



DASNY

KATHY HOCHUL
Governor

LISA GOMEZ
Chair

ROBERT J. RODRIGUEZ
President & CEO

Memorandum

TO: Robert S. Derico, R.A., Director, Office of Environmental Affairs

FROM: Sara E. Stein, AICP, LEED-AP, Senior Environmental Manager
Office of Environmental Affairs

DATE: April 21, 2025

RE: *State Environmental Quality Review (SEQR) Determination for the Iona University 2025 New Money (Upper Green and Campus-wide Enhancements) and Refinancing Project (Independent Colleges and Universities Program) – New Rochelle and Bronxville (Westchester County), New York*

Description of Proposed Action and Proposed Project. Iona University (“Iona” or the “University”) has requested financing from the Dormitory Authority of the State of New York (“DASNY”) for its *2025 New Money (Upper Green and Campus-wide Enhancements) and Refinancing Project* (the “Proposed Project”). For the purposes of the New York *State Environmental Quality Review Act* (“SEQRA”), the Proposed Action would involve DASNY’s authorization of the issuance of DASNY obligations, on behalf of Iona University, for the Proposed Project. Accordingly, the Proposed Project is subject to environmental review pursuant to SEQRA.

Based on a review of the attached *Transaction Report – Resolution to Proceed* dated January 7, 2025 and *Transaction Report Update -- Adoption of Documents* dated April 15, 2025, and other relevant documentation, it has been determined that the Proposed Action would involve DASNY’s authorization of the issuance of an amount not to exceed \$90,000,000 in one or more series of fixed- and/or variable-rate, tax-exempt and/or taxable Series 2025 Bonds (the “Bonds”) to be sold at one or more times through a negotiated offering and/or a private placement on behalf of Iona University, pursuant to DASNY’s Independent Colleges and Universities Program.¹

More specifically, the proceeds of the 2025 Bonds would be used to refinance all, or a portion of, the University’s Series 2015A Bonds (approximately \$45 million) issued by the City of New Rochelle Corporation for Local Development and a taxable bank loan (approximately \$10 million) issued in 2019. The bond proceeds would also be used to finance the costs associated with various construction, renovation and improvement projects across Iona University’s New Rochelle Campus (main campus) and Bronxville Campus facilities (approximately \$30 million), as described below. Iona’s New Rochelle Campus is located at 715 North Avenue in New Rochelle, and its Bronxville campus is located at 171 White Plains Road in Bronxville, Westchester County, New York.

¹ The Resolution to Proceed for this bond financing was adopted by the DASNY Board at the January 15, 2025, Board meeting.

Additional Financing Components:

“Upper Green” Development – New Rochelle Campus: The bond proceeds would be used for the design and construction of an approximately 2.44-acre green space featuring walking paths and areas for gathering. The project would consist of the demolition of an existing cottage and other improvements, the relocation of the facilities yard, and the creation of additional large open green space designed to serve as an extension of the Blessed Edmund Rice Chapel. The proposed green space would feature sloped and flat terrain with accessible footpaths, and a meditation grotto at the center of the design. The project required a Special Permit from the New Rochelle City Council to merge four properties with Iona’s main campus pursuant to Section 331-91 of the City’s Zoning Code and site plan approval from the New Rochelle Planning Board.

The New Rochelle City Council completed a coordinated *SEQR* for this Unlisted action and issued a Resolution adopting its Negative Declaration for the project on January 14, 2025, noting that “...*the Proposed Action will not have a significant effect on the environment...*”, and the New Rochelle Planning Board approved the site plan for the Upper Green project, concurring with the City Council’s *SEQR Negative Declaration* determination on March 25, 2025. DASNY has reviewed the New Rochelle City Council’s *SEQR* determination and supporting documentation and concurs that the Proposed Action would not have a significant effect on the environment.

Academic Laboratory Improvements – New Rochelle Campus: The bond proceeds would be used for the renovation and upgrades to lab infrastructure supporting the organic chemistry laboratory, media center, and e-sports programs, including upgrades to the heating, ventilating, and air conditioning (“HVAC”) systems, furniture, and equipment.

Student Residence Hall Renovations – New Rochelle Campus: The bond proceeds would be used to renovate Iona’s existing main campus residence halls, including the North Avenue (“North”) Hall located at 688 North Avenue, Conese Hall located at 680 North Avenue, Loftus Hall located at 25 Mayflower Avenue, Rice Hall located at 55 Pryer Terrace, and East Hall located at 715 North Avenue. Renovations to these residence halls would include upgrades to windows, elevators, life safety features, HVAC and water systems, and boilers. The proceeds would also be used for room improvements, including new furniture, fixtures, equipment, and bedding in Conese Hall and North Hall.

Student Union in La Penta Business School Building – New Rochelle Campus: The bond proceeds would be used to upgrade the HVAC system, boilers, and water system in the Student Union.

Hynes Athletic Center – New Rochelle Campus: The bond proceeds would be used to renovate the Hynes Athletic Center, including upgrades to the HVAC and water systems and boilers.

Bohm Hall Renovation -- Bronxville Campus: The bond proceeds would be used to renovate the 3-story, approximately 22,428-gross-square-foot (“gsf”) Bohm Hall to add 50–75 new beds, including upgrades to the bathrooms, laundry room, and HVAC systems, accessibility improvements, ceiling replacement, and new flooring, paint and furniture.

Rippe Hall and Romoser Hall Renovations – Bronxville Campus: The bond proceeds would be used to renovate both residence halls to increase housing capacity by 75–95 beds, including upgrades to improve the bathrooms and HVAC facilities.

Commons Student Lounge Renovation – Bronxville Campus: The bond proceeds would be used for upgrades to the student lounge space known as “the Commons” including bathroom upgrades and HVAC facilities.

Tennis Courts and Meyers Athletic Center Upgrades – Bronxville Campus: The bond proceeds would be used to refurbish the tennis courts and renovate the space within the athletic center, including the clubhouse, locker rooms, and other athletic team facilities upgrades.

University-Wide Maintenance Projects: The bond proceeds would also be used for additional renovation and deferred maintenance initiatives across the University system.

About the Institution. Founded as a private, independent college for men by the Congregation of Christian Brothers, Iona University commenced operations in 1940 in New Rochelle, New York, as Iona College. On July 1, 2022, Iona changed its name from Iona College to Iona University, reflecting its expansion into graduate and doctoral programs, as well as its increased emphasis on research and global engagement. From an initial class of 90 freshmen students, the University has grown to a headcount enrollment of more than 3,900 students studying on two campuses. In addition to its main campus in New Rochelle, New York, Iona expanded in 2021, to include the New York-Presbyterian Iona School of Health Sciences on its Bronxville campus, further enhancing its offerings in healthcare education.

Iona has three schools, the New York-Presbyterian Iona School of Health Science, the LaPenta School of Business and the School of Arts & Science. The School of Arts & Science offers over 45 baccalaureate-level BA, BS and BPS programs and over 30 graduate-level Masters degree and certificate programs in a variety of traditional liberal arts, pre-professional and professional disciplines. Through major programs at the undergraduate and graduate levels, the University offers courses of study in the traditional liberal arts disciplines and in selected pre-professional and professional programs. The Arts and Science programs serve both traditional-age and returning adult students. The recently renovated LaPenta School of Business offers programs for undergraduates, returning adults, MBA and Post Master's Certificate students.

SEQR Determination. DASNY completed this environmental review in accordance with *SEQRA*, codified at Article 8 of the New York *Environmental Conservation Law* (“ECL”), and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations* (“N.Y.C.R.R.”), which collectively contain the requirements for the *State Environmental Quality Review* (“SEQR”) process.

Previously, Iona University was granted a Special Permit by the New Rochelle City Council, subject to certain conditions, for a lot merger to facilitate the construction of its Upper Green project. The City Council served as lead agency and conducted a coordinated *SEQR* review of the project. A representative of Iona University completed a *Short Environmental Assessment Form* (“SEAF”) – *Part 1* for the project dated October 8, 2024 (revised November 26, 2024)² and issued a *SEQR Negative Declaration Notice of Determination of Nonsignificance* on November 27, 2024, as documented in the *SEAF – Parts 2 and 3*, attached. A Resolution issuing a *Negative Declaration* for the project was adopted by the City Council on January 14, 2025 (see Resolution #2025-1, attached).

² Based on community concerns regarding the potential for noise impacts, the proposed pickleball courts originally proposed in the SEAF Part dated October 8, 2024, were eliminated from the Upper Green project, and the project plans were amended accordingly.

The Upper Green project was also reviewed by the New Rochelle Planning Board. Iona University received site plan approval for the project from the New Rochelle Planning Board on March 25, 2025 (see Resolution #18-2025, attached). The New Rochelle Planning Board relied on the January 14, 2025, *SEQR* determination completed by the New Rochelle City Council for its compliance with *SEQRA*.

While DASNY was not an involved agency during City Council's *SEQR* process, it is an involved agency after the fact, due to its funding approval, and is therefore bound by the determination of the lead agency.³ Based on the above, and the additional information set forth below, DASNY, as an involved agency for the purpose of its funding action, independently analyzed the relevant areas of environmental concern and concurs with the lead agency's (City of New Rochelle City Council) *Negative Declaration* that the Upper Green project would not have a significant adverse impact on the environment.

It has been determined that the remaining components of the Proposed Project would involve the following Type II actions:

- *"maintenance or repair involving no substantial changes in an existing structure or facility"*, which is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(1);
- *"replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in Part 617.4"*, which is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(2);
- *"routine activities of educational institutions, including expansion of existing facilities by less than 10,000 square feet of gross floor area and school closings, but not changes in use related to such closings"*, which is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(10);
- *"conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action"*, which is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(27);
- *"investments by or on behalf of agencies or pension or retirement systems, or refinancing existing debt"*, which is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(29); and
- *"purchase or sale of furnishings, equipment, or supplies, including surplus government property, other than the following: land, radioactive material, pesticides, herbicides, or other hazardous materials"*, which is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(31).

Type II "actions have been determined not to have significant impact on the environment or are otherwise precluded from environmental review under Environmental Conservation Law, article 8."⁴ Therefore, no further *SEQR* determination or procedure is required for any component of the proposed project identified as Type II.

³ 6 N.Y.C.R.R. § 617.6(b)(3)(iii).

⁴ 6 N.Y.C.R.R. § 617.5(a).

SHPA Determination. The Proposed Projects were also reviewed in conformance with the *New York State Historic Preservation Act of 1980* (“SHPA”), especially the implementing regulations of Section 14.09 of the *Parks, Recreation, and Historic Preservation Law* (“PRHPL”), as well as with the requirements of the Memorandum of Understanding (“MOU”), dated March 18, 1998, between DASNY and the New York State Office of Parks, Recreation, and Historic Preservation (“OPRHP”). In compliance with Article III, Section 3.0 of the MOU, OPRHP would be notified of the Proposed Projects being funded with bond proceeds.

The Upper Green project site is adjacent to two buildings, 45 Beechmont Drive and 53 Montgomery Place in New Rochelle, that are eligible for listing in the State and National Registers of Historic Places (“S/NR”). The property is also in an area sensitive for archaeological resources and within the Iona College East Campus Survey. No alterations are proposed to the S/NR-eligible buildings. It is the opinion of DASNY that the Proposed Projects would have no impact on historic or cultural resources in or eligible for inclusion in the S/NR.

Attachments

cc: Michael Logan, Esq.
Alex Sirdine
SEQR File
OPRHP



Transaction Report Update – Adoption of Documents

Iona University – New Rochelle, New York

April 15, 2025

PROGRAM:

Independent Colleges &
Universities

PURPOSE:

New Money
Refinancing

NOT TO EXCEED AMOUNT:

\$90,000,000

NOT TO EXCEED TERM:

30 Years

INTEREST RATE TYPE:

Fixed and/or Variable

BOND TAX STATUS:

Tax-Exempt and/or Taxable

SALE TYPE:

Negotiated Offering and/or
Private Placement

RATINGS: Baa2/BBB/NR**SECURITY:**

General Obligation

Recent Information

The Resolution to Proceed for this financing was adopted by the Board at the January 15, 2025, Board meeting. Since that time:

- PACB approval was received on January 29, 2025
- SEQR is anticipated to be completed on April 21, 2025
- The TEFRA notice is anticipated to be published on April 15, 2025, and the TEFRA hearing will be scheduled for April 23, 2025.

