JMC
SITE DEVELOPMENT CONSULTANTS

BRIGHTVIEW SENIOR LIVING

600 Lake Street

Town / Village of Harrison,

New York, 10604

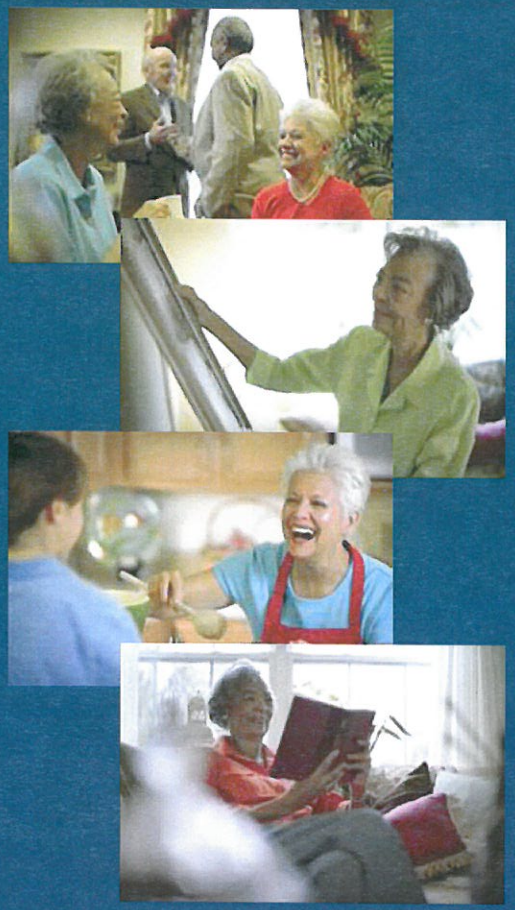
January 28th, 2016 Town Board Public Hearing Presentation

ZARIN & STEINMETZ

JAL ARCHITECTURE & ENGINEERING P.C.

BRIGHTVIEW SENIOR LIVING

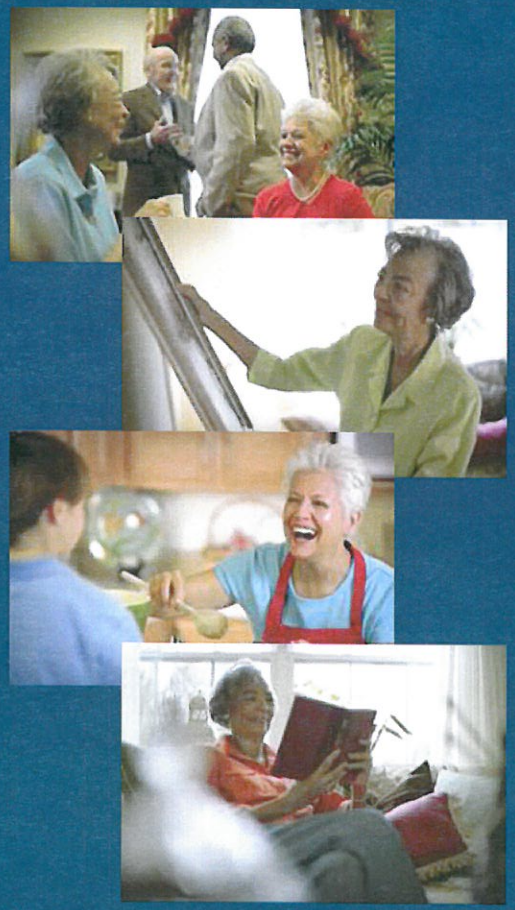
BRIGHTVIEW
SENIOR LIVING



BRIGHTVIEW SENIOR LIVING

- Applicant: The Shelter Group - Brightview Senior Living.
- Brightview communities include Independent Living, Assisted Living and Memory Care options.
- One other facility open in Westchester (Tarrytown).
- Many others in the region (NY, NJ, CT, MA) that are under construction or in approvals process.

