

TO THE PLANNING COMMISSION OF THE CITY OF EYE:

The Petition of Fonrose Wainwright Condict and The Laymen's Movement for a Christian World, Inc.

1. This petition relates to the residence, grounds and accessory buildings connected therewith of the late Colonel Jonathan Mayhew Wainwright at Milton Point, Stuyvesant Avenue, in the City of Eye, New York, which is now owned by your petitioner, Fonrose Wainwright Condict.

2. Your petitioner, Fonrose Wainwright Condict is considering giving said premises, which are hereinafter referred to as the "Wainwright House", to or in trust for The Laymen's Movement for a Christian World, Inc., hereinafter referred to as the "Laymen's Movement", to be used by it as a home where men may meet to consider and strive to carry out the purposes of the Laymen's Movement and this petition is presented to secure permission to use the Wainwright House for said purposes.

3. The Laymen's Movement was incorporated in April, 1942. Its purposes, as set forth in its Certificate of Incorporation, are as follows:

"1. To create and preserve in laymen both the belief that Christianity will work and the determination that it shall be tried.

2. To unite Christian men to find their part in building Christianity into the life of the world."

4. Wainwright House is in a district designated in the zoning ordinance of the City of Eye as residence "A-1". In Section 9-4.3, it is provided in sub-division (c) that properties within such district may be used for the following purposes, among others:

"(c) Religious uses. Churches and other places of worship, including parish houses and Sunday school buildings."

and in sub-division (d) of said Section, the Planning Commission is authorized to permit the use of premises in such district for a community service use (i) if the proposed use will, in the judgment of the Commission, be appropriate in the proposed location, and will have no material adverse effect on existing or proposed residential development and (ii) if the proposed uses will be provided with adequate off-street parking to meet its needs, properly screened from adjoining residential uses, and entrance and exit drives will be laid out to eliminate traffic hazards and nuisances.

5. This home is not to be used as a Church but it will be used as a place of worship from time to time. Its use will approach that of a parish house, but ordinarily, it will be used by much smaller groups of people than would a parish house.

Some of the particular purposes for which it is proposed to use Wainwright House are the following:

(a) Meetings of laymen of the same business or profession in an effort to bring the practice in their business or profession into conformity with Christian principles.

(b) Meetings of representatives of American financial, business or other interests, going to foreign lands, to consider the customs and beliefs of the peoples among whom they will live and work, and how they may exemplify in their work among such peoples the highest and best traditions of American democracy and the religious beliefs upon which that is founded.

(c) Groups of men engaged in one or more of the following purposes:

(i) Research into the laws of God with respect to human conduct and the relation between God and man and between man and man.

(ii) Research into the meaning, value and method of prayer as a practical force in men's daily lives.

(iii) To inspire and train laymen to use Christianity in all departments of their lives.

(iv) Meetings of men engaged in the development of their faith in and love of God and their fellow men and to thus enkindle a purpose to benefit mankind by improving the society in which they live.

(d) Meetings between men from foreign lands with members of the Laymen's Movement, particularly, representatives from foreign lands attending meetings of the United Nations or engaged in the work of the Secretariat.

(e) Meetings between representatives of the Laymen's Movement from other parts of this country or other lands with local members of the Laymen's Movement.

(f) Meetings for various groups of people connected with the churches in and about Rye and within the New York Metropolitan area.

(g) It is possible that some of the secretarial work connected with the Laymen's Movement can also be carried on at Wainwright House.

In general, the groups meeting at Wainwright House will be comparatively small, running from ten to twenty persons. It is expected that they will meet sometimes for an evening, an afternoon, or a few days. It is hoped that, in some instances, meetings to last over a longer period may be arranged.

Very occasionally, meetings of larger groups may be arranged, but it is the opinion of the Laymen's Movement that its purposes may best be accomplished by meetings of small groups. It is believed, therefore, that the use of the premises by any large number of people would only take place occasionally.

6. It is proposed to preserve the exterior of Wainwright House without change and to maintain the grounds and gardens in substantially the same manner they are maintained at the present time. Thus it is believed that if this home is used by the Laymen's Movement, it will continue to represent its present outstanding appearance as one of the most beautiful residences in this part of the country. Its pure architecture and gracious lines should continue not only as a land mark of aesthetic beauty for the Peoples of Rye, but, if the plans for the Laymen's Movement develop along the present lines, it should become known to peoples of many lands.

It is believed that its use by the Laymen's Movement would have no material adverse effect on existing or prospective residential development. The home is surrounded by spacious grounds and is well removed from other residences and we believe that there would be no outward appearance of its being used for any purposes substantially different from the uses for which a private home of this character might be expected to be used.

The driveways and parking areas provide ample parking facilities for all those who would ordinarily visit Wainwright House. These parking facilities provide accommodation for about twenty automobiles.

7. No structural alterations are contemplated at this time. It is possible that it may be found desirable to install partitions to divide one or more of the larger bed rooms and to install one or more additional bath rooms, but there is no thought of disturbing the exterior of Wainwright House.

8. Your petitioner, Fonrose Wainwright Condict, proposes to retain the ownership for her own use of a part of the premises. She is also considering the erection of a smaller home for her own use, on part of the land which she expects to retain.

WHEREFORE, your petitioners ask that permission may be granted for the use of Wainwright House for the uses and purposes of The Laymen's Movement for a Christian World, Inc. as hereinbefore set forth.

Dated, New York, April 3, 1951

Fonrose Wainwright Condict

The Laymen's Movement for a Christian
World, Inc.

By _____