The University has revised the list of new money projects originally presented to the Board in the January 7, 2025, Transaction Report – Resolution to Proceed. The construction of a new residential hall on the New Rochelle campus has been replaced with the refurbishment of existing residence halls, academic labs, student common areas, and athletic facilities, as described in more detail below. These revisions do not materially affect the Sources and Uses outlined in that report.

1. New Green Space – New Rochelle Campus

Creation of a 2.44-acre green space featuring walking paths and areas for gathering.

2. Bohm Hall Renovation – Bronxville Campus

Refurbishment of Bohm Hall to add 50–75 new beds, along with upgraded bathrooms and HVAC systems.

3. Rippe Hall & Romoser Hall Renovations – Bronxville Campus

Refurbishment of both residence halls to increase housing capacity by 75–95 beds and to improve bathroom and HVAC facilities.

4. Commons Student Lounge Renovation – Bronxville Campus

Upgrades to the student lounge space known as the Commons.

5. Laboratory Improvements – New Rochelle Campus

Renovation of lab infrastructure supporting organic chemistry, media, and e-sports programs.

6. Meyers Athletic Center Upgrades – Bronxville Campus

Enhancements to tennis court, clubhouse, locker rooms, and other athletic team facilities.

7. University-Wide Maintenance Projects

Additional renovation and deferred maintenance initiatives across the University system.

For additional information regarding this financing, please reference the attached “Transaction Report – Resolution to Proceed” dated January 7, 2025.

Recommendation

The Board is being asked to adopt the necessary documents for the Iona University financing. Mintz and McGlashan Law Firm, P.C., co-bond counsel, will provide the Board with an overview of certain bond document provisions at the April 23, 2025, Board meeting.



Transaction Report – Resolution to Proceed

Iona University - New Rochelle, New York

January 7, 2025

PROGRAM:

Independent Colleges &
Universities

PURPOSE:

New Money
Refinancing

NOT TO EXCEED AMOUNT:

\$90,000,000

NOT TO EXCEED TERM:

30 Years

INTEREST RATE TYPE:

Fixed and/or Variable

BOND TAX STATUS:

Tax-Exempt and/or Taxable

SALE TYPE:

Negotiated Offering and/or
Private Placement

RATINGS: Baa2/BBB/NR

SECURITY:

General Obligation

Proposed New Issue Overview

The Board is being asked to adopt a Resolution to Proceed for one or more series of fixed and/or variable rate, tax-exempt and/or taxable bonds in an amount not to exceed \$90,000,000 with maturities not to exceed 30 years to be sold at one or more times through a negotiated offering and/or a private placement, on behalf of Iona University ("Iona" or the "University").

Financing Team:

- Senior Manager – Loop Capital Markets
- Co-Bond Counsel – Mintz and McGlashan Law Firm, P.C.
- Underwriter's Counsel – Nixon Peabody LLP

Purpose:

- Financing the costs of renovating and expanding the University's student housing offerings and other campus improvements. (\$34.0 million).
- Refinancing of all or a portion of the University's Series 2015A Bonds (\$45.0 million) issued by the City of New Rochelle Corporation for Local Development and a taxable bank loan (\$10.0 million) issued in 2019.

Security:

- General Obligation of the University

Description of the Bonds:

- The Bonds are a special obligation of DASNY.
- The Loan Agreement is a general obligation of the University.
- The Bonds are payable from payments made under the Loan Agreement and all funds and accounts established under the Resolution.

Financing Details:

New Money: Proceeds from the proposed issuance will be used to finance the costs associated with expanding the University's student housing offerings and other campus improvements. This includes (i) construction of a new residential hall on the University's New Rochelle campus, which will add an additional 90 new beds while offering enhanced townhouse options to stimulate additional demand, (ii) renovation and expansion of the existing Bohm Hall, located on the University's Bronxville campus, which will add 75 new beds to meet the projected increase in demand on that campus (iii) Improvements to the green space located on the New Rochelle campus, to enhance campus flow and increase campus activity spaces. Proceeds may also be used for other renovation and deferred maintenance projects across the University.

Refinancing: Proceeds from the proposed issuance are also expected to be used to refinance all or a portion of approximately \$45.0 million of the University's Series 2015A Bonds, which were issued by the New Rochelle Corporation for Local Development, as well as to refinance approximately \$10.0 million of a taxable bank loan that was issued in 2019. The refinancing of the 2015A Bonds is currently structured to pay interest only for the first 5 years (through 2030) with no extension in the final maturity, while the



refinancing of the bank loan is currently structured with a 4-year extension in the final maturity from 2029 to 2033. A complete refinancing of the Series 2015A Bonds and the 2019 bank loan is expected to provide the University with NPV savings of 5.3% or \$2.5 million, which are taken in the first five years.

Savings Analysis

Date	Existing Debt Service	New Debt Service	Gross Savings
2026	3,670,768.24	1,650,613.89	2,020,154
2027	4,846,091.98	2,857,375.00	1,988,717
2028	4,849,506.32	2,853,375.00	1,996,131
2029	4,845,145.57	2,857,625.00	1,987,521
2030	3,733,973.18	2,855,000.00	878,973
2031	3,164,125.00	3,854,875.00	(690,750)
2032	3,164,000.00	3,875,250.00	(711,250)
2033	3,165,000.00	3,870,375.00	(705,375)
2034	3,162,000.00	5,420,750.00	(2,258,750)
2035	3,159,875.00	3,586,000.00	(426,125)
2036	3,158,375.00	3,503,000.00	(344,625)
2037	3,152,375.00	3,492,125.00	(339,750)
2038	3,151,625.00	3,491,125.00	(339,500)
2039	3,150,750.00	3,494,375.00	(343,625)
2040	3,144,625.00	3,486,750.00	(342,125)
2041	3,143,000.00	3,483,125.00	(340,125)
2042	3,140,500.00	3,478,125.00	(337,625)
2043	3,136,875.00	3,544,625.00	(407,750)
2044	3,131,875.00	3,551,875.00	(420,000)
2045	3,130,125.00	3,556,000.00	(425,875)
2046	3,126,250.00	3,556,750.00	(430,500)
Total	72,326,860	72,319,114	7,746

PRESENT VALUE ANALYSIS SUMMARY

NET PRESENT VALUE BENEFIT	2,479,951
NPV BENEFIT OF BONDS BEING REFUNDED	5.29%
NPV BENEFIT OF REFUNDING PRINCIPAL	5.61%



Sources and Uses: New Money proceeds of approximately \$34.0 million are expected to be deposited into the project fund. Refunding escrow deposits are expected to total \$55.0 million. The Costs of Issuance and the Underwriter's Discount are approximated at \$960 thousand. Completing the plan of finance will require a bond issue of approximately \$90.0 million.

Sources of Funds:		Series 2025	
Bond Proceeds			
Par Proceeds		\$	84,180,000
Original Issue Premium			5,780,000
Total Sources		\$	89,960,000
Uses of Funds:			
Project Fund Deposits			
New Money		\$	34,000,000
Series 2015A Refinancing			45,000,000
2019 Bank Loan Refinancing			10,000,000
Costs of Issuance and Underwriter's Discount			960,000
Total Uses		\$	89,960,000

Approvals

PACB Approval – January 29, 2025 (*anticipated*)

SEQR Filing – February 10, 2025 (*anticipated*)

TEFRA Hearing – TBD

Borrower Overview

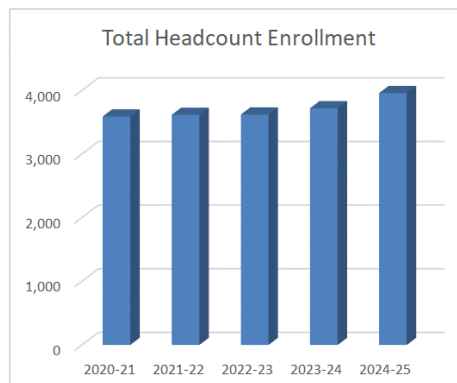
Founded as a private, independent college for men by the Congregation of Christian Brothers, Iona University commenced operations in 1940 in New Rochelle, New York as Iona College. On July 1, 2022, Iona changed its name from Iona College to Iona University, reflecting its expansion into graduate and doctoral programs, as well as its increased emphasis on research and global engagement. From an initial class of 90 freshmen students, the University has grown to a headcount enrollment of more than 3,900 students studying on two campuses. In addition to its main campus in New Rochelle, New York, In 2021, Iona expanded to include the NewYork-Presbyterian Iona School of Health Sciences on its Bronxville campus, further enhancing its offerings in healthcare education. Iona has three schools, the New York-Presbyterian Iona School of Health Science, the LaPenta School of Business and the School of Arts & Science. The School of Arts & Science offers over 45 baccalaureate-level BA, BS and BPS programs and over 30 graduate-level Masters degree and certificate programs in a variety of traditional liberal arts, pre-professional and professional disciplines. Through major programs at the undergraduate and graduate levels, the University offers courses of study in the traditional liberal arts disciplines and in selected pre-professional and professional programs. The Arts & Science programs serve both traditional-age and returning adult students. The recently renovated LaPenta School of Business offers programs for undergraduates, returning adults, MBA and Post Master's Certificate students.

Financing History:

The University has been a client of DASNY since 1972. Over the last 53 years, DASNY has issued 11 separate obligations on behalf of the University, totaling over \$175.5 million. As of November 30, 2024, approximately \$42.1 million in DASNY debt issued on behalf of Iona remained outstanding.

Enrollment:

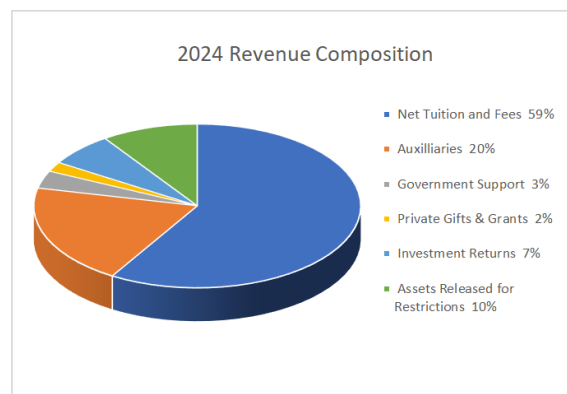
<u>Selected Enrollment Statistics</u>					
	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>
First-time Freshman Applications Received	10,319	6,625	6,228	7,289	8,479
First-time Freshman Applications Accepted	8,869	6,132	6,004	6,643	7,372
Undergraduate Acceptance Ratio	85.9%	92.6%	96.4%	91.1%	86.9%
First-time Freshman Applicants Enrolled	742	697	809	802	952
Undergraduate Matriculation Ratio	8.4%	11.4%	13.5%	12.1%	12.9%
Headcount Enrollment					
Undergraduate	2,959	2,994	3,032	3,134	3,382
Graduate	<u>631</u>	<u>623</u>	<u>589</u>	<u>586</u>	<u>576</u>
Total Headcount Enrollment	3,590	3,617	3,621	3,720	3,958



- While not yet back to pre-pandemic levels, interest in the University's programs continues to improve from the pandemic lows, as evidenced by a 28.0% increase in applications received, from approximately 6,600 in fall 2021 to 8,500 for fall 2024. However, this still represents a 17.8% decline over 5 years.
- New student enrollment is up as Iona welcomed its largest freshmen class in nearly a decade in Fall 2024. The University welcomed 952 students in Fall 2024, compared to an average of 763 students in the previous four years.
- The improvement in demand also enabled the University to improve its selectivity. Iona's acceptance ratio decreased to 86.9% in the fall of 2024, compared to an average of 90.6% over the last 5 years.
- Overall, the University's total headcount enrollment increased by 10.3% over five years, from approximately 3,600 students in fall 2020 to 4,000 in fall 2024. This increase was driven mainly by a 14.3% increase in undergraduate enrollment.

