

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

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1111 SUMMER STREET  
STAMFORD, CT 06905  
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August 3, 2022

**By Email and Hand Delivery**

Members of the Design Review Committee  
Village of Bronxville  
200 Pondfield Road  
Bronxville, New York 10708

**Re: Application of Iona University for Signage for the Property Located at 187  
White Plains Road, Bronxville.**

Dear Members of the Design Review Committee:

This firm represents Iona University (“Iona” or the “Applicant”) in connection with its campus located at 187 White Plains Road, which property is also known and designated on the tax assessment map of the Village as Section 6, Block 1, Lot 1 (the “Property”). As you know, Iona recently acquired the campus from Concordia College, which ceased operations in Fall, 2021. The Applicant is currently proposing to install several signs on the Property to facilitate the transition from Concordia College to Iona University. Accordingly, on behalf of the Applicant, we respectfully submit the enclosed application for a sign permit for the Property.

**The Property and the Applicant**

The Property is the former location of Concordia College, which, due to a changing and challenged higher education sector and the effects of the COVID-19 pandemic, was forced to cease operations in Fall, 2021. Concordia made its final degree conferrals on December 31, 2021. Recently, Iona acquired the 28-acre campus in the Village.

Iona University is a private, Catholic coeducational institution with a main campus in New Rochelle. Iona plans to operate a school of health sciences at the Property, furthering and building upon Concordia College’s legacy of providing excellence in health science education. Iona will also introduce new programming in the performing arts as well as other athletic and extracurricular activities at the campus.

### **The Current Application**

To facilitate the transition from Concordia College to Iona, the Applicant is seeking to install several signs on the Property, including: (i) two (2) banners to the front street façade of the Feth Administration Hall (the “Feth Hall Banners”); (ii) to replace an existing banner on the Stein Hall-Conservatory (the “Stein Hall Banner”); and (iii) ground/lawn letters and landscaping in front of the Feth Administration Hall (the “Ground Sign”). All proposed signage is consistent with the Iona University branding and the existing signage at Iona’s New Rochelle campus.

As you may remember, on March 2, 2022, the Design Review Committee recommended approval of the Feth Hall Banners and the Stein Hall Banner to the Planning Board. Since that time, the Applicant has made a minor modification to the Feth Hall Banners and the Stein Hall Banner to change the name from “Iona College” to “Iona University”. The dimensions and colors of the banners remain as previously approved by the Design Review Committee and no other modifications are proposed. Renderings of the proposed Stein Hall Banner and the Feth Hall Banners are enclosed with this application.

The Applicant also now proposes the Ground Sign, to be located in front of Feth Hall along the White Plains Road street façade. The Ground Sign has been attractively designed and incorporates landscaping, including a combination of perennials flowers, trees and shrubbery. All existing trees will be maintained and protected during construction. As shown in more detail in the enclosed plans, the Ground Sign will be constructed with 3/8-inch thick, 16-inch letters made from stainless steel and attached to a 30-foot aluminum beam. The “Iona University” letters will be spaced approximately 14-inches apart with 26-inches between the words. The total dimensions of the Ground Sign is 3-feet 4-inches high by 30-feet long. The Ground Sign will be lit with four (4) dark sky compliant low voltage lights.

### **Related Approvals**

The proposed signage required the following area variances from the Zoning Board of Appeals to: (i) increase the number of signs on the Feth Hall street façade from one (1) sign (permitted) to two (2) banners and one (1) ground sign (proposed); and (ii) to permit the Feth Hall Banners and the Stein Hall Banner on the buildings’ facades. We are pleased to inform the Committee that the Zoning Board of Appeals granted the requested variances on July 26, 2022.

