



Part of Public Hearing
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PLANNING BOARD
TOWN OF HARRISON

1 HEINEMAN PLACE
HARRISON, NEW YORK 10528

Telephone: 914-835-2000

March 15, 1983

Supervisor and Members of the Town Board
Town of Harrison
Municipal Building
Harrison, New York 10528

Re: Special Exception Use
Manhattanville College South Campus
Parcel B
Block 631, Lot 17

Gentlemen:

At the Planning Board meeting of March 15, 1983, the Planning Board voted to recommend approval of the application for a Special Exception Permit, submitted by Manhattanville College upon premises at Manhattanville College South Campus, Parcel B.

WHEREAS, Manhattanville College on or about January 14, 1983, made application for a Special Exception Permit, said application having been made pursuant to Article V of the Zoning Ordinance of the Town of Harrison, and

WHEREAS, the Planning Board, pursuant to the requirements of Article V of the Zoning Ordinance of the Town of Harrison, is required to review any application for a Special Exception Permit, and

WHEREAS, Manhattanville College on February 22, 1983 has appeared before this Board at a public meeting and presented evidence in support of its application for a Special Exception Permit to permit the use of the property for the purchaser to construct a Planned Office Park consisting of three buildings on the 35 acres comprising Parcel B, and,

WHEREAS, the Planning Board has heard said evidence at the public meeting and has had due deliberation thereon, and has made the following findings:

1. The proposed office buildings will not impair the reasonable and

orderly development of other properties in the area, will not be disadvantageous to the neighborhood, will not adversely affect the health, safety, welfare, convenience or order of the Town, and that such use will be in harmony with and promote the general purposes and intent of the Zoning Ordinance. The use proposed does not interfere with the use of any other property in the area.

2. The use requested is one that is permitted under the Ordinance by special permit if the applicant meets the general conditions of Section 72-5.3. The Planning Board determines that the proposed use complies with the general conditions set forth in Section 72-5-3 of the Zoning Ordinance in that: a) the site is particularly suitable for the location of such use in the Town; b) the plot area is sufficient, appropriate, and adequate for the proposed use; c) the characteristics of the proposed use are such that the proposed location would not be unsuitably near a church, school, theatre, recreational area, or other place of assembly; d) access facilities are adequate for the estimated traffic from public streets and sidewalks so as to assure the public safety in relation to the general character of the neighborhood and other existing or permitted uses within it and to avoid traffic congestion; vehicular entrances and exits will be clearly visible from the street and will not be within 75 feet of the intersection of street lines at the street intersection; e) all proposed curb cuts have been approved or will be approved by the agencies having jurisdiction; f) adequate provision has been made for emergency conditions; g) there are adequate off street parking and loading requirements and that the layout of the parking spaces and driveways are convenient to safe operation; h) adequate buffer yards, landscaping, fences and screenings are provided so as to protect the adjacent properties and land uses; i) necessary special set back, yard, height and building area coverage requirements will be established; j) if appropriate, a public plaza will be located on the property; k) adequate provisions will be made for the collection and disposal of storm water runoff from the site and of sanitary sewage, refuse or other wastes; l) existing municipal services and facilities are adequate to provide for the needs of the proposed use; m) the use will not tend to generate or accumulate dirt, refuse or any other type of environmental pollution, including vibration noise, light, electrical discharges, odor, smoke or irritants, particularly where they are discernable on adjacent properties or boundary streets; n) there is no need for regulating the hours, days or similar aspects of the proposed planned office park.

3. The Planning Board determines that the proposed use as set forth in the site plan fully complies with the special conditions necessary for the issuance of a special exception use permit in conjunction with a planned office park as set forth in Section 72-5-4.9 of the Zoning Ordinance of the Town/Village of Harrison. Further, proposed use and site plan otherwise complies with all other laws, ordinances and regulations of the Town/Village

of Harrison.

4. In summary, the applicant has complied with all general and special conditions and safeguards that relate to the site as proposed.

NOW, THEREFORE BE IT RESOLVED, that the Planning Board of the Town/Village of Harrison hereby recommends the approval of the application of Manhattanville College, for the use of Block 631, Lot 17, known as Parcel B, Manhattanville College South Campus, as an Office Park.

Very truly yours,

Frank J. Rice