Operations:

<u>Selected Operating Statistics</u>					
<i>(dollars in thousands)</i>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Total operating revenue	\$103,413	\$107,430	\$118,073	\$120,017	\$126,149
Total operating expense	<u>103,201</u>	<u>105,992</u>	<u>115,616</u>	<u>120,432</u>	<u>126,440</u>
Change in net assets from operations	212	1,438	2,457	(415)	(291)
Total non-operating activities	<u>24,970</u>	<u>31,042</u>	<u>(5,413)</u>	<u>5,544</u>	<u>9,870</u>
Change in unrestricted net assets	\$25,182	\$32,480	(\$2,956)	\$5,129	\$9,579
Adjusted Operating Margin (DASNY 2023 Median: 1.3%)	3.8%	4.4%	4.6%	0.2%	0.4%
Adjusted Net Income Margin (DASNY 2023 Median: 2.6%)	27.1%	32.4%	0.1%	4.8%	8.2%
Annual Debt Service Coverage (DASNY 2023 Median: 2.2:1)	2.3	2.4	2.5	2.0	1.6

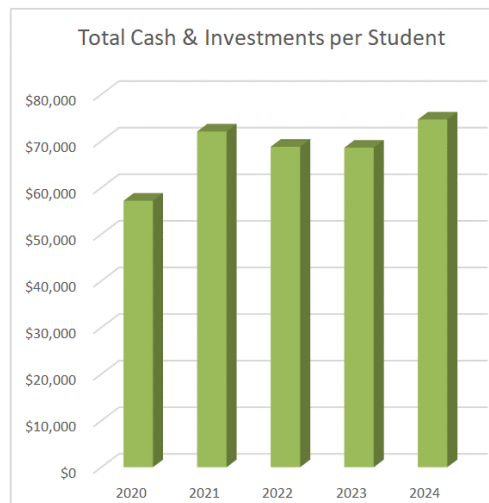


- The University grew its revenues over the last five years by 22.2% to approximately \$126.1 million in fiscal year 2024, while expenses rose by 22.5% to \$126.4 million, resulting in an operating deficit of \$291 thousand. However, it should be noted that some of the University's revenue growth has been muted by the University's steadily increasing its Tuition Discount rate from 44.2% in fiscal year 2020 to 50.2% in 2024. The University's Adjusted Operating Margins have averaged 2.6% over the last five years.
- The University reported positive net results in four of the last five years, averaging \$13.9 million over the period. However, this average is skewed by above-average non-operating results in fiscal years 2020 and 2021. The increase in non-operating activity in 2020 was primarily the result of assets being released from restriction to acquire property in Bronxville, NY, to establish the Bronxville campus. In 2021, this outperformance was largely the result of investment gains.

- Over the five-year period, revenues from net tuition and fees remained relatively flat at approximately \$70 million however, before the above-mentioned tuition discount was applied, revenues from tuition and fees grew by 10.6%.
- Net tuition and fees accounted for 59% of the total revenues. Auxiliary revenues followed at 20%; these are revenues from sources such as student dormitories that support primary program offerings. Thus, 79% of the University's revenues depend on enrollment.

Balance Sheet:

Selected Financial Position Statistics					
<i>(dollars in thousands)</i>	2020	2021	2022	2023	2024
Total Assets	\$387,968	\$425,607	\$443,220	\$450,915	\$479,839
Total Liabilities	116,971	108,884	136,707	131,547	138,942
Net Assets					
Unrestricted	217,204	249,684	246,985	252,114	261,693
Temporarily Restricted	23,918	35,442	27,352	30,970	41,027
Permanently Restricted	<u>29,875</u>	<u>31,597</u>	<u>32,176</u>	<u>36,284</u>	<u>38,177</u>
Total Net Assets	\$270,997	\$316,723	\$306,513	\$319,368	\$340,897
Long-Term Debt	\$87,909	\$84,130	\$108,038	\$105,006	\$105,121
Total Cash & Investments to Operating Expenses (DASNY 2023 Median: 1.7:1)	1.8	2.2	1.9	1.8	1.9
Total Cash & Investments to Total Debt (DASNY 2023 Median: 2.2:1)	2.1	2.7	2.0	2.1	2.3
Total Cash & Investments per Student	\$57,171	\$72,028	\$68,766	\$68,573	\$74,609



- The University's balance sheet continues to improve as net assets have grown by over 25.8% since 2020. At fiscal year-end 2024, Iona reported total net assets of \$340.9 million, of which \$261.7 million were unrestricted. This growth can largely be attributed to growth in the University's investment portfolio and real estate assets.
- As of fiscal year-end 2024, the University's cash and investments totaled approximately \$246.1 million, including \$230.9 million in endowment funds. Total investments have increased by 42.2% over five years. This growth is also reflected in the increase in Total Cash and Investment per Student from approximately \$57,000 at fiscal year-end 2020 to \$75,000 in 2024.
- Long-term debt increased in 2022 after the University issued the DASNY Series 2021 Bonds, which were partially used to acquire the University's Bronxville campus. At fiscal year-end 2024, Iona reported \$105.1 million in long-term debt and an annual debt service coverage of 1.6x.
- Total Cash and Investments to Total Debt were calculated at 2.3x, while Total Cash and Investments provided a 1.9x coverage of operating expenses. Both measure above their corresponding DASNY medians.

Recommendation

- The Staff recommends that the Board adopt a Resolution to Proceed for one or more series of bonds with a term not to exceed 30 years in an amount not to exceed \$90,000,000 on behalf of Iona University.

This report was prepared solely to assist DASNY in its review and approval of the proposed financing described therein and must not be relied upon by any person for any other purpose. DASNY does not warrant the accuracy of the statements contained in any offering document or any other materials relating to or provided by the Institution in connection with the sale or offering of the Bonds, nor does it directly or indirectly guarantee, endorse or warrant (1) the creditworthiness or credit standing of the Institution, (2) the sufficiency of the security for the Bonds or (3) the value or investment quality of the Bonds.

The Bonds are special limited obligations of DASNY that are secured only by the amounts required to be paid by the Institution pursuant to the Loan Agreement, certain funds established under the Resolution and other property, if any, pledged by the Institution as security for the Bonds.



Iona University: Upper Green Project

- **Upper Green:** \$3.5 million
 - Construct a large green space with walking paths, a meditation area and new landscaping that demarks the area. The open green space will also serve as a gathering spot for students and faculty, where they can enjoy the elevated views across the rest of the campus and will provide an appropriate setting for lectures and outdoor classes.
 - Planned greenspace footprint of 2.44 acres
 - Impacted existing property footprint at the perimeter of the New Rochelle campus adjacent to the following lots (New Rochelle, NY 10801):
 - 33, 45 Beechmont Drive
 - Project subject to city approvals inclusive of Planning and Zoning process currently under review
 - Requires special permit granted by the City Council



Upper Green



Campus-wide
Enhancements

Status

- The Special permit was granted by the City Council on January 14th.
- Planning Board referral was received on January 30th.
- Application filed to Planning Board on February 3rd.

Next Steps

- Planning Board site plan public hearing (Late March).
- Planning Board continues review of site plan application and reconvene public hearing. Closes public hearing and approves site plan (Late April – Mid May).



PROPOSED SITE
IONA UNIVERSITY UPPER GREEN
IONA UNIVERSITY, NEW ROCHELLE CAMPUS

Alley
DESIGN
STUDIO PLLC
11/19/2024



Iona University: Bohm Hall Housing Refurbishment Project

- **Bohm Hall Housing Refurbishment:** \$2.5 million
 - Provide housing capacity increase to meet next year's projected demand with ~75 new beds in existing Bronxville campus building. Improvements will include a total renovation of all bathrooms, accessibility improvements, design and installation of a centralized energy efficient HVAC system, ceiling replacement, new flooring, paint and furniture.
 - 23,000 square feet within existing building
 - Current Bohn Hall building at 171 White Plains Road, Bronxville, NY 10708
 - Property zoned per previous use as student housing for previous campus owner



Bohm Hall



Campus-wide
Enhancements

Status

- Abated asbestos in hallway ceilings and floors
- Selective demolition
- Hallway door and transom repairs
- Removed all drop ceilings throughout
- Completed Design on Phase One – Non-ADA work
- Submitted for phase one building permit

Next Steps

- Phase 2 Design (ADA attributable), developed mid-February
- Remove old low voltage lines throughout
- Remove flooring in rooms and stairs
- Repair all bedroom windows

Completion

- August 1st





Other In-Process Planning Initiatives



Campus-wide
Enhancements

- **Student Housing**
 - Rippe, Romoser, and Commons Bronxville designs also under development to supplement Bohm Hall with additional new housing capacity
 - President's Street schematic designs under review
- **Media Center Upgrade**
 - Consultant preparing conceptual design, equipment plan and statement of probable cost for end of February
- **Organic Chemistry Lab Upgrade**
 - Schematic design complete
 - Upgrade Cornelia room 205 and add 8 new hoods for a total of 16 hoods
 - Buildout will include HVAC upgrades
 - Currently value engineering ROM budget

Project Name/Description	Building / Location	Planned Amount
Bronxville Meyers Athletic Center Refurbishment		
Refurbish space within existing building adjacent to field for clubhouse/locker room and other team facilities, as well as tennis court renovations	Bronxville Meyers Center	\$2,500,000
Sub-total		\$2,500,000
Student Life/Residence Hall related Refurbishments		
Building/plant infrastructure capital efficiencies (HVAC, boilers, water system)	Conese, Loftus Halls, LaPenta Student Union, and Hynes Center	\$1,695,000
Structural refurbishments (windows, elevators, safety efficiencies)	Rice, Loftus, East, and North Halls	\$1,140,000
Large scale room improvements, furniture, and bedding	Conese and North Halls	\$680,000
Sub-total		\$3,515,000

City of New Rochelle
Law

MEMORANDUM

TO: Honorable Mayor and City Council
THRU: Wilfredo Melendez, City Manager
FROM: Dawn Warren, Corporation Counsel
DATE: January 14, 2025
SUBJECT: **NEGATIVE DECLARATION FOR PROPOSED SPECIAL PERMIT RE: IONA UNIVERSITY** - Resolution issuing a Negative Declaration of Environmental Significance under the regulations promulgated by the New York State Department of Environmental Conservation and directing compliance with same regarding the action authorizing a special permit for Iona University pursuant to Section 331-91.B, Establishment of New or Expansion of Existing Universities, Colleges and Private School Campuses in Residential Districts of Chapter 331, Zoning, of the Code of the City of New Rochelle. (Accompanies proposed authorization for Special Permit).

Resolution issuing a Negative Declaration of Environmental Significance under the regulations promulgated by the New York State Department of Environmental Conservation and directing compliance with same regarding the action authorizing a Special Permit for Iona University pursuant to Section 331-91.B, Establishment of New or Expansion of Existing Universities, Colleges and Private School Campuses in Residential Districts of Chapter 331, Zoning, of the Code of the City of New Rochelle. (Accompanies proposed Special Permit Legislation)

LEGISLATION

RESOLUTION ISSUING A NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE UNDER THE REGULATIONS PROMULGATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND DIRECTING COMPLIANCE WITH SAME REGARDING THE ACTION AUTHORIZING A SPECIAL PERMIT FOR IONA UNIVERSITY PURSUANT TO SECTION 331-91.B, ESTABLISHMENT OF NEW OR EXPANSION OF EXISTING UNIVERSITIES, COLLEGES AND PRIVATE SCHOOL CAMPUSES IN RESIDENTIAL DISTRICTS OF CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF NEW ROCHELLE.

WHEREAS, this City Council declared itself to be the Lead Agency for the purposes of the environmental review of the Proposed Action authorizing a Special Permit for Iona University pursuant to Section 331-91.B, Establishment of New or Expansion of Existing Universities, Colleges and Private School Campuses in Residential Districts of Chapter 331, Zoning, of the Code of the City of New Rochelle. (“Proposed Action”); and

WHEREAS, this City Council finds the Proposed Action to be an Unlisted Action pursuant to SEQRA; and

WHEREAS, this City Council, as Lead Agency, reviewed the Proposed Action and EAF prepared in conjunction therewith in accordance with the New York State Environmental Quality Review Act; now, therefore,

BE IT RESOLVED that this Council, as Lead Agency, based on the above-described environmental review and the contents of the EAF, hereby determines that the Proposed Action will not have a significant effect on the environment and hereby issues a Negative Declaration of Environmental Significance. An environmental impact statement shall not be required.