### **Required Submissions**

In accordance with the requirements of the Design Review Committee and in support of our application, we respectfully submit the following:

1. Completed Application for Sign Permit;
2. Renderings of the previously approved Feth Hall Banners;
3. Renderings of the previously approved Stein Hall Banners;

4. A set of drawings of the Ground Sign consisting of the following sheets:

Drawing Number	Title	Prepared By	Dated or Last Revised
L-T	Title Sheet	Alloy Design Studio, PLLC ("Alloy")	6/14/2022
L-050	Contact Sheet	Alloy	6/14/2022
L-100	Removals Plan	Alloy	6/14/2022
L-200	Materials and Planting Plan	Alloy	6/14/2022
L-500	Site Details	Alloy	6/14/2022

5. A check in the amount of \$100.00 representing the application fee.

**Conclusion**

We respectfully request that this matter be placed on the Design Review Committee's September 7, 2022 agenda for review and recommendation of the proposed signage. In the interim, please do not hesitate to contact me if you have any questions or if you would like any additional information.

Thank you for your consideration. We look forward to meeting with the Design Review Committee in September.

Very truly yours,



ANNE E. KLINE

Enclosures

Cc: Sandy Curko, Esq., Iona University  
Joseph Castaldo, Iona University  
Richard Murray, Iona University  
Mark P. Weingarten, Esq.

MEMORANDUM

DATE: August 16, 2022

TO: Design Review Committee

FROM: Paul Taft, Building Inspector

RE: Sign/Awning Permit Application: SGN 005-22  
Project Location: 187 White Plains Rd  
Store name: Iona University  
6./1/1

Please be advised that the above referenced application has been reviewed and is being forwarded for your review and approval in accordance with Section 310-23 of the Village Code. Based upon my review of the materials submitted it appears that the sign as proposed substantially complies with the Village Sign regulations. The proposed lawn sign was reviewed by the Village of Bronxville ZBA and approved as submitted. The request for variance was for more than 1 sign as per planning board rules D (4) (b).

The DRC should confirm with the applicant that the proposed letter style, color and size will match the adjoining signs.

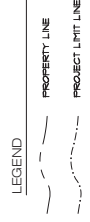
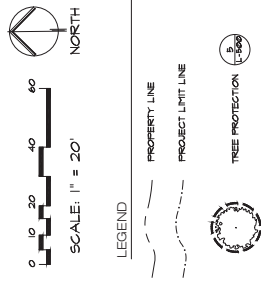
cc. Iona University  
187 White Plains Rd  
Bronxville, NY 10708