BRIGHTVIEW
SENIOR LIVING



BRIGHTVIEW SENIOR LIVING

- Purpose and need
  - Significant demographic shifts have occurred in the Town/Village in the last five years.
  - Rapid increase and projected continued growth in the senior population.
  - New national models of specialized housing for seniors have developed to address this growing demographic.
  - The target market for this Brightview facility is residents of Harrison and nearby communities who desire to 'age-in-place.'

Existing Site Conditions

(Existing Lake Street Quarry)

SUPREME COURT LITIGATION & STIPULATION

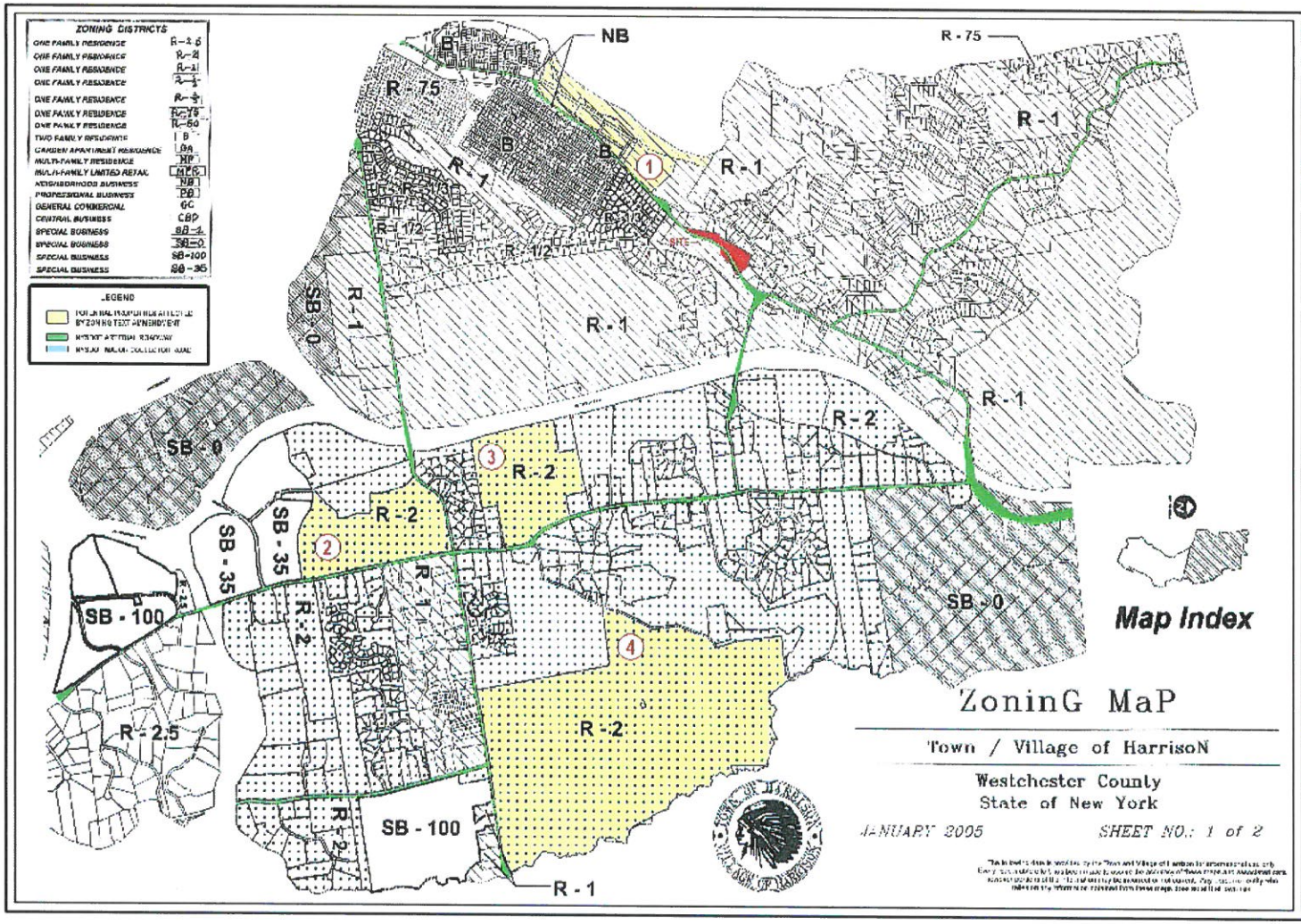
- Litigation
- Design feasibility Study
  - Cost of Reclamation/Restoration
  - Retail Uses
  - Office Uses
  - Warehouse
  - Shopping Center
  - Sports Complex
  - Multi-Family
  - Senior Housing/Assisted Living
- Lake Street Granite Quarry Inc., cease all further excavation or site work and agrees not to accept deliveries of any materials whatsoever
- Best Efforts for Senior Housing Application