City of New Rochelle
Buildings

MEMORANDUM

TO: Honorable Mayor and City Council

THRU: Wilfredo Melendez, City Manager

FROM: Paul Vacca, Commissioner of Buildings

DATE: January 14, 2025

SUBJECT: PROPOSED RESOLUTION AUTHORIZING A SPECIAL PERMIT RE: IONA UNIVERSITY - Resolution granting a special permit to Iona University pursuant to Section 331-91.B, Establishment of New or Expansion of Existing Universities, Colleges and Private School Campuses in Residential Districts of Chapter 331, Zoning, of the Code of the City of New Rochelle. (Rev.) (Intro. 10/15/24; Public Hearing 11/12/24). (On 11/14/24, adjourned to 12/3/24; held 12/10/24).

Introduction:

The City has received a special permit application by Iona University (the “Applicant”), located at 715 North Avenue, in an R1-15 One Family Residence District and an R2-7.0 Two-Family Residence District. The Applicant is seeking a special permit from the City Council pursuant to Section 331-91 of the Zoning Ordinance to merge the properties located at 33 and 45 Beechmont Drive and 41 and 53 Montgomery Place, which properties are designated on the tax assessment map of the City as Section 3, Block 1015, Lots 14, 20, 65 and 71, respectively (collectively, the “Property”) with the property located at 715 North Avenue which is designated on the tax assessment map of the City as Section 3, Block 1005, Lot 1 (the “Main Campus”). This merger will facilitate the development of the “Upper Green Project” on the north-west side of the Main Campus. In accordance with Section 331-87(A)(1)(a) of the Zoning Ordinance, the City Council is the approving agency for special permits that involve the merger of lots which is considered an expansion of a university campus in residential districts under the Zoning Ordinance.

Review:

The Property, which consists of approximately 4.3 acres, has continuously been used as part of the Main Campus since its acquisition, which predates the current Zoning Ordinance, despite being identified as individual tax lots on the City’s tax assessment map. The Applicant acquired the Property: (i) at 33 Beechmont Drive in 1973 from the Christian Brothers’ Institute; (ii) at 45 Beechmont Drive in 1993; (iii) at 41 Montgomery Place in 1957; and (iv) at 53 Montgomery Place in 1973 from the Christian Brothers’ Institute. The Property is improved with university related buildings, including the Blessed Edmund Rice Chapel. A portion of the Property is currently used as a “facilities yard” where heavy landscaping equipment and brush are stored.

The Property is located within the walls/gates of the Main Campus, but the Applicant is seeking the formal merger of the Property into the Main Campus which is necessary for the proposed improvements to the Property with the “Upper Green Project.” As described by the Applicant and as shown on the plans which were submitted with the application, “the Upper Green Project consists of the creation of open green space designed to serve as an extension of the Blessed Edmund Rice Chapel and offer a serene and contemplative environment for students, faculty, and visitors. The space will feature sloped and flattened terrain, with accessible footpaths which will be lit with low level down-light bollard fixtures. A meditation grotto will be at the center of the design which will encourage members of the Campus community to disconnect from technology and engage with nature. The Upper Green Project also includes relocation of the existing facilities yard and demolition of the cottage at the rear of the property at 33 Beechmont Drive to create more green space.” If the special permit is granted, the “Upper Green Project” will also require site plan approval from the Planning Board.

An initial review of the proposal indicates that the request is in compliance with the application special permit provisions contained in Section 331-91(B) of the Zoning Ordinance as follows:

1. A campus site plan shall be required that includes a facility-wide site plan, and related narrative at a suitable level to detail to describe the 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 permanent 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 Section 331-119(B) of the Zoning Ordinance.
6. The minimum number of off-street parking and loading spaces shall be provided in accordance with the requirements of Article XIV of the Zoning Ordinance.
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 of the site proposed.

During the course of the project review, the City was made aware of restrictive covenants contained in neighboring deeds of conveyance.

Council may impose conditions it deems necessary to protect the health, safety and public welfare of the neighboring residents and the City. Currently, an inter-departmental review by staff is underway, which may result in suggested conditions.

Recommendation:

Staff recommends that City Council take the following actions:

- 1) At the Regular Legislative Meeting on October 15, 2024, direct that a Public Hearing be scheduled for November 12, 2024 regarding the proposed special permit and refer same to the Planning Board, and the Westchester County Planning Board;
- 2) At the Regular Legislative Meeting on October 15, 2024, declare itself Lead Agency for the purposes of an environmental review pursuant to the State Environmental Quality Review Act (SEQRA). As proposed, this item is an Unlisted action under the provisions of the State Environmental Quality Review Act (SEQRA);
- 3) At a future meeting, adopt a Negative Declaration of environmental significance under SEQRA; and,
- 4) At a future meeting, approve this special permit application pending the outcome of the Public Hearing and responses from staff, the City's Planning Board, and the Westchester County Planning Board.

(Intro. 10/15/2024; Public Hearing 11/12/2024)

-Revised-

LEGISLATION

RESOLUTION GRANTING A SPECIAL PERMIT TO IONA UNIVERSITY PURSUANT TO SECTION 331-91.B, ESTABLISHMENT OF NEW OR EXPANSION OF EXISTING UNIVERSITIES, COLLEGES AND PRIVATE SCHOOL CAMPUSES IN RESIDENTIAL DISTRICTS OF CHAPTER 331, ZONING, OF THE CODE OF THE CITY OF NEW ROCHELLE.
(Rev.)

WHEREAS, the City has received a special permit application from Iona University (the “Applicant”), located at 715 North Avenue, in an R1-15 One Family Residence District and an R2-7.0 Two-Family Residence District; and

WHEREAS, the Applicant is seeking a special permit from the City Council pursuant to Section 331-91 of the Zoning Ordinance to merge the lots located at 33 and 45 Beechmont Drive and 41 and 53 Montgomery Place (collectively referred to as the “Property”) with the lot that is part of the Main Campus of Iona University; and

WHEREAS, the Property, which consists of approximately 4.3 acres, has continuously been used as part of the Main Campus since its acquisition, which predates the current Zoning Ordinance, despite being identified as individual tax lots on the City’s tax assessment map; and

WHEREAS, the Property is improved with university related buildings, including the Blessed Edmund Rice Chapel and a portion of the Property is currently used as a “facilities yard” where heavy landscaping equipment and brush are stored; and

WHEREAS, the Property is located within the walls/gates of the Main Campus, but the Applicant is seeking the formal merger of the lots comprising the Property with the lot comprising the north-west side of the Main Campus which is necessary for implementation of the proposed “Upper Green Project”; and

WHEREAS, during the course of the project review, the City was made aware restrictive covenants contained in neighboring deeds of conveyance; and

WHEREAS, as contained in the application letter dated October 7, 2024 submitted by the Applicant and shown on the submitted plans, the Upper Green Project consists of the creation of open green space designed to serve as an extension of the Blessed Edmund Rice Chapel and to offer a serene and contemplative environment for students, faculty, and visitors, and also includes the relocation of the existing facilities yard and demolition of the cottage at the rear of the property at 33 Beechmont Drive to create more green space (the “Upper Green Project”) ; and

WHEREAS, the proposed Upper Green Project will also require site plan approval from the Planning Board; 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 Code; now, therefore

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

This City Council hereby grants a Special Permit to Iona University in accordance with §331-91.B of the Zoning Ordinance of the City of New Rochelle subject to the following conditions:

1. The Upper Green Project shall be constructed in substantial accordance with submitted plans, and the resulting open green space shall be maintained exclusively for passive recreational use, as defined and in accordance with Chapter 331 of the Zoning Code.
2. The City has the discretion to approve or deny additional uses in the area of the Upper Project Green, and any additional uses proposed in the area of the Upper Green Project other than those uses shown on the submitted plans will require the prior approval of both the City Council and the Planning Board.

ATTACHMENTS:

1. Iona Special Permit Submission Materials without Plans
2. Environmental Assessment Form - Iona Application revised as of 11/26/24
3. Environmental Assessment Form - Iona Application revised as of 11-26-24 Fully Signed

**DELBELLO DONNELLAN WEINGARTEN
WISE & WIEDERKEHR, LLP**

4.a

Janet J. Giris
Partner
jjg@ddw-law.com

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STAMFORD, CT 06905
(203) 298-0000

October 8, 2024

By Hand Delivery

Honorable Yadira Ramos-Herbert, Mayor
and Members of the City Council
City Hall
515 North Avenue
New Rochelle, New York 10801

**Re: Application of Iona University for a Special Permit for a Merger of Lots on
the Existing Iona University Campus.**

Dear Mayor Ramos-Herbert and Members of the City Council:

This firm represents Iona University (the “Applicant”) in connection with its university campus located at 715 North Avenue, New Rochelle. On behalf of the Applicant and pursuant to Section 331-91 of the Zoning Ordinance of the City of New Rochelle (the “Zoning Ordinance”), we respectfully submit this application for a special permit to merge the properties located at 33 and 45 Beechmont Drive and 41 and 53 Montgomery Place, which properties are designated on the tax assessment map of the City as Section 3, Block 1015, Lots 14, 20, 65 and 71, respectively (collectively, the “Property”) with the property located at 715 North Avenue which is designated on the tax assessment map of the City as Section 3, Block 1005, Lot 1 (the “Main Campus”) to permit the improvement of the Property with the “Upper Green Project” described in more detail below.

Iona University and the History of the Property

The Applicant opened its doors in 1940 as a center for faith and learning and with a goal to open new paths to economic and social advancement for middle class men. Today, the Applicant is a diverse institution of nearly four thousand students with approximately 50 undergraduate programs and 40 graduate programs on two (2) campuses: a 45-acre main campus in New Rochelle and a second 28-acre campus in Bronxville. The Applicant is included regularly in reports and lists created by Colleges of Distinction, U.S. News & World Report and College Factual as a leader in the world of higher education.

The Property is located in the R1-15 One-Family Residence District and is approximately 4.3 acres in size. It has continuously been used as part of the Main Campus since its acquisition, which predates the current Zoning Ordinance, despite being identified as individual tax lots on the City's tax assessment map. The Applicant acquired the Property: (i) at 33 Beechmont Drive in 1973 from the Christian Brothers' Institute; (ii) at 45 Beechmont Drive in 1993; (iii) at 41 Montgomery Place in 1957; and (iv) at 53 Montgomery Place in 1973 from the Christian Brothers' Institute. The Property is improved with university related buildings, including the Blessed Edmund Rice Chapel. A portion of the Property is currently used as a "facilities yard" where heavy landscaping equipment and brush are stored.

Although the Property has been owned by the Applicant and is located within the walls/gates of the Main Campus, the Commissioner of Buildings has determined that a special permit is required to merge the four (4) above-referenced lots with the Main Campus in accordance with Section 331-91 of the Zoning Ordinance to facilitate the development of the "Upper Green Project". Section 331-91B of the Zoning Ordinance states that a special permit shall be required for "a new or the expansion of an existing university in residential districts. *Expansion shall include the merger of lots adjacent to the existing campus.*" [emphasis added].

The Application for Special Permit

The Applicant is currently seeking a special permit from the City Council pursuant to Section 331-91 of the Zoning Ordinance to merge the Property with the Main Campus. This merger will facilitate the development of the "Upper Green Project" on the north-west side of the Main Campus.

The "Upper Green Project" consists of the creation of open green space designed to serve as an extension of the Blessed Edmund Rice Chapel and offer a serene and contemplative environment for students, faculty, and visitors. The space will feature sloped and flattened terrain, with accessible footpaths which will be lit with low level down-light bollard fixtures. A meditation grotto will be at the center of the design which will encourage members of the Campus community to disconnect from technology and engage with nature. In addition, three (3) pickleball courts will be constructed in the northern area of the Property, which will be screened with existing and new landscaping. The Upper Green Project also includes relocation of the existing facilities yard and demolition of the cottage at the rear of the property at 33 Beechmont Drive to create more green space.

We respectfully submit that the application complies with the general special permit standards contained in Section 331-89 of the Zoning Ordinance and the specific special permit requirements contained in Section 331-91(B) of the Zoning Ordinance as follows:

1. *A campus site plan shall be required that includes a facility-wide site plan, and related narrative at a suitable level to detail to describe the 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 patter), parking areas, open spaces, recreational fields, dormitories, classrooms that includes a tabular calculation of building square footage, number of*

parking spaces and permanent open space. The Applicant is not proposing any changes to the existing Main Campus other than the Upper Green Project. As previously stated, the Applicant has owned the Property for several decades and it is located within the physical boundaries of the Main Campus. The Applicant seeks to merge Property with the Main Campus to facilitate the Upper Green Project. Please refer to the enclosed maps indicating the Property's relation to the Campus.