Planning Board Chairman  
Applicant



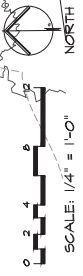
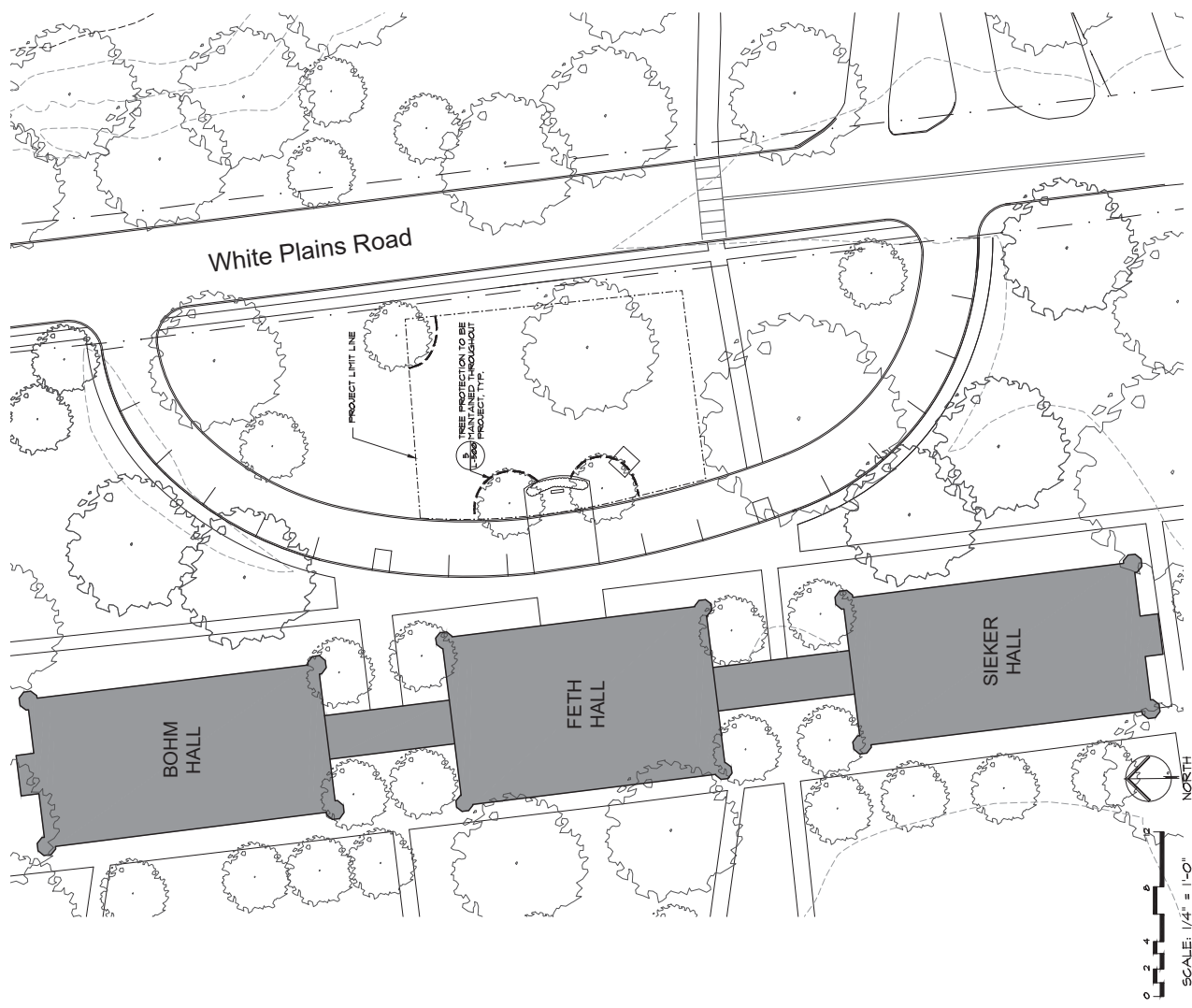






**NOTE:**  
EXISTING CONDITIONS PLAN DERIVED FROM A  
2015 PHOTOGRAMMETRIC SURVEY. ALL  
GIS MAPPING AND AS-BUILT DOCUMENTS.

