

NEW ROCHELLE
PUBLIC HEARING NOTICE
SPECIAL PERMIT – URSULINE SCHOOL

Notice is hereby given that the City Council of the City of New Rochelle, New York, will hold a Public Hearing on Tuesday, December 7, 2021, at 7:00 P.M., in the Council Chamber, City Hall, 515 North Avenue, New Rochelle, New York, relative to the application of the Ursuline School for a Special Permit, pursuant to the provisions of Section 331-91.B of the Zoning Code of the City of New Rochelle, to utilize an existing building recently acquired by Ursuline for administrative offices and storage for the school.

Proposed legislation:

RESOLUTION GRANTING A SPECIAL PERMIT TO THE
URSULINE SCHOOL PURSUANT TO SECTION 331-91.B OF
THE NEW ROCHELLE ZONING CODE. (Intro. 11/9/21; Public
Hearing 12/7/21).

WHEREAS, the City has received a special permit application by the Ursuline School, located at 1454 North Avenue, in an R1-10A one family residence zoned district, which seeks to utilize an existing building that Ursuline has recently acquired for administrative offices and storage for the school; and

WHEREAS, pursuant to City Code, the City Council is the approving agency for special permits that involve the expansion of private school campuses in residential districts; and

WHEREAS, Ursuline has recently purchased a parcel of land as depicted on the topographic survey submitted with their application that has frontage on North Avenue and an exit ramp of the Hutchinson River Parkway; and

WHEREAS, the site includes a structure that is residential in character, and was most recently used by Westchester County as groundskeeper housing, according to the application materials; and

WHEREAS, Ursuline is seeking to formalize the expansion of its campus, merging properties, and to utilize the new building for administrative offices and storage; and

WHEREAS, no site plan improvements are proposed at this time; and

WHEREAS, the Bureau of Buildings has recommended that the special permit be granted as the application has been reviewed and it has been determined that it meets the salient features of the zoning ordinance; now, therefore

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

This City Council hereby grants a Special Permit to the Ursuline School in accordance with §331-91.B of the Zoning Ordinance of the City of New Rochelle.

All persons interested are invited to attend said Public Hearing or submit written communications to the City Clerk at or before the Public Hearing.

By order of the City Council by Resolution duly adopted on November 9, 2021.

Michelle Oliveros
City Clerk