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. Iona College recently changed its name to Iona University via a petition which was approved by the Board of Regents.
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. The New York State Department of Education does not recommend minimum site area standards for colleges or universities. Iona University consists of approximately 45 acres. No change is proposed in connection with this application.
4. The total building coverage of all principal and accessory buildings shall not exceed 25% of the total campus area. The Applicant does not propose construction of any additional buildings as part of this application. In fact, the removal of the existing cottage building on the Property results in a decrease in the overall building coverage.
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 Section 331-119(B) of the Zoning Ordinance. The proposed pickleball courts are set back 50 feet from the property line and will be screened by existing trees and new landscaping.
6. The minimum number of off-street parking and loading spaces shall be provided in accordance with the requirements of Article XIV of the Zoning Ordinance. The Applicant is not proposing any modifications to the existing parking areas on Main Campus, and the Upper Green Project does not result in any increased parking requirement or demand.
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. All proposed exterior lighting in the Upper Green Project will be location and shielded to avoid spillage to neighboring properties that are not part of the University.
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 of the site proposed. The proposed use is not an expansion of the educational use. The Property is already utilized by the Applicant for university-related operations, has been for many years.

The Applicant is only seeking to merge the lots to facilitate the development of the Upper Green Project.

Required Submissions

In accordance with the requirements of Section 331-91 of the Zoning Ordinance and the requirements of the City Council we respectfully submit the following:

1. City Council Referral from the Department of Buildings dated September 25, 2024;
2. Westchester County GIS Map of the Iona University Campus;
3. Iona University Campus Map;
4. A short Environmental Assessment Form;
5. A set of drawings consisting of the following sheets:

Drawing Number	Title	Prepared By	Dated or Last Revised
L-T	Title Sheet	Alloy Design Studio, Ltd.	1/30/2024
L-050	Contact Plan	Alloy Design Studio, Ltd.	1/30/2024
L-100	Removals Plan	Alloy Design Studio, Ltd.	1/30/2024
L-200	Materials Plan	Alloy Design Studio, Ltd.	1/30/2024
L-201	Materials Plan Enlargement	Alloy Design Studio, Ltd.	1/30/2024
L-300	Grading Plan	Alloy Design Studio, Ltd.	1/30/2024
L-301	Grading Plan Enlargement	Alloy Design Studio, Ltd.	1/30/2024
L-302	Grading Plan Enlargement	Alloy Design Studio, Ltd.	1/30/2024
L-400	Planting Plan	Alloy Design Studio, Ltd.	1/30/2024
L-401	Planting Plan Enlargement	Alloy Design Studio, Ltd.	1/30/2024
L-410	Irrigation Plan	Alloy Design Studio, Ltd.	1/30/2024
L-411	Lighting Plan	Alloy Design Studio, Ltd.	1/30/2024
L-500	Site Details	Alloy Design Studio, Ltd.	1/30/2024
L-501	Site Details	Alloy Design Studio, Ltd.	1/30/2024
L-502	Site Details	Alloy Design Studio, Ltd.	1/30/2024
L-503	Site Details	Alloy Design Studio, Ltd.	1/30/2024
L-504	Site Details	Alloy Design Studio, Ltd.	1/30/2024
L-505	Site Details	Alloy Design Studio, Ltd.	1/30/2024
A-100	Maintenance Shed Plans	Alloy Design Studio, Ltd.	1/30/2024
A-150	Maintenance Shed Elevations	Alloy Design Studio, Ltd.	1/30/2024
A-250	Maintenance Shed Sections	Alloy Design Studio, Ltd.	1/30/2024
A-500	Building Section and Architecture Details	Alloy Design Studio, Ltd.	1/30/2024
CG101	Overall Grading & Drainage Plan	Langan	5/2/2024
CG102	Quadrangle Grading Plan	Langan	5/2/2024

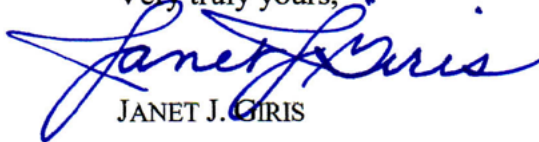
CE101	Erosion & Sediment Control Plan	Langan	5/2/2024
CS501	Details	Langan	5/2/2024
Z-1	Zoning Plan	Alloy Design Studio, Ltd.	1/30/2024

6. A check in the amount of \$500.00, representing the fee for the special permit.

Conclusion

We respectfully request that this matter be placed on the next available agenda of the City Council for purposes of commencing review of the application and scheduling a public hearing. In the interim, please do not hesitate to contact me if you have any questions or need additional information.

Thank you for your consideration.

Very truly yours,

JANET J. CIRIS

Enclosures

cc: Paul Vacca, Commissioner, Department of Buildings
Kevin Kain, Director of Planning & Sustainability
Michael J. Smeriglio, Vice President of Facilities and Campus Operations
Mark P. Weingarten, Esq.

Department of Buildings
515 North Avenue
New Rochelle, NY 10801
Phone: (914) 654 - 2035
Fax: (914) 654 - 2031



4.a
Paul Vacca, CEO
Commissioner of Buildings

NewRochelleNY.com/Building

City of New Rochelle New York

CITY COUNCIL REFERRAL

To: Sandy Curko
715 North Ave
New Rochelle, NY 10801

Application No.	0302-2024
Review Date	09/25/2024
Zoning	R1 - 15, R2 - 7.0
Job Location	715 North Ave
Parcel No.	3-1005-0001
Reviewed By	pvacca@newrochelleny.com

LOCATION: 715 North Ave

DESCRIPTION OF WORK:

Merger of lots to construct Iona Upper Green (passive recreational space), retaining walls, paths and 3 pickleball courts and additional landscaping, Lots to be merged are as follows:

- 1) 33 Beechmont Drive (3-1015-14),
- 2) 45 Beechmont Drive (3-1015-20)
- 3) 41 Montgomery Place (3-1015-65),
- 4) 53 Montgomery Place (3-1015-71)

and shall be merged with the main campus block and lot 715 North, Section 3, Block 1005, Lot 1.

You are hereby notified that your application for Building Permit or Amendment to Building Permit has been reviewed for compliance with the requirements of the Zoning Ordinance, Chapter 331, Code of the City of New Rochelle and you must apply to City Council for a special permit to merge these lots.

Ordinance Code	Approval Type	Description
331-87A.(1)(a)	Special permit	Lot merger for expansion of existing university

You may file an application with the City Council pursuant to Article XII of Chapter 331 of the Zoning Ordinance.

All applications will be taken on a first come first serve basis. Your application for a building permit will be voided unless it is amended or a Planning Board application is received within 90 days from the date of this notice.

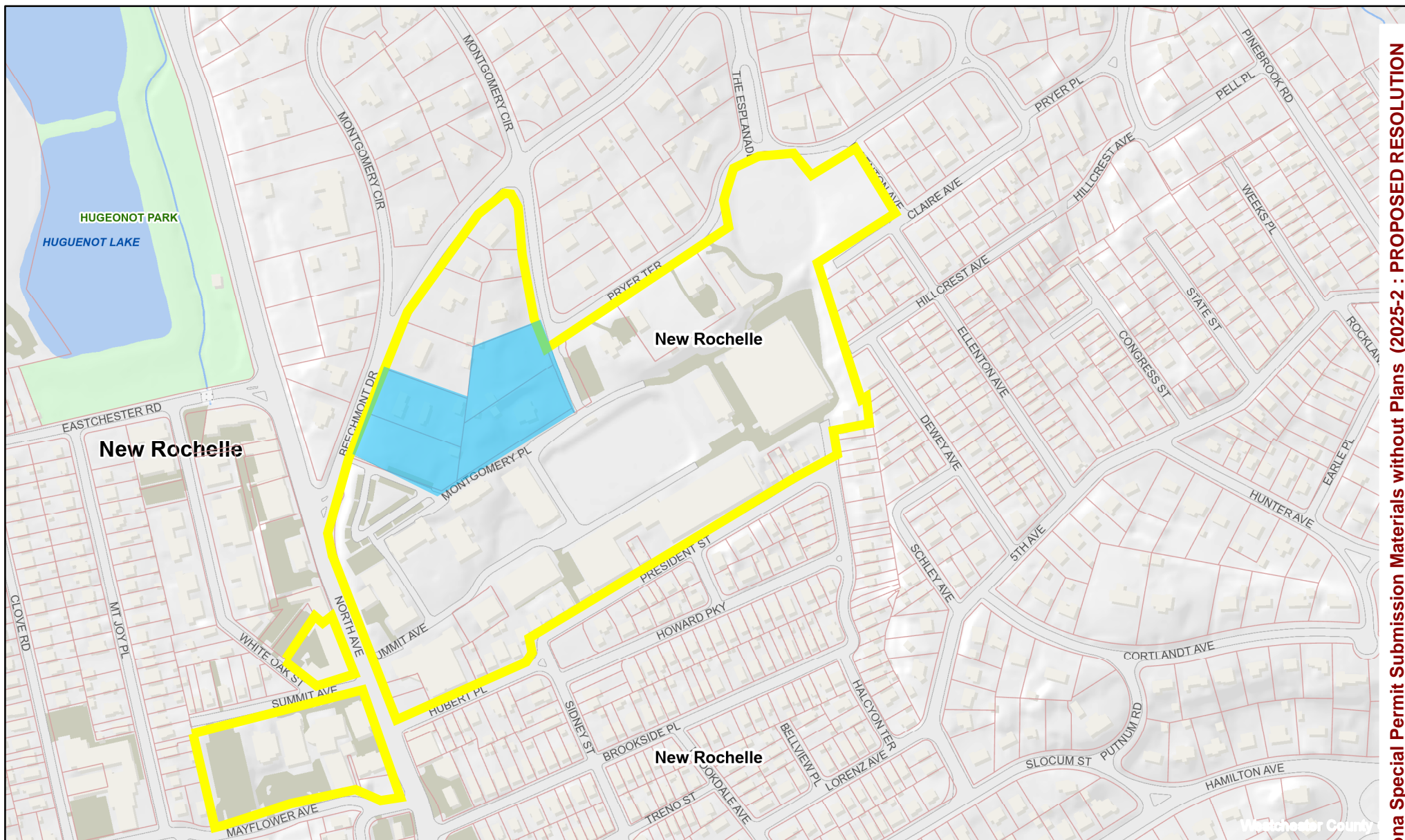
Area of Notification: 250'


pvacca@newrochelleny.com

Attachment: Iona Special Permit Submission Materials without Plans (2025-2 : PROPOSED RESOLUTION AUTHORIZING A SPECIAL PERMIT

Iona University Campus, New Rochelle

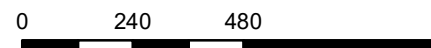
4.a



October 3, 2024

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

1:5,000



Westchester County GIS

GIS Geographic Information System
<http://giswww.westchestergov.com>
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York

Packet Pg. 24

Attachment: Iona Special Permit Submission Materials without Plans (2025-2 : PROPOSED RESOLUTION



CAMPUS MAP NEW ROCHELLE, NY

www.iona.edu



715 North Avenue, New Rochelle, N.Y. 10801

ACADEMICS/ ADMINISTRATION

Admissions	1
Amend Hall/Rudin Tutoring Center	15
Arrigoni Center	24
Arrigoni Library & Technology Center	27
Arts & Language House	13
Blessed Edmund Rice Chapel (Chapel Park)	36
Iona Campus Store	45
Center for Advising & Academic Services	7
Center for Student Engagement	5, 11
Cornelia Hall	2
Doorley Hall	3
Driscoll Hall	25
Education Houses	9
Egan Hall	23
English House	16
Facilities Management	39
Gael Ventures	32
Graduate Admissions	37
Health Services	33
History House	12
Hynes Institute for Entrepreneurship & Innovation	14
JoAnn Mazzella Murphy '98H Arts Center/Br. Kenneth F. Chapman Art Gallery	19