ZONING SUMMARY

- Currently zoned as R-1 "One Family Residence District"
- The existing zoning does not permit senior housing or assisted living.
- Petition to amend Town/Village Regulations by creating a Special Exception Use that would permit the development of a "Senior Living Facility" in the R-1 and R-2 District.
- The property must also have been improved with, and used immediately previously as, non-residential use, as well as contain frontage on an arterial roadway of no less than 1,500 feet.
- The property also must meet specific lot area and bulk criteria.

PROPOSED SPECIAL PERMIT CRITERIA

- Minimum Lot Size of 6 Acres
- Minimum Lot Width (Measured At Front Yard Setback) of 800 Feet
- Maximum Building Coverage of 20%
- Minimum Front Yard Setback of 15 Feet
- Minimum Rear Yard Setback of 30 Feet
- Minimum Side Yard Setback of 30 Feet (60 Feet Combined)


ZONING DISTRICTS
ONE FAMILY RESIDENCE R-2.5
ONE FAMILY RESIDENCE R-2
ONE FAMILY RESIDENCE R-1
ONE FAMILY RESIDENCE R-1/2
ONE FAMILY RESIDENCE R-1/3
ONE FAMILY RESIDENCE R-75
ONE FAMILY RESIDENCE R-50
TWO FAMILY RESIDENCE B
GARDEN APARTMENT RESIDENCE GA
MULTI-FAMILY RESIDENCE MF
MULTI-FAMILY LIMITED RETAIL MFR
NEIGHBORHOOD BUSINESS NB
PROFESSIONAL BUSINESS PB
GENERAL COMMERCIAL GC
CENTRAL BUSINESS CBD
SPECIAL BUSINESS SB-1