K-5 Plan  
Not to Scale



**DEMOLITION AND REMOVAL NOTES**

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND FIELD CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE OWNER'S ATTENTION FOR RESOLUTION PRIOR TO COMMENCING WORK.
2. ALL REMOVALS SHALL BE AS SHOWN ON THE CONTRACT DRAWINGS AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CARE DURING REMOVAL OPERATIONS TO PROTECT EXISTING MATERIALS TO REMAIN EITHER BELOW GRADE OR ABOVE GRADE. ANY MATERIALS TO REMAIN SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
4. PRIOR TO DEMOLITION ALL MATERIALS TO BE REMOVED AND SALVAGED BY THE CONTRACTOR SHALL BE NEATLY STORED IN A SECURED AREA APPROVED BY THE OWNER'S REPRESENTATIVE.
5. VERIFY THE INTENDED DISPOSITION OF ALL ITEMS TO BE REMOVED AND SALVAGED, BUT NOT TO BE USED IN THE NEW IMPROVEMENTS WITH THE OWNER'S REPRESENTATIVE.
6. IF THERE IS ANY CONTRIBION AS TO WHAT IS TO BE REPAIRED AND WHAT IS TO BE REMOVED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR RESOLUTION PRIOR TO COMMENCING WORK.
7. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHIELDING, BRACKETS AND DISTURBANCES REQUIRED OR AS DIRECTED TO PROTECT THE SAFETY OF ADJACENT STRUCTURES AND UTILITIES. SEE HELLER & JOHNSON SOILS REPORT IN SPECIFICATIONS.
8. FILL AND COMPACT ALL FOUNDATION REMOVAL EXCAVATIONS WITH APPROVED BACKFILL TO MEET EXISTING GRADE.
9. WHERE NEW CONSTRUCTION ADJUTS EXISTING PAVEMENTS, THE EXISTING MATERIAL SHALL BE CLEANLY SAUGHT TO PROVIDE A CLEAN NEAT PATCH WITH NO TRIP HAZARDS.
10. THERE SHALL BE NO STOCKPILING OF MACHINERY AND VEHICULAR TRAFFIC ON AREAS TO BE DEMOLISHED. ALL MACHINERY AND VEHICLES SHALL BE REMOVED BY THE CONTRACTOR AT NO COST TO THE OWNER AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
11. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
12. CONTRACTOR TO PROVIDE AND MAINTAIN EROSION & SEDIMENT CONTROL THROUGHOUT THE DURATION OF THE PROJECT TOPSOIL IS TO BE STOCKPILED IN A LOCATION APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REFINISHING, EROSION CONTROL, AND REPAIRS AS NECESSARY TO MITIGATE UNDESIRABLE EROSION AND EROSION OF DISTURBED SOILS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
14. NO DEMOLITION MATERIAL TO BE BURIED ON SITE



IONA COLLEGE  
SIGNAGE

Architect  
New Rochelle, NY 10801

**REMOVALS PLAN**

DATE	ISSUED	DATE	DESCRIPTION
AS SHOWN	2017	06/14/2022	
CT	CT	CT	CT

**L-100**

ARCHITECTURAL FIRM  
79 E. Putnam Ave. Suite 17  
Greenwich, Connecticut 06830  
info@hoytjays.com