Joyce Advancement/DeSantis Alumni House	40
LaPenta School of Business	7
Mail Services	21
McSpedon Hall	1
Memorial Park	18
Montgomery House	38
Murphy Auditorium	29
Murphy Center	28
Murphy Green	43
Robert V. LaPenta Student Union	5
Ryan Library	17
Political Science House	35
Speech, Language & Hearing Clinic at Holy Family	26
Spellman Hall	14
St. John Fisher University	8

ATHLETICS

Donald E. Walsh Field (Rice Oval)	42
Hynes Athletics Center	10
Mazzella Field	6
Mulcahy Gym	44

HOUSING

Conese Hall	30
East Hall	4
Hales Hall	20
Loftus Hall	22

North Avenue Residence Hall	31
Rice Hall	41
DINING	
Starbucks	5
Vitanza Dining Commons	14



PARKING

- P1 Summit Avenue Lot
- P2 Murphy Lot
- P3 McSpedon Guest Lot
- P4 Columba Lot
- P5 Garage
- P6 Montgomery Lot



PUBLIC TRANSPORTATION



CAMPUS SAFETY



CHRISTIAN BROTHERS RESIDENCE

Short Environmental Assessment Form

Part 1 - Project Information

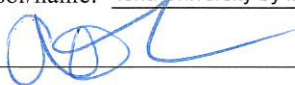
Instructions for Completing

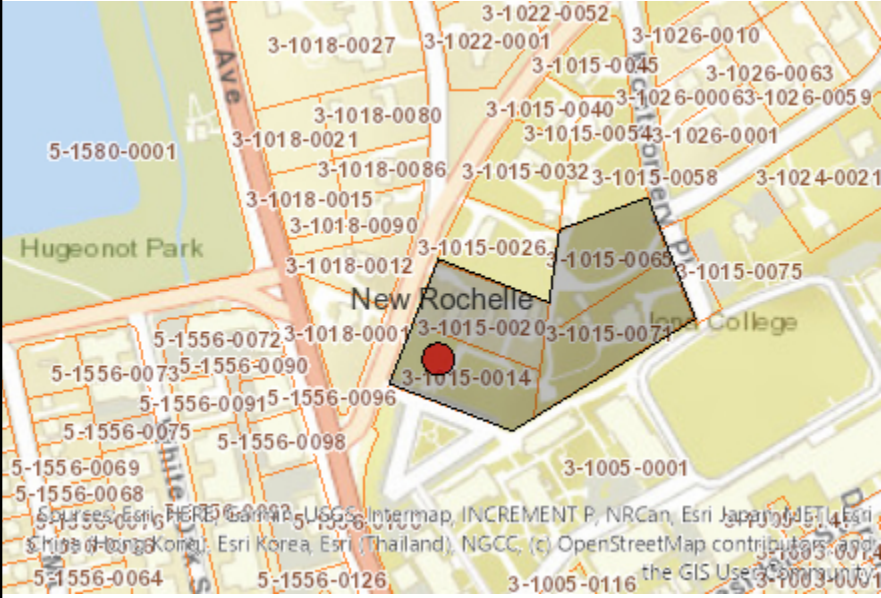
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
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:			
5. Urban	Rural (non-agriculture)	Industrial	Commercial
<input type="checkbox"/> Forest	Agriculture	Aquatic	Residential (suburban)
<input type="checkbox"/> Parkland			
Other(Specify):			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<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?	NO	YES	
If Yes, identify: _____	<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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<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"/>	
Iona College East Campus Survey - no alterations proposed to Eligible buildings	<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?			
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?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
If Yes,		
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
Stormwater runoff will connect to existing infrastructure.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
If Yes, describe:		
Brownfield Cleanup Program Site Code C360105 is located more than 0.3 miles from the Property.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Iona University by its attorneys DDWWW</u> Date: <u>October 8, 2024</u> Signature: <u></u> Title: <u>Associate</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

**DELBELLO DONNELLAN WEINGARTEN
WISE & WIEDERKEHR, LLP**

4.b

Janet J. Giris
Partner
jjg@ddw-law.com

COUNSELLORS AT LAW
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ONE NORTH LEXINGTON AVENUE
WHITE PLAINS, NEW YORK 10601
(914) 681-0200
FACSIMILE (914) 684-0288

Connecticut Office
1111 SUMMER STREET
STAMFORD, CT 06905
(203) 298-0000

November 26, 2024

By Hand Delivery

Honorable Yadira Ramos-Herbert, Mayor
and Members of the City Council
City Hall
515 North Avenue
New Rochelle, New York 10801

**Re: Application of Iona University for a Special Permit for a Merger of Lots on
the Existing Iona University Campus.**

Dear Mayor Ramos-Herbert and Members of the City Council:

As you may remember, this firm represents Iona University (the “Applicant”) in connection with its application for a special permit to merge the properties located at 33 and 45 Beechmont Drive and 41 and 53 Montgomery Place, which properties are designated on the tax assessment map of the City as Section 3, Block 1015, Lots 14, 20, 65 and 71, respectively (collectively, the “Property”) with the property located at 715 North Avenue which is designated on the tax assessment map of the City as Section 3, Block 1005, Lot 1 (the “Main Campus”) to permit the improvement of the Property with the “Upper Green Project” described in our application to the City Council dated October 8, 2024. The matter is on the City Council’s agenda on December 3, 2024 for purposes of a public hearing.

Since we last met with the Council at its meeting on October 15, 2024, the Applicant has met on two separate occasions with the Beechmont Association to discuss its plans for the Upper Green Project and our associated application to the City Council. At those meetings, neighbors raised concerns about the proposed pickleball courts and the noise that could potentially be generated by use of those courts. To alleviate the concerns regarding the proposed pickleball courts, the Applicant has decided to eliminate the proposed pickleball courts from the Upper Green Project and has amended its plans accordingly.

Honorable Yadira Ramos-Herbert, Mayor
and Members of the City Council

November 26, 2024

Page 2

On behalf of the Applicant, and in support of our application, we respectfully submit a set of site plan drawings which has been revised to eliminate the previously proposed pickleball courts.¹ The revised set of plans consists of the following sheets²:

Drawing Number	Title	Prepared By	Dated or Last Revised
L-T	Title Sheet	Alloy Design Studio, Ltd.	11/22/2024
L-050	Contact Plan	Alloy Design Studio, Ltd.	11/22/2024
L-100	Removals Plan	Alloy Design Studio, Ltd.	11/22/2024
L-200	Materials Plan	Alloy Design Studio, Ltd.	11/22/2024
L-201	Materials Plan Enlargement	Alloy Design Studio, Ltd.	11/22/2024
L-300	Grading Plan	Alloy Design Studio, Ltd.	11/22/2024
L-301	Grading Plan Enlargement	Alloy Design Studio, Ltd.	11/22/2024
L-302	Grading Plan Enlargement	Alloy Design Studio, Ltd.	11/22/2024
L-400	Planting Plan	Alloy Design Studio, Ltd.	11/22/2024
L-401	Planting Plan Enlargement	Alloy Design Studio, Ltd.	11/22/2024
L-410	Irrigation Plan	Alloy Design Studio, Ltd.	11/22/2024
L-411	Lighting Plan	Alloy Design Studio, Ltd.	11/22/2024
L-500	Site Details	Alloy Design Studio, Ltd.	11/22/2024
L-501	Site Details	Alloy Design Studio, Ltd.	11/22/2024
L-502	Site Details	Alloy Design Studio, Ltd.	11/22/2024
L-503	Site Details	Alloy Design Studio, Ltd.	11/22/2024
L-504	Site Details	Alloy Design Studio, Ltd.	11/22/2024
L-505	Site Details	Alloy Design Studio, Ltd.	11/22/2024
A-100	Maintenance Shed Plans	Alloy Design Studio, Ltd.	11/22/2024
A-150	Maintenance Shed Elevations	Alloy Design Studio, Ltd.	11/22/2024
A-250	Maintenance Shed Sections	Alloy Design Studio, Ltd.	11/22/2024
A-500	Building Section and Architecture Details	Alloy Design Studio, Ltd.	11/22/2024
CG101	Overall Grading & Drainage Plan	Langan	11/22/2024
CG102	Quadrangle Grading Plan	Langan	11/22/2024
CE101	Erosion & Sediment Control Plan	Langan	11/22/2024
CS501	Details	Langan	11/22/2024
SU-1	Site Plan, Details, Legends & Notes		11/22/2024
Z-1	Zoning Plan	Alloy Design Studio, Ltd.	11/22/2024

We note that the elimination of the pickleball courts has resulted in a significant decrease in impervious surface area and eliminates the requirement for underground storage of stormwater.

¹ As you know, if the City Council grants the requested special permit, the project will also require site plan approval from the Planning Board.

² By copy of this letter, a full-size set of site plan drawings has also been submitted to the Commissioner of the Bureau of Buildings.

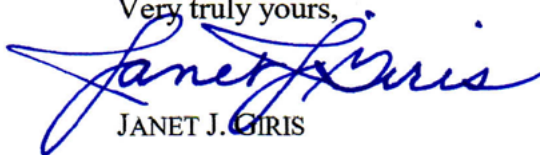
Honorable Yadira Ramos-Herbert, Mayor
and Members of the City Council

November 26, 2024
Page 3

We look forward to meeting with the City Council at the public hearing on December 3, 2024, and we are hopeful that the Council will approve the requested special permit at its meeting on December 10. In the interim, please feel free to contact me if you have any questions or if you would like any additional information.

Thank you for your consideration.

Very truly yours,



JANET J. GIRIS

Enclosures

cc: Dawn Warren, Esq. Corporation Counsel
Paul Vacca, Commissioner, Bureau of Buildings
Kevin Kain, Director of Planning & Sustainability
Michael J. Smeriglio, Vice President of Facilities and Campus Operations
Mark P. Weingarten, Esq.

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.

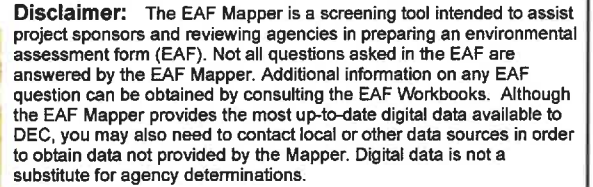
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Iona University Lot Merger			
Project Location (describe, and attach a location map): 33 & 45 Beechmont Drive & 41 & 53 Montgomery Place			
Brief Description of Proposed Action: The Applicant is seeking to merge four (4) properties located at 33 and 45 Beechmont Drive and 41 and 53 Montgomery Place historically used as college use into the main campus lot in order to facilitate the development of the "Upper Green" Project at the Iona University Campus in New Rochelle. The Property is currently improved with university related uses, including the Blessed Edmund Rice Chapel, a cottage, and a facilities yard. The Upper Green Project consists of the demolition of an existing cottage and other improvements, the relocation of the facilities yard, and the creation of additional large open green space designed to serve as an extension of the Blessed Edmund Rice Chapel. The Upper Green will offer a serene and contemplative environment for students, faculty and visitors. The space will feature sloped and flat terrain with accessible footpaths, and a meditation grotto at the center of the design. The previously proposed three (3) pickleball courts in the northern area of the property have been eliminated from the proposal. The merger of the four (4) properties with the the main campus lot requires a special permit from the City Council pursuant to Section 331-91 of the Zoning Code and site plan approval from the Planning Board.			
Name of Applicant or Sponsor: Iona University		Telephone: 914-633-2213 E-Mail: msmeriglio@iona.edu	
Address: 715 North Avenue			
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 checked="" type="checkbox"/>	YES <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: City Council & Planning Board; Department of Buildings; NYSDEC		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		4.3 acres	
b. Total acreage to be physically disturbed?		<4.3 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		±45 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Institutional (University) <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	
Buildings located at 45 Beechmont Drive and 53 Montgomery Place are Eligible; property is in Archaeological Assessment Iona College East Campus Survey - no alterations proposed to Eligible buildings	<input type="checkbox"/>	<input checked="" 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?			
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
Stormwater runoff will connect to existing infrastructure.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Brownfield Cleanup Program Site Code C360105 is located more than 0.3 miles from the Property.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Iona University by its attorneys DDWWW</u>		Revised: November 26, 2024
Signature: 		Date: October 8, 2024
Title: <u>Associate</u>		

PRINT FORM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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

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 (SEAF), the proposal to merge the properties located at 33 and 45 Beechmont Drive and 41 and 53 Montgomery Place will have no adverse impact on the environment. The proposal by Iona University is to create a passive open space on their campus. Based on the existing conditions, there are protections in place to protect the community from any adverse impact that may arise in the future based on this merger.

