

TOWN OF HARRISON PLANNING BOARD

Harrison, New York

Re: THE APPLICATION OF MANHATTANVILLE COLLEGE FOR APPROVAL OF A SITE PLAN FOR THE DEVELOPMENT, CONSTRUCTION AND USE OF BLOCK 631, LOT 17 ON THE ASSESSMENT MAP OF THE TOWN OF HARRISON (also known as Parcel B on the Manhattanville College South Campus).

DETERMINATION OF APPROVAL TO CARRY OUT THE PROPOSED ACTION OF DEVELOPMENT, CONSTRUCTION AND USE ON THE ABOVE DESCRIBED PROPERTY

The Town of Harrison Planning Board ("Board") having previously received a Site Plan for the proposed development, construction and use of the above described property and a request for approval of the same from Manhattanville College, the owner of the said property,

The Board having previously received an Environmental Assessment Form (EAF) from Manhattanville College and Related Properties, Corp. setting forth facts from which the Board could determine whether or not the proposed development, construction and use (collectively referred to herein as the "Action") would have a significant impact upon the environment, and

The Board, pursuant to law, having been designated the Lead Agency, made a determination that the proposed Action would have a significant impact upon the environment, and

Manhattanville College/Related Properties Corp. having commenced an Environmental Impact Statement proceeding before this Board pursuant to Article 8 of the New York State Environmental Conservation Law and Local Law Number 1 of 1977 of the Town of Harrison, and

Manhattanville College having complied with the requirements of the hereinabove recited laws including the preparation of the aforesaid EAF, a Draft Environmental Impact Statement (DEIS), dated January 1983 and a Final Environmental Impact Statement (FEIS) dated March 1983 and having posted all of the notices and published all

notices regarding the foregoing documents in the Municipal Building of the Town of Harrison and distributing all of the foregoing documents to all interested and involved agencies and making the same available to the public throughout the Town of Harrison, and

The Board having conducted a public hearing on the Draft Environmental Impact Statement on February 22, 1983 and having reviewed all of the comments on the Draft Environmental Impact Statement and on the Final Environmental Impact Statement which were filed with the Board and expressed to the Board at the public hearing heretofore held and at the Board's meetings and has further considered the responses of Manhattanville College/Related Properties Corp. to comments of the public and other governmental agencies to the Final Environmental Impact Statement.

Now, therefore, the Board, pursuant to the provisions of Article 8 of the New York State Environmental Conservation Law, Part 617 of Title 6 NYCRR and Local Law Number 1 of 1977 of the Town of Harrison finds and determines as follows:

1. The Board has given careful and due consideration to the Draft Environmental Impact Statement and the Final Environmental Impact Statement, as well as the comments and responses submitted in regard to such documents as set forth in the accompanying site plan approval resolution dated April 5, 1983.

2. The requirements of Part 617 of Title 6 NYCRR have been met, and

3. In making this decision to approve of the proposed Action, the Board has reviewed all aspects of the proposed Action including the information set forth in the Draft Environmental Impact Statement and the Final Environmental Impact Statement, the Site Plan and all comments of interested and involved agencies as well as those comments of the public expressed to the Board in writing and at public hearings and meetings of the Board to both the Draft EIS and the Final EIS and has concluded that the Action will result in several beneficial impacts including, but not limited to, increased jobs and tax revenues while preserving much of the natural character of the site in the fixation of buffer areas and open spaces. The Action will result in certain negative impacts including an increase in surface runoff and the generation of additional traffic on surrounding roads. These and other negative impacts will be mitigated by actions to be taken by the developer. The development conforms to all local zoning requirements. Overall the Board has concluded that the proposed Action is in the best

interests of the Town of Harrison.

4. The Board has carefully reviewed and compared the proposed Action with alternative actions and has decided that the proposed Action fulfills the following standards:

a) Consistent with social, economical and other essential considerations of state and local policy, to the maximum extent practicable, from among the reasonable alternatives thereto, the Action to be carried out and/or approved is one which minimizes or avoids adverse environmental effects, including the effects discussed in the relevant environmental impact statement, and

b) All practicable means will be taken in carrying out or approving the Action to minimize or avoid adverse environmental effects.

Based on the foregoing, the Planning Board hereby approves the foregoing Action.

Dated: Harrison, New York
April 5, 1983

TOWN OF HARRISON PLANNING BOARD

By: Frank Eliseo
Frank Eliseo, Chairman

15 April 83