Key Plan Not to Scale

DATE	ISSUED	BY	REVISION/DESCRIPTION
06/14/2022	06/14/2022	ASHWORTH	REVISION: MATERIALS AND PLANTING PLAN



IONA COLLEGE  
SIGNAGE

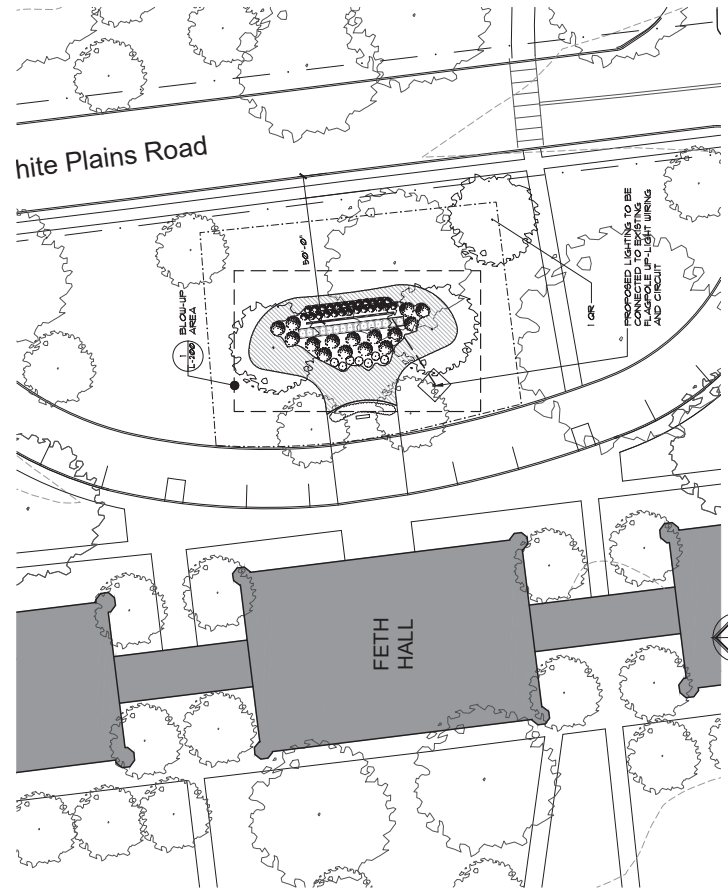
IONA COLLEGE  
NEW BRANCH, NY 10801

MATERIALS AND  
PLANTING PLAN

DATE	ISSUED	BY	REVISION/DESCRIPTION
06/14/2022	06/14/2022	ASHWORTH	REVISION: MATERIALS AND PLANTING PLAN

L-200

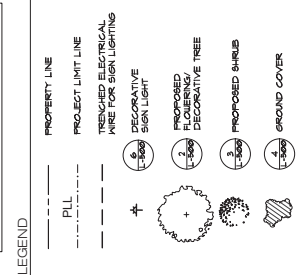
ARCHITECTURE  
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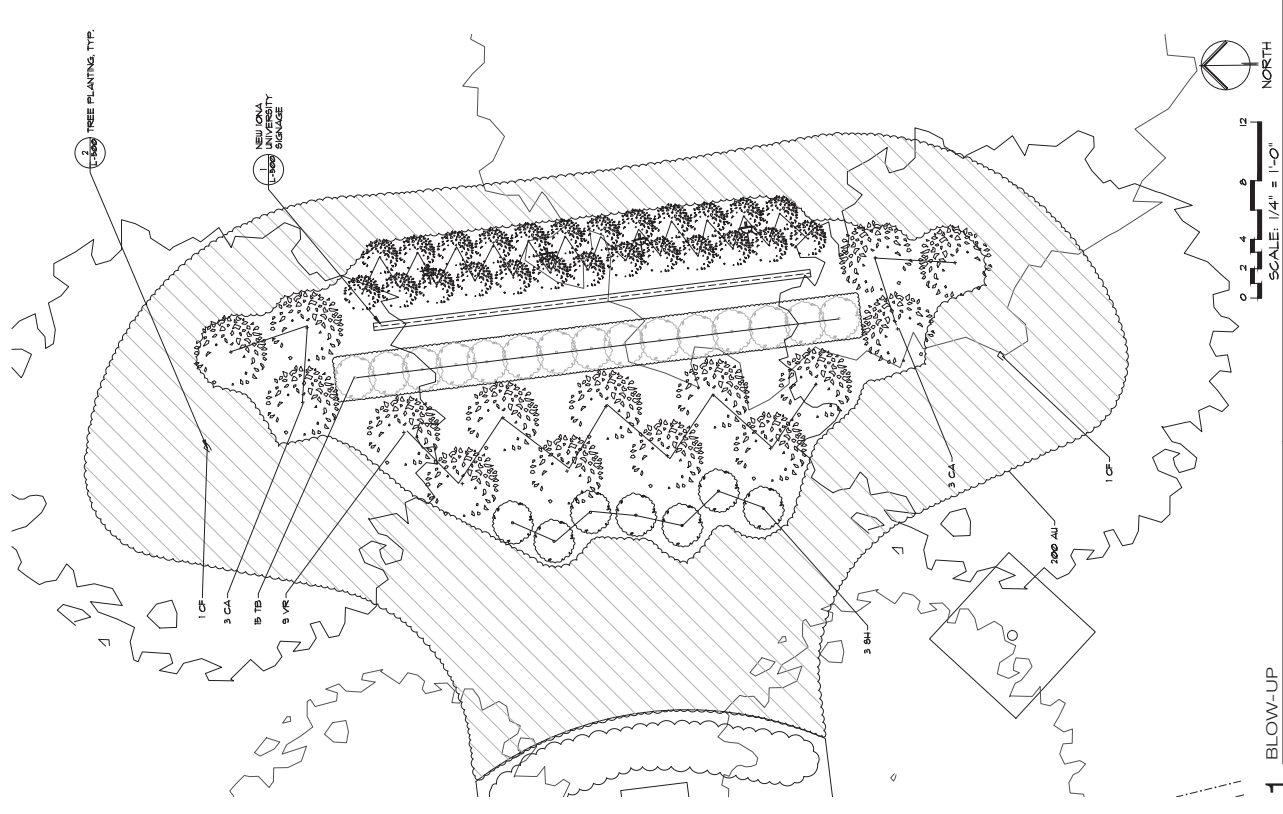
GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND FAMILIARIZE THEMSELVES WITH THE SITE PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND RECORD THEM AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL PREPARE THE WORK IN ACCORDANCE WITH THE EXISTING RECORDS AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SECURE THE WORK AREA WITH SPECIFIED BARRIERS AND FENCING AND MAINTAIN A SAFE AND SECURE CONSTRUCTION SITE.
3. PEDESTRIAN AND VEHICULAR TRAFFIC ON ADJACENT ROADS AND SIDEWALKS SHALL BE MAINTAINED DURING CONSTRUCTION.
4. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE OR INTERRUPTION TO EXISTING UTILITY SERVICE. ANY DAMAGE OR INTERRUPTION TO EXISTING UTILITY SERVICE SHALL BE RESTORED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND RECORD THEM AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL PREPARE THE WORK IN ACCORDANCE WITH THE EXISTING RECORDS AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
6. IT IS ANTICIPATED THAT VARIOUS TYPES OF WORK FOR THIS PROJECT WILL BE PERFORMED SIMULTANEOUSLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK AND MAINTAINING A SAFE AND SECURE CONSTRUCTION SITE.
7. THE CONTRACTOR SHALL PREPARE ALL WORK WITH CARE TO ENSURE MATERIALS TO REMAIN SHALL NOT BE DAMAGED. ANY DAMAGE TO MATERIAL TO REMAIN SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND PAID FOR BY THE CONTRACTOR.
8. REMOVE AND DISPOSE OF ALL ITEMS DESIGNATED AS REMOVALS OFF-SITE IN AN LEGAL MANNER. ALL EXISTING MATERIALS TO REMAIN SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT. ANY DAMAGE TO THE MATERIALS TO REMAIN SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
9. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL RESTORE ALL "UNIMPROVED" AREAS UTILIZED FOR SITE ACCESS, STOCKPILING, CONSTRUCTION TRAILERS ETC. TO SERVICEABLE AND SAFE CONDITIONS AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.