<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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 of New Rochelle City Council	11/27/2024
Name of Lead Agency	Date
Wilfredo Melendez	City Manager
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

**DELBELLO DONNELLAN WEINGARTEN
WISE & WIEDERKEHR, LLP**

4.c

Janet J. Giris
Partner
jjg@ddw-law.com

COUNSELLORS AT LAW
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WHITE PLAINS, NEW YORK 10601
(914) 681-0200
FACSIMILE (914) 684-0288

Connecticut Office
1111 SUMMER STREET
STAMFORD, CT 06905
(203) 298-0000

November 26, 2024

By Hand Delivery

Honorable Yadira Ramos-Herbert, Mayor
and Members of the City Council
City Hall
515 North Avenue
New Rochelle, New York 10801

**Re: Application of Iona University for a Special Permit for a Merger of Lots on
the Existing Iona University Campus.**

Dear Mayor Ramos-Herbert and Members of the City Council:

As you may remember, this firm represents Iona University (the “Applicant”) in connection with its application for a special permit to merge the properties located at 33 and 45 Beechmont Drive and 41 and 53 Montgomery Place, which properties are designated on the tax assessment map of the City as Section 3, Block 1015, Lots 14, 20, 65 and 71, respectively (collectively, the “Property”) with the property located at 715 North Avenue which is designated on the tax assessment map of the City as Section 3, Block 1005, Lot 1 (the “Main Campus”) to permit the improvement of the Property with the “Upper Green Project” described in our application to the City Council dated October 8, 2024. The matter is on the City Council’s agenda on December 3, 2024 for purposes of a public hearing.

Since we last met with the Council at its meeting on October 15, 2024, the Applicant has met on two separate occasions with the Beechmont Association to discuss its plans for the Upper Green Project and our associated application to the City Council. At those meetings, neighbors raised concerns about the proposed pickleball courts and the noise that could potentially be generated by use of those courts. To alleviate the concerns regarding the proposed pickleball courts, the Applicant has decided to eliminate the proposed pickleball courts from the Upper Green Project and has amended its plans accordingly.

Honorable Yadira Ramos-Herbert, Mayor
and Members of the City Council

November 26, 2024
Page 2

On behalf of the Applicant, and in support of our application, we respectfully submit a set of site plan drawings which has been revised to eliminate the previously proposed pickleball courts.¹ The revised set of plans consists of the following sheets²:

Drawing Number	Title	Prepared By	Dated or Last Revised
L-T	Title Sheet	Alloy Design Studio, Ltd.	11/22/2024
L-050	Contact Plan	Alloy Design Studio, Ltd.	11/22/2024
L-100	Removals Plan	Alloy Design Studio, Ltd.	11/22/2024
L-200	Materials Plan	Alloy Design Studio, Ltd.	11/22/2024
L-201	Materials Plan Enlargement	Alloy Design Studio, Ltd.	11/22/2024
L-300	Grading Plan	Alloy Design Studio, Ltd.	11/22/2024
L-301	Grading Plan Enlargement	Alloy Design Studio, Ltd.	11/22/2024
L-302	Grading Plan Enlargement	Alloy Design Studio, Ltd.	11/22/2024
L-400	Planting Plan	Alloy Design Studio, Ltd.	11/22/2024
L-401	Planting Plan Enlargement	Alloy Design Studio, Ltd.	11/22/2024
L-410	Irrigation Plan	Alloy Design Studio, Ltd.	11/22/2024
L-411	Lighting Plan	Alloy Design Studio, Ltd.	11/22/2024
L-500	Site Details	Alloy Design Studio, Ltd.	11/22/2024
L-501	Site Details	Alloy Design Studio, Ltd.	11/22/2024
L-502	Site Details	Alloy Design Studio, Ltd.	11/22/2024
L-503	Site Details	Alloy Design Studio, Ltd.	11/22/2024
L-504	Site Details	Alloy Design Studio, Ltd.	11/22/2024
L-505	Site Details	Alloy Design Studio, Ltd.	11/22/2024
A-100	Maintenance Shed Plans	Alloy Design Studio, Ltd.	11/22/2024
A-150	Maintenance Shed Elevations	Alloy Design Studio, Ltd.	11/22/2024
A-250	Maintenance Shed Sections	Alloy Design Studio, Ltd.	11/22/2024
A-500	Building Section and Architecture Details	Alloy Design Studio, Ltd.	11/22/2024
CG101	Overall Grading & Drainage Plan	Langan	11/22/2024
CG102	Quadrangle Grading Plan	Langan	11/22/2024
CE101	Erosion & Sediment Control Plan	Langan	11/22/2024
CS501	Details	Langan	11/22/2024
SU-1	Site Plan, Details, Legends & Notes		11/22/2024
Z-1	Zoning Plan	Alloy Design Studio, Ltd.	11/22/2024

We note that the elimination of the pickleball courts has resulted in a significant decrease in impervious surface area and eliminates the requirement for underground storage of stormwater.

¹ As you know, if the City Council grants the requested special permit, the project will also require site plan approval from the Planning Board.

² By copy of this letter, a full-size set of site plan drawings has also been submitted to the Commissioner of the Bureau of Buildings.

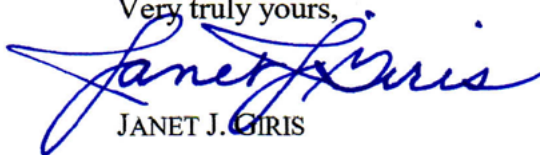
Honorable Yadira Ramos-Herbert, Mayor
and Members of the City Council

November 26, 2024
Page 3

We look forward to meeting with the City Council at the public hearing on December 3, 2024, and we are hopeful that the Council will approve the requested special permit at its meeting on December 10. In the interim, please feel free to contact me if you have any questions or if you would like any additional information.

Thank you for your consideration.

Very truly yours,



JANET J. GIRIS

Enclosures

cc: Dawn Warren, Esq. Corporation Counsel
Paul Vacca, Commissioner, Bureau of Buildings
Kevin Kain, Director of Planning & Sustainability
Michael J. Smeriglio, Vice President of Facilities and Campus Operations
Mark P. Weingarten, Esq.

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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Iona University Lot Merger			
Project Location (describe, and attach a location map): 33 & 45 Beechmont Drive & 41 & 53 Montgomery Place			
Brief Description of Proposed Action: The Applicant is seeking to merge four (4) properties located at 33 and 45 Beechmont Drive and 41 and 53 Montgomery Place historically used as college use into the main campus lot in order to facilitate the development of the "Upper Green" Project at the Iona University Campus in New Rochelle. The Property is currently improved with university related uses, including the Blessed Edmund Rice Chapel, a cottage, and a facilities yard. The Upper Green Project consists of the demolition of an existing cottage and other improvements, the relocation of the facilities yard, and the creation of additional large open green space designed to serve as an extension of the Blessed Edmund Rice Chapel. The Upper Green will offer a serene and contemplative environment for students, faculty and visitors. The space will feature sloped and flat terrain with accessible footpaths, and a meditation grotto at the center of the design. The previously proposed three (3) pickleball courts in the northern area of the property have been eliminated from the proposal. The merger of the four (4) properties with the the main campus lot requires a special permit from the City Council pursuant to Section 331-91 of the Zoning Code and site plan approval from the Planning Board.			
Name of Applicant or Sponsor: Iona University		Telephone: 914-633-2213 E-Mail: msmeriglio@iona.edu	
Address: 715 North Avenue			
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 checked="" type="checkbox"/>	YES <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: City Council & Planning Board; Department of Buildings; NYSDEC		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		4.3 acres	
b. Total acreage to be physically disturbed?		<4.3 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		±45 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Institutional (University)			
<input type="checkbox"/> Parkland			

Attachment: Environmental Assessment Form - Iona Application revised as of 11-26-24 Fully Signed (2025-2 : PROPOSED RESOLUTION

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	
Buildings located at 45 Beechmont Drive and 53 Montgomery Place are Eligible; property is in Archaeological Assessment Iona College East Campus Survey - no alterations proposed to Eligible buildings	<input type="checkbox"/>	<input checked="" 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?			
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater runoff will connect to existing infrastructure. <hr/>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
Brownfield Cleanup Program Site Code C360105 is located more than 0.3 miles from the Property. <hr/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Iona University by its attorneys DDWWW</u>		Revised: November 26, 2024 Date: October 8, 2024
Signature: 	Title: <u>Associate</u>	

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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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

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 (SEAF), the proposal to merge the properties located at 33 and 45 Beechmont Drive and 41 and 53 Montgomery Place will have no adverse impact on the environment. The proposal by Iona University is to create a passive open space on their campus. Based on the existing conditions, there are protections in place to protect the community from any adverse impact that may arise in the future based on this merger.

- ☐ 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 of New Rochelle City Council

11/27/2024

Name of Lead Agency

Date

Paul Vacca

Commissioner of Buildings

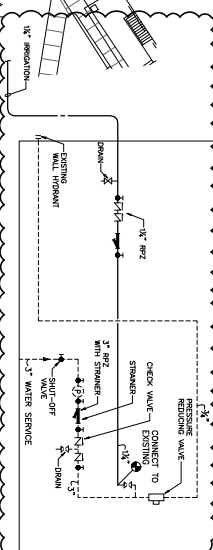
Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

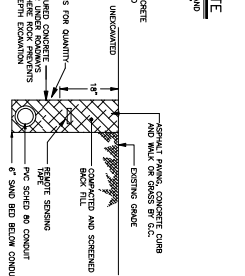
Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM



WATER SERVICE ROOM DETAILS

LANDSCAPE LIGHTING
CONDUIT TRENCH DETAIL

GENERAL NOTES

- [illegible]

GENERAL NOTES

- [illegible]

WORK ITEMS

- PROVIDE (6) MATCHING 1P-20A CBS
- PROVIDE ASTRONOMIC TIMER WITH 8 POLE CONTRACTOR, WITH CAPABLE, INTERMATIC, ETV20P WITH CIRCUITRY TO CONTROL 8 POLE LIGHTING CONTRACTOR.

