

April 5, 1983

RESOLUTION OF THE PLANNING BOARD OF THE  
TOWN OF HARRISON APPROVING THE SITE PLAN  
FOR THE DEVELOPMENT, CONSTRUCTION AND USE  
OF "THE CENTRE AT PURCHASE" BY  
MANHATTANVILLE COLLEGE  
ON BLOCK 631 LOT 17 ON  
THE ASSESSMENT MAP OF THE TOWN OF HARRISON  
(also known as Parcel B on the Manhattan-  
ville College South Campus)

WHEREAS, the following documents for the proposed new development, construction and use of "The Centre At Purchase" were submitted to the Planning Board of the Town of Harrison in accordance with Section 72-12-5 et. seq. of the Zoning Ordinance of the Town of Harrison:

<u>No.</u>	<u>Document</u>	<u>Drawing No.</u>	<u>Prepared By</u>	<u>Date</u>
1	Application of Manhattanville College for approval of the Site Plan		John Meyer Consulting	1-11-83
2	Letter transmitting the application of Manhattanville College for approval of the Site Plan		Plunkett & Jaffe, P.C.	1/14/83
3	Survey of Parcel B of the Manhattanville College South Campus		James W. Delano	7/20/82
4	Subdivision Map of the Manhattanville College South Campus		"	8/20/81
5	Tree Inventory		Jason M. Cortell & Assoc.	

6.	Key Map	K-1	John Meyer Consulting	1/10/83
7	Legend and Notes	SP-	"	"
8.	Layout Plan	SP-1	"	"
9	Grading Plan	SP-2	"	"
10	Utilities Plan	SP-3	"	"
11	Sediment and Erosion Plan	SP-4	"	"
12	Site Sections	SP-5	"	"
13	Profiles	SP-6	"	"
14	Profiles	SP-7	"	"
15	Construction Details	SP-8	"	"
16	Construction Details	SP-9	"	"
17	Storm Water Management Report		"	1/17/83
18	Supplementary Storm Water Management Report		"	2/16/80
19	Supplementary Storm Water Management Report		"	3/10/83
20	Drawing: Illustrative Plan	A-1	Hooker-Siskind & Associates	1/11/83
21	Drawing: Typical Floor Plans	A-2	"	"
22	Drawing: Building 1, Floor Plans	A-2	"	"
23	Drawing: Buildings 2 & 3 Elevations and Section	A-4	"	"
24	Drawing: Site Section and Sign Details	A-5	"	"
25	Drawing: Planting Plan	L-1	M. Paul Friedberg & Assoc.	1/10/83

26	Drawing: Lighting Plan	L-2	"	"
27	Drawing: Courtyard Plan	L-3	"	"
28	Drawing: Courtyard Sections	L-4	"	"
29	Preliminary Geotechnical Engineering Study		Langan Engineering	1/6/83
30	Draft Environmental Impact Statement		Raymond, Parrish, Pine & Weiner	1/83
31	Transcript of Public Hearing on Draft Environmental Impact Statement			2/22/83
32	Letter from Jennifer Pollard, New York State Department of Transportation			1/5/83
33	Site Plan Review Memorandum from William Morganroth, Building Inspector			2/1/83
34	Response to 2/1/83 Site Plan Memorandum by John Meyer			2/18/83
35	Report of James Cropper, U.S.D.A.			2/14/83
36	Letter from Peter Q. Eschweiler, Commissioner of Planning, Westchester County			3/2/83
37	Letter from Peter Q. Eschweiler, Commissioner of Planning, Westchester County			3/15/83
38	Letter from Peter Q. Eschweiler, Commissioner of Planning, Westchester County, with HNTB Technical Memorandum			3/25/83
39	Memorandum from Councilman Charles Balancia			3/23/83
40	Letter from Allan Stone on behalf of Purchase Environmental Protective Ass'n, with attachments including Carroll and Seel Traffic Report dated 3/27/83			3/29/83

- 41 Traffic Report of Howard Reynolds of  
Frederick P. Clark Associates,  
Traffic Consultant to Town of Harrison 3/30/83
- 42 Letter from James Cropper, U.S.D.A. to  
John Meyer 3/27/83
- 43 Letter from John Meyer to Frank Eliseo,  
Chairman, Planning Board 3/17/83
- 44 Final environmental impact statement  
(FEIS) prepared by Raymond, Parrish, Pine  
and Weiner 3/83
- 45 Response of Manhattanville College/Related  
Properties to Comments on FEIS 4/5/83

and,

WHEREAS, the application for Site Plan approval was presented to the public at a Planning Board meeting held on February 22, 1983; and

WHEREAS, all documents required by Section 72-12-5 et. seq. of the Zoning Ordinance of the Town of Harrison were submitted and reviewed at a Planning Board meeting; and

WHEREAS, the Draft Environmental Impact Statement (DEIS) and the Final Environmental Impact Statement (FEIS) and all comments thereon by interested and involved agencies and the public, written and oral, were given at a public hearing held by the Planning Board on February 22, 1983 and at public meetings held by the Planning Board on March 15, 1983 and April 5, 1983; and

WHEREAS, the Town retained its own traffic consultant, Howard Reynolds of Frederick P. Clark and has received a traffic report from the Town's

consultant, a traffic report from Raymond, Parish, Pine & Weiner on behalf of the applicant and a traffic report from Carroll and Seel on behalf of the Purchase Environmental Protection Association.

WHEREAS, the Planning Board recommended on March 15, 1983 to the Town Board of the Town of Harrison that the proposed use of the site be approved by the Town Board as a planned office park and that a special exception use permit be issued pursuant to Article V of the Zoning Ordinance of the Town of Harrison.

NOW, THEREFORE, BE IT

RESOLVED,

that the Site Plan is in accordance with the requirements of the Zoning Ordinance, the objectives of the Master Plan of the Town of Harrison; and is in conformity with the other laws and regulations of the Town of Harrison; and be it further

RESOLVED,

that the Site Plan provides for the maximum safety of vehicular ingress and egress as well as for pedestrians on the site; it insures the prevention of adverse effects upon the character and the potential use of adjoining Residence Districts; it includes the year-round screening of parking and service areas from the view of adjacent residential properties and streets and the site plan makes every effort to minimize the visual impact of

the proposed facility on the surrounding properties; and be it further

RESOLVED,

that the site plan fully takes into consideration the public health, safety and welfare, the comfort and convenience of the public in general and the residents of the surrounding neighborhood.

RESOLVED

that the Site Plan, a copy of which is incorporated herein, be approved, subject to final Town Board Special Exception Permit conformation of the Planning Board's decision in this matter.

TOWN OF HARRISON PLANNING BOARD

By: Frank Eliseo  
Frank Eliseo, Chairman