

FILED THIS

28<sup>th</sup>

DAY OF

November 1987

TIME AM

*Manhattanville College*  
TOWN CLERK, HARRISON, NEW YORK

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, and

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 previously designated the Lead Agency, made a determination that the proposed Action would have a significant impact upon the environment, and

Manhattanville College/Related Properties 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 and Related Properties having previously 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

EXHIBIT  
"2"

The Board having previously 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 to comments of the public and other governmental agencies to the Final Environmental Impact Statement; and

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

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

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 this Planning Board; and

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

The Board having received the transmittals of Pirro & Monsell, P.C. dated November 20, 1984; and

The Board having received the following additional documents in support of the instant site plan application:

<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

The Board having duly convened a public meeting, on notice duly published, and all interested persons who wished to be heard having had an opportunity to be heard;

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 No. 1 of 1977 of the Town of Harrison finds and determines as follows:

1. The Board reaffirms its lead agency status and obligation to continue to review the development, construction and use of Parcel B;
2. The Board has given careful and due consideration to the accompanying site plan dated November 13, 1984 and all supporting documents;
3. The requirements of Part 617 of Title 6 NYCRR have been met;
4. In making this decision to approve of the proposed Action, the Board has reviewed all aspects of the proposed Action including all previously transmitted information set forth in the Draft Environmental Impact Statement, 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 and conducted by it 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;
5. The Board has 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 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 disclosed 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.

6. In considering the site plan, the Planning Board 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 has established 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.

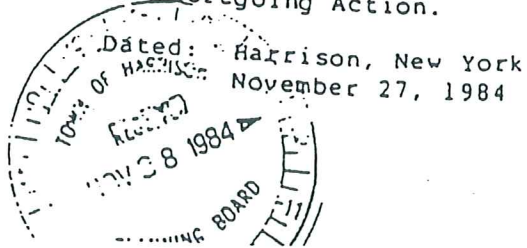
(c) The reasonable screening, at all seasons of the year of all playgrounds, parking and service areas from the view of adjacent residential properties and streets.

(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 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

7. No supplemental impact statement is required since no significant new potential adverse circumstances or information has been presented which would necessitate a supplemental impact statement.

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



Town of Harrison Planning Board

BY:   
CHARLES SNOW, Chairman