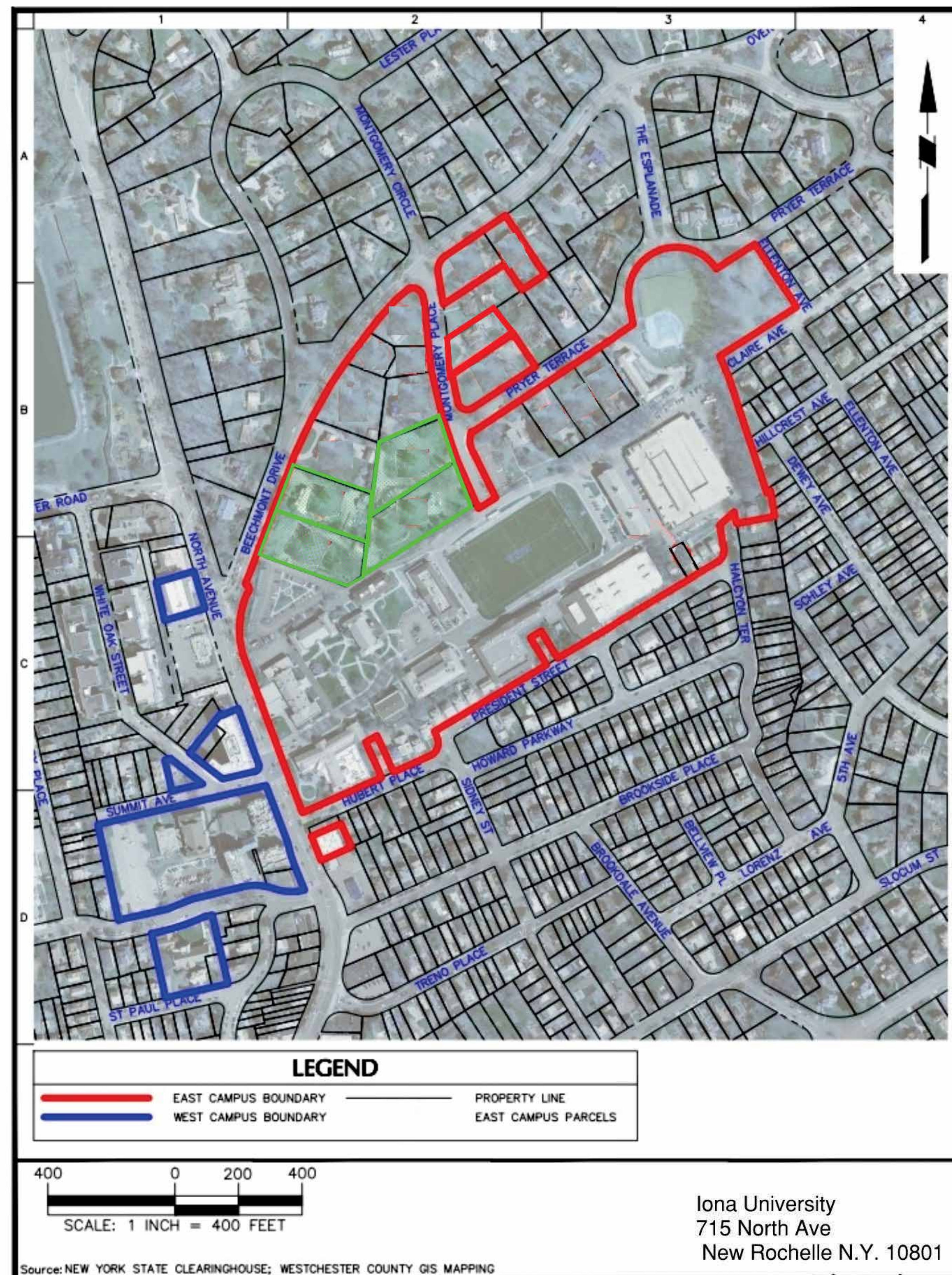
1
SU-1
SITE PLAN
SCALE: 1" = 20'-0"

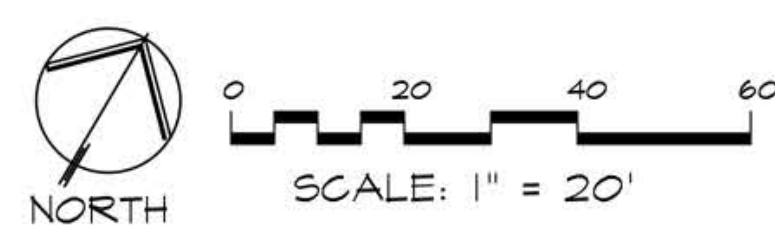
SCALE: 1" = 20'-0"





IONA UPPER GREEN PRESENTATION





PROPOSED SITE
IONA UNIVERSITY UPPER GREEN
IONA UNIVERSITY, NEW ROCHELLE CAMPUS

Alloy
DESIGN
STUDIO PLLC
02/28/2024















IONA UPPER GREEN PRESENTATION
QUESTIONS & DISCUSSION

**CITY OF NEW ROCHELLE, NEW YORK
DEPARTMENT OF DEVELOPMENT
PLANNING BOARD**

<i>Members Present:</i>	<i>Brown, Dodds-Brown, Coelho-Marques, Houstoun, Lipow, Mercado</i>
<i>Members Absent:</i>	<i>Smith</i>
<i>Introduced:</i>	<i>March 25, 2025</i>
<i>Adopted:</i>	<i>March 25, 2025</i>
<i>Moved By:</i>	<i>Lipow</i>
<i>Seconded By:</i>	<i>Coelho-Marques</i>
<i>Abstained:</i>	<i>None</i>
<i>Opposed:</i>	<i>None</i>
<i>Passed:</i>	<i>Unanimously</i>

PB 3-2025
Site Plan

RESOLUTION NO. 18-2025
715 North Avenue (Block 1005, Lots 1)

WHEREAS, an application has been filed by Iona University for site plan approval to create an open green space at 715 North Avenue (Block 1005, Lot 1) in an R1-15 and R2-7.0 zoned district; and

WHEREAS, it has been determined that this site is not located in a Critical Environmental Area, and is an Unlisted Action under the State Environmental Quality Review (*SEQRA*) process; and

WHEREAS, the New Rochelle City Council declared itself Lead Agency in connection with all processing procedures, determinations and findings, to be made or conducted with respect to the site plan submitted by the applicant. The City Council took this action pursuant to § 8-0101, *et. seq.*, of the Environmental Conservation Law and pursuant to the regulations promulgated by the New York State Department of Conservation specifically, 6 NYCRR Part 617 (*SEQRA Regulations*); and

WHEREAS, after careful review and consideration of the full Environmental Assessment Form (*EAF*) Parts 1 through 3 and related documentation submitted to the City Council for a special permit approval, a determination was made pursuant to §617.4 of the *SEQRA Regulations* that the application will not have a significant adverse impact on the environment and does not require the preparation of an Environmental Impact Statement (*EIS*); now, therefore, be it

RESOLVED, the New Rochelle Planning Board does hereby approve the site plan subject to the following conditions of approval:

1. Any damage to the City right-of-way during construction shall be remedied to the satisfaction of the Department of Public Works.
2. The applicant shall comply with the guidelines set by the New Rochelle Fire Department as appropriate; and be it further

RESOLVED, that in accordance with General City Law Subsection 27-a (7), the Applicant's engineer or architect, prior to the issuance of any type of building permit for construction, shall submit to the Building Official an estimate of the costs of all required site infrastructure and improvements associated with this site plan approval, which estimate shall be verified by the Building Official as adequate to cover all such site infrastructure and improvements. Thereupon, the Applicant shall provide to the City Bureau of Buildings a performance bond or other security acceptable to Corporation Counsel, in an amount and for a period of time acceptable to the Building Official, all in accordance with Section 27-a, Subsection 7 and Section 33, Subsection 8 of General City Law; and, be it further

RESOLVED, that in accordance with the Zoning Code, prior to issuance of the final Certificate of Occupancy, The Applicant shall provide to the City Bureau of Buildings all necessary maintenance bonds or other security acceptable to Corporation Counsel, in an amount and for a period of time acceptable to the Building Official for any proposed landscaping and, if applicable, for any oil/grit separators; and, be it further

RESOLVED, that in accordance with Section 331-123 of Chapter 331 (Zoning) of the New Rochelle City Code, such approval for any construction shall expire if a building permit is not issued within one (1) years from the date of approval and if all construction work is not completed within two (2) years of the date of issuance of such permit. Upon application to the Planning Board, extensions totaling a maximum of twelve (12) months may be granted to each of these time periods, for appropriate cause; and, be it further

RESOLVED, that the applicant and all successors/assignees are hereby informed that in accordance with Section 331-140 of the zoning code; Penalties for Offenses, if any element of an approved site plan is amended without knowledge or approval by the Planning Board, a fee shall be assessed to return to the Planning Board so as to formally file a site amendment, and be it, further

RESOLVED, the Planning Board Clerk is authorized to grant an extension of one (1) month beyond the first year site plan approval date, for any or all of the following conditions: if the applicant can demonstrate that reasonable progress has been made in satisfying the Planning Board's conditions of approval, if the Applicant needs the extension during the Planning Board's annual vacation period, or if other extenuating conditions have occurred, which the Planning Board Clerk considers reasonable for the granting of the additional one (1) month extension. If the Applicant has not obtained the required building permit within this one month extended approval period, the Applicant may apply to the Planning Board to extend the site plan approval for the remaining eleven (11) months.

Dated: April 2, 2025


Benito Ceja
Senior Project Manager

Filed City Clerk's Office April 2, 2025


City Clerk

**NOTICE OF PUBLIC HEARING ON PROPOSED FINANCING AND REFINANCING
OF PROJECTS AND ISSUANCE OF REVENUE BONDS BY
THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK
FOR IONA UNIVERSITY**

Public notice is hereby given that, at the time and place designated below, the Dormitory Authority of the State of New York (“DASNY”) will conduct a public hearing for the purpose of giving interested persons an opportunity to be heard on the proposed financing and refinancing of the Projects described below, and the proposed issuance by DASNY of one or more series of tax-exempt Dormitory Authority of the State of New York, Iona University Revenue Bonds (the “Bonds”) for the purpose of financing the new project described below (the “New Money Project”), refunding the City of New Rochelle Corporation for Local Development Tax-Exempt Revenue Bonds (Iona College Project), Series 2015A, proceeds of which financed certain existing projects listed below (the “Refunded Bond Projects”) and refunding a bank loan, proceeds of which financed certain existing projects listed below (the “Refunded Loan Projects” and together with the Refunded Bond Projects, the “Refunded Projects” and collectively with the New Money Project, the “Projects”), and financing issuance costs. All of the Projects will be or are owned for federal tax purposes and operated by Iona University (the “Institution”) for educational purposes at 715 North Avenue, New Rochelle, New York 10801 (the “New Rochelle Campus”), at 680, 688 and 690 North Avenue, 25 Mayflower Avenue, 29, 52 and 53 Montgomery Place, 33, 45 and 71 Beechmont Drive, and 21 and 33 Pryer Terrace, all in New Rochelle, New York 10801 (the “New Rochelle Properties”) and at 171 White Plains Road, Bronxville, New York 10708 (the “Bronxville Campus”), as set forth herein. The Bonds will be issued as qualified 501(c)(3) bonds, as defined in Section 145 of the Internal Revenue Code of 1986, as amended, pursuant to a plan of finance in one or more series or sub-series in an aggregate amount not to exceed \$90,000,000.

The New Money Project includes (i) the construction of an approximately 2.44 acre green space including walking paths and gathering space at 33 and 45 Beechmont Drive; (ii) the renovation of Bohn Hall on the Bronxville Campus, including but not limited to an increase in housing capacity with 50-75 new beds, bathroom and HVAC renovations; (iii) the renovation of Rippe Hall and Romoser Hall on the Bronxville Campus, including but not limited to an increase in housing capacity with 75-95 new beds, bathroom and HVAC renovations; (iv) the renovation of the Commons student lounge space located on the Bronxville Campus; (v) the renovation of lab infrastructure in organic chemistry, media and e-sport programs on the New Rochelle Campus; (vi) the renovation of the tennis courts on the Bronxville Campus, including renovation of the building adjacent to the tennis courts, known as the Meyers Athletic Center, for clubhouse, locker rooms and other athletic teams facilities; (vii) the renovation of various student residential buildings on the New Rochelle Campus and at 680 and 688 North Avenue and 25 Mayflower Avenue, all in New Rochelle, New York, including but not limited to upgrades to windows, elevators, safety efficiencies, HVAC systems, boilers, and water system upgrades; (viii) the renovation of the Student Union in the La Penta Business School Building and the Hynes Athletic Center, both located on the New Rochelle Campus, including but not limited to upgrades to HVAC systems, boilers and water system upgrades; and (ix) related expenses. Bonds will be issued to finance the New Money Project in the aggregate maximum principal amount of \$30,000,000.

The Refunded Projects include the following completed projects: (i) the construction of the LaPenta Business School Building on the New Rochelle Campus, (ii) the acquisition of land and construction and equipping of North Avenue Student Housing on the New Rochelle Campus, (iii) upgrades and improvements to other student residences on the New Rochelle Campus, and (iv) refunding certain prior bonds used to finance the acquisition of certain of the New Rochelle

Properties. Bonds will be issued to finance the Refunded Projects in the aggregate maximum principal amount of \$60,000,000.

The public is invited to comment either telephonically or in writing with respect to the Bonds and the financing and refinancing of the Projects.

A public hearing with respect to the proposed issuance of the Bonds will be held at 10:00 a.m. on April 23, 2025. Such public hearing is being conducted remotely, through the use of telephone conference. Interested persons are invited to listen to, and participate in, the public hearing by calling into the teleconference using the toll-free-number (866) 705-2554 and entering conference code 293301#. In order to facilitate registration of participants to the teleconference, it is requested that such persons call the above number no later than 9:55 a.m. Written comments can be submitted to DASNY via email at mlogan@dasny.org no later than 10:30 a.m. on the date of the public hearing. General inquiries can be submitted to DASNY at the above email address at any time prior to the public hearing.