NOTE: EXISTING CONDITIONS PLAN DERIVED FROM A 2018 SURVEY. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, GRADING, AND AS-BUILT DOCUMENTS.



PLANT LIST	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
1	RED OAK	RED OAK	9' - 5 1/2' CAL.	FULL SPHM. HEAD WITH SINGLE LEADER
2	ORANGE BARK	ORANGE BARK	9' - 5 1/2' CAL.	FULL SPHM. HEAD WITH SINGLE LEADER
3	GEORGIA PINE	GEORGIA PINE	0'-1/2' HT.	FULL SPHM. HEAD WITH SINGLE LEADER
4	LEATHERLEAF VIBURNUM	LEATHERLEAF VIBURNUM	4' HT.	FULL GLEAM FOLIAGE, FULL ROOT BASE
5	LEAFY LIME	LEAFY LIME	3'-4' HT.	MULTI-STEM, THREE STRIPS MIN.
6	SMALL-LEAFED YEW	SMALL-LEAFED YEW	3'-4' HT.	MULTI-STEM, THREE STRIPS MIN.
7	SLIVER GLEDITSIA	SLIVER GLEDITSIA	3' GAL.	FULL GLEAM FOLIAGE, FULL ROOT BASE
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99	SLIVER GLEDITSIA	SLIVER GLEDITSIA	3' GAL.	FULL GLEAM FOLIAGE, FULL ROOT BASE
100	SLIVER GLEDITSIA	SLIVER GLEDITSIA	3' GAL.	FULL GLEAM FOLIAGE, FULL ROOT BASE



1 BLOW-UP  
SCALE: 1/4" = 1'-0"

