

TOWN-VILLAGE OF HARRISON

File

MEMORANDUM

TO: All Interested & Involved Agency
FROM: Planning Board
DATE: April 16, 2003
RE: Parcel B - SEQR Positive Declaration Re-circulation

On April 4, 2003, a Positive Declaration was circulated concerning the above referenced application. The document did not include the required attachment. The Board is hereby re-circulating the Positive Declaration with the appropriate attachment. Please replace the previous document with the enclosed.

Thank you

**PLANNING BOARD RESOLUTION PB2003/26
MARCH 25, 2003**

**SEQR POSITIVE DECLARATION AND NOTICE OF INTENT TO
PREPARE A DRAFT ENVIRONMENTAL IMPACT STATEMENT
FOR
THE PURCHASE CORPORATE PARK ASSOCIATES VI
PROPOSED OFFICE BUILDING
LOCATED AT 2 MANHATTANVILLE ROAD
KNOWN & DESIGNATED AS BLOCK 631, LOT 17**

WHEREAS, the Planning Board is considering a Site Plan application, Special Exception Use application and Freshwater Wetlands Permit application (herein after collectively referred to as "The Application") submitted to the Town of Harrison Planning Board by Purchase Corporate Park Associates VI (herein after "The Applicant"); and

WHEREAS, The Applicant proposes the development of a three story, 84,791 gross square foot office building with associated roadway, parking lot and utility improvements; and

WHEREAS, the Planning Board has reviewed The Application, the Full Environmental Assessment Form including supplemental material and amendments as well as all additional material submitted both in support and in opposition to the Application; and

WHEREAS, the Planning Board originally classified the project as an Unlisted Action and designated its intention to serve as Lead Agency for the Coordinated Review of the project; and

WHEREAS, due to the presence of Reid Hall on the Manhattanville College Campus, which is a designated historic structure and the County Airport noise contour CEA, the Planning Board re-designated its intention to serve as Lead Agency, on January 28, 2003 for the Coordinated Review of this project, which, due to these features is now classified as a Type I action, and circulated this notice along with the Environmental Assessment Form to all Involved Agencies.

NOW THEREFORE BE IT RESOLVED, that in accordance with Section 617.6 (b.) (3) (i.), the Lead Agency designation is hereby confirmed.

BE IT FURTHER RESOLVED, that based upon the material reviewed, the Lead Agency has determined that proposed Action may have a significant impact on the environment and that a Draft Environmental Impact Statement shall be prepared in accordance with Section 617.9. The reasons supporting this determination are enumerated in the attached Positive Declaration Form.

BE IT FINALLY RESOLVED, that in accordance with Section 617.8, a public scoping session shall be held on Tuesday April 29th, 2003, at which time agencies and the public will be provided an opportunity to focus the EIS on potentially significant adverse impacts and to eliminate those impacts that are irrelevant or nonsignificant.

On a motion of Chuck Spano, seconded by Thomas Heslip, it was adopted by the following vote:

AYES: Diana Allegretti, Alice AvRutick, Jeffery Freis, Thomas Heslip, Anthony Spano

NAYES:

ABSTAINED:

ABSENT: Emmanuel Gramigna, Robin Topol

Jeffery B. Freis

Jeffery Freis, Chairmen

The resolution was thereupon duly adopted

03 APR -4 18:59

TOWN OF HARRISON, N.Y.
RECEIVED
APR 29 2003

617.21
Appendix E
State Environmental Quality Review
POSITIVE DECLARATION
Notice of Intent to Prepare a Draft EIS
Determination of Significance

Project Number _____

Date March 25, 2003

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town Harrison Planning Board, as lead agency, has determined that the proposed action described below may have a significant effect on the environment and that a Draft Environmental Impact Statement will be prepared.

Name of Action:

Purchase Corporate Park Associates VI – Office Building

SEQR Status: Type I
Unlisted

Description of Action:

The Applicant proposes the development of a three story, 84,791 gross square foot office building with associated roadway, parking lot and utility improvements.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

2 Manhattanville Road, Town of Harrison, Westchester County

Reasons Supporting This Determination:

Pursuant to Section 617.7(c)(1)(2) &(3), the Action may:

1. The impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to subdivision 617.14(g).
2. The creation of a material conflict with the community's plans or goals.
3. The impairment of the character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character.
4. A substantial change in the intensity of the use of land, or its capacity to support existing uses.
5. An increase in the number of people that will utilize the site.
6. Changes to two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together, may result in a substantial impact.
7. Result in reasonably related long-term, indirect and cumulative impacts.
8. Result in impacts that are material, substantial, large or important with regard to the project setting, probability or occurrence, duration, irreversibility, geographic scope, magnitude and the number of people affected.

For Further Information:

Contact Person: **Rosemarie Cusumano, Planning Board Secretary**
Address: **Town Hall, 1 Heineman Place**
Harrison, NY 10528
Telephone Number: **(914) 835-2000**

A Copy of this Notice Sent to:

Commissioner, Department of Environmental Conservation, 50 Wolf Road, Albany, New York 12233-0001
Appropriate Regional Office of the Department of Environmental Conservation
Office of the Chief Executive Officer of the political subdivision in which the action will be principally located.

Applicant (if any)

Other involved agencies (if any)