

PUBLIC HEARING NOTICE
RE: ZONING CODE, CHAPTER 331
SECTION 331-91, ARTICLE XII, SPECIAL PERMIT USES

Notice is hereby given that the City Council of the City of New Rochelle, New York, will hold a Public Hearing on Tuesday, April 11, 2017, at 7:00 P. M., in the Council Chamber, City Hall, 515 North Avenue, New Rochelle, New York, relative to the Zoning Code, Chapter 331, Section 331-91, Article XII, Special Permit Uses, of the Code of the City of New Rochelle, the establishment of new or expansion of existing universities, colleges and private school campuses in residential districts.

Chapter 331. Zoning
Article XII. Special Permit Uses

§ 331-91. Establishment of new or expansion of existing universities, colleges and private school campuses in residential districts.

A. Application for a special permit shall be made by the university, college, or private school.

B. A special permit shall be required for a new or the expansion of an existing university, college and private school campus in residential districts. Expansion shall include the merger of lots adjacent to the existing campus.

(1) A campus site plan shall be required that includes a facility-wide site plan, and related narrative at a suitable level of detail to describe specific land uses within the campus that are existing and a schedule for development for those uses that are proposed. The site plan shall include the graphic illustration of major buildings, internal roadways (including circulation pattern), parking areas, open spaces, recreational fields, dormitories, classrooms that includes a tabular calculation of building square footage, number of parking spaces, and percent of open space.

(2) The institution shall be chartered by the Board of Regents of the State of New York and shall be operated in accordance with the requirements of the New York State Education Department.

(3) The minimum site area shall be in no case less than the minimum site area standards as recommended for public schools by the New York State Department of Education.

(4) The total building coverage of all principal and accessory buildings shall not exceed 25% of the total campus area.

(5) Outdoor playing fields shall be set back from neighboring streets and property lines by at least 50 feet and shall be screened from public view with fencing and/or buffer landscaping, all in accordance with § 331-119B of this chapter.

(6) The minimum number of off-street parking and loading spaces shall be provided in accordance with the requirements of Article XIV of this chapter.

(7) Exterior lighting shall be so placed and shielded as to reflect the source of light away from residential property and be limited to illuminating the subject property without spilling over across property boundaries.

(8) If the proposed use is an expansion of the educational use, then the applicant must show the need to expand into a residential area rather than into a less restrictive business area. No special permit shall be granted by the City Council unless the applicant can demonstrate that there is no reasonable alternative to location or expansion on the site proposed.

C. The City Council, in considering the request for a special permit, may impose conditions it deems necessary to protect the health, safety and public welfare of the neighboring residents and the City.

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 dated March 28, 2017, by Resolution No. 62.

Bennie F. Giles, III, City Clerk