

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 AND PURCHASE CORPORATE PARK ASSOCIATES II ON BLOCK 631, LOT 17 ON THE ASSESSMENT MAP OF THE TOWN OF HARRISON (also known as Parcel B, Manhattanville College South Campus)

WHEREAS, on or about November 20, 1984, Manhattanville College, on behalf of itself, as property owner, and Purchase Corporate Park Associates II, as lessee, submitted an application to the Planning Board of the Town/Village of Harrison for the approval of a Site Plan regarding the development, construction and use of Parcel B; and

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

<u>Sheet</u>	<u>Description</u>	<u>Revision</u>	<u>Date</u>
Cover Sheet			
LP	Landscape Plan		11/13/84
SP	Legend and Notes		11/13/84
SP-1	Layout Plan		11/13/84
SP-2	Grading Plan		11/13/84
SP-3	Details		11/13/84
SP-4	Details		11/13/84
SP-5	Profiles		11/13/84
SP-6	Profiles		11/13/84
SP-7	Sedimentation and Erosion Control Plan		11/13/84

WHEREAS, Related Properties, on November 27, 1984, appeared before the Planning Board at a public meeting, duly noticed, and presented expert testimony in support of its application for Site Plan approval to permit the construction, development and use of 355,000 square feet (F.A.R.) in a single building on the subject thirty-five (35) acre site; and

WHEREAS, at the November 27, 1984 meeting of the Harrison Planning Board, the documents indicated in Table No. 1 attached hereto were and remain on file; and

WHEREAS, all documents, data and information required by Section 72-12-4.3 and Section 72-12-5 et. seq. of the Harrison Zoning Ordinance were submitted and reviewed at a Planning Board meeting; and

WHEREAS, in considering the present Site Plan application, the applicant, through its various consultants, planners, associated architects, site/civil engineers, soils engineer, landscape architect, environmental consultants, traffic consultants and surveyor, has taken into consideration the public health, safety and general welfare, the comfort and convenience of the public in general and the residents of the immediate neighborhood in particular, and shall establish any appropriate conditions and safeguards in harmony with the general purpose and intent of the Ordinance and particularly with regard to achieving:

- a) Maximum safety of pedestrians and of vehicular ingress and egress.
- b) A site layout (including the location, orientation, power and use schedule of any outdoor lighting of the site) which would not have adverse effect upon any properties in adjoining Residence Districts by impairing their established character or the potential use of the properties in such Districts.
- c) The reasonable screening, at all seasons of the year of all playgrounds, parking and service areas from the view of adjacent residential properties and streets.
- d) In the case of any building located farther than ten (10) feet from any street line, and where the average natural grade within ten (10) feet of such building is more than twenty (20) feet above the established grade along the street in front of the lot, the Planning Board shall make every reasonable effort to locate the said building in such a way that its visual impact on surrounding properties will be minimized. In exercising the powers conferred on it under this paragraph, the Planning Board shall give due consideration to any mitigating effect of the distance between such building and its surroundings, as well as to any neutralizing effect of planting, screening or other similar devices proposed on the site plan submitted for its approval.
- e) Design and construction standards for improvements shown on the site plan shall be those set forth in this Ordinance and in other ordinances, rules and regulations, or in construction specifications of the Town; and

WHEREAS, on November 27, 1984, the Planning Board did take the following action, pursuant to the provisions of Article 8 of New York State Environmental Conservation Law, Part 617 of Title 6 NYCRR and Local Law No. 1 of 1977 of the Town of Harrison:

(a) The Board reaffirmed its Lead Agency Status;

(b) The Board made a determination that the requirements of Part 617 of Title 6 NYCRR had been met;

(c) The Board adopted Supplemental Environmental Findings which concluded that "no supplemental impact statement is required since no significant new potential adverse circumstances or information has been presented"; and

WHEREAS, the Board having previously adopted a resolution on April 5, 1983 approving the carrying out of the development, construction and use of Parcel B for 457,380 square feet (F.A.R.); and

WHEREAS, the Board having considered the stipulation of settlement dated May 18, 1984 between the Town of Harrison and Related Properties and Manhattanville College, and all mitigating measures taken therein; and

WHEREAS, the Board having taken into consideration the Town Board Resolution dated May 16, 1984 which contained environmental findings which concluded that Manhattanville College and Related Properties were to carry out the proposed development construction and use of Parcel B and which resolution adopted the prior April 5, 1983 findings of the Planning Board; and

WHEREAS, the Board having reviewed the stipulation of settlement dated October 11, 1984 between the Purchase Environmental Protective Association, Inc., the Town of Harrison, Related Properties and Manhattanville College, and all the mitigating measures taken therein; and

* WHEREAS, the instant application is for the construction, development and use of a single building designed for 355,000 square feet (F.A.R.) to be constructed and occupied in two (2) phases pursuant to the terms and conditions of a Stipulation of Settlement dated October 11, 1984; and

WHEREAS, after a review of the aforescribed Stipulation and the Site Plan submitted by applicant, the Board considers all of the conditions imposed by the Purchase Environmental Protective Association, Inc. ("PEPA") and the Town of Harrison to be met and satisfied; and

WHEREAS, the reduction from 457,380 square feet (F.A.R.) to 355,000 square feet (F.A.R.) results in a consistent reduction in environmental impact associated with such project, including drainage runoff, lighting, site disturbance, grading and utility usage; and

WHEREAS, the development of Parcel B in accord with the terms of the Stipulation will provide a further substantial mitigation of any potential adverse impact since the entire project, and most

importantly traffic, has been reduced by approximately twenty-two (22%) percent;

NOW, THEREFORE, BE IT

RESOLVED,

that the Site Plan is in accordance with the requirements of the Zoning Ordinance and the objectives of the Master Plan 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 ensures 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 present 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; and be it further

RESOLVED,

that the Planning Board, on the terms and conditions set forth in the stipulation dated October 11, 1984, hereby approves the instant Site Plan application together with a copy of the Site Plan which is incorporated herein.

Dated: Harrison, New York
November 27, 1984

TOWN OF HARRISON
PLANNING BOARD

BY: [Signature]
CHARLES SNOW, Chairman

