additional personnel: N/A

Prepared By: Rachel Kravitz

Title: 2nd Dep Corp Counsel

Department: Law

Signature: R

Kravitz

Reviewed By: John Lizewski
Commissioner FINANCE
DEPARTMENT

Signature: John Lizewski

Date: 11/25/25