SPECIAL BUSINESS SB-0
SPECIAL BUSINESS SB-100
SPECIAL BUSINESS SB-35
LEGEND
NB
R-75
R-1
R-1/2
R-2
R-2.5
SB-0
SB-35
SB-100
SITE
Map Index
ZoninG MaP
Town / Village of HarrisoN
Westchester County
State of New York
JANUARY 2005
SHEET NO.: 1 of 2
BRIGHTVIEW SENIOR LIVING HARRISON
HIGHLIGHTED ZONING MAP
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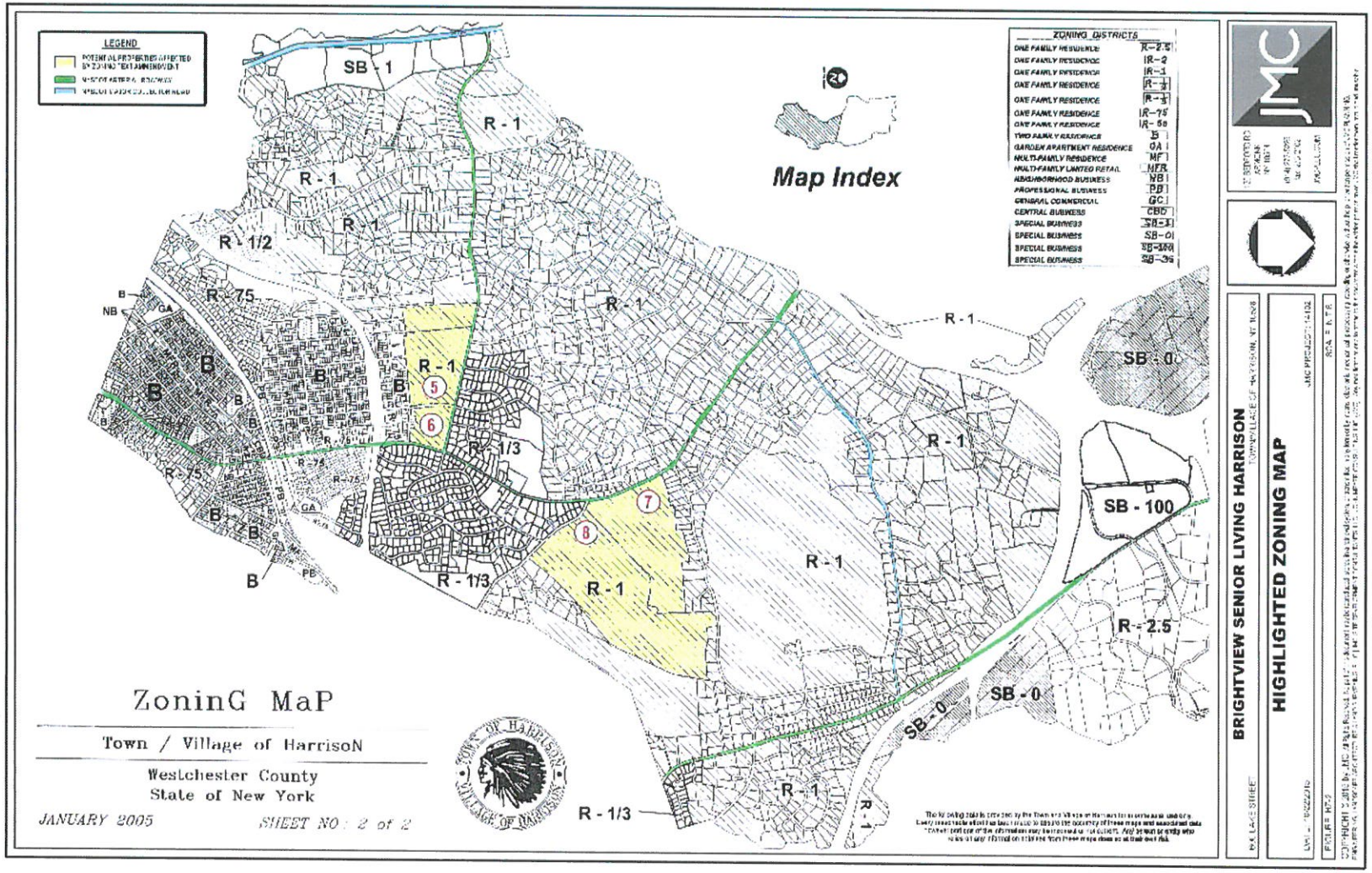
LEGEND
ZONING MaP
Town / Village of HarrisoN
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ZONING DISTRICTS
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SPECIAL BUSINESS SB-36
SB - 1
R - 1
R - 1/2
R - 75
R - 1/3
R - 2.5
SB - 0
SB - 100
B
NB
GA
PB
5
6
7
8
BRIGHTVIEW SENIOR LIVING HARRISON
HIGHLIGHTED ZONING MAP

Existing Site Conditions

(Existing Lake Street Quarry)

Proposed Site Plan

SITE PLAN SUMMARY

- **Site Plans**
  - Property area = 7.31 acres.
  - Building: footprint ± 45,068 SF.
    - A total of 160 Units: 84 IL, 50 AL & 26 ALZ Units
    - 4 stories for a total building square footage of 169,168 SF.
  - Parking provided totals 105 spaces.
- **Traffic: Assisted Living Uses are a Low Generator of Traffic**
  - Analyzed 3 intersections: Lake & Old Lake Street, Lake Street & three site driveways, and Lake Street & Barnes Lane.
  - Intersection currently generates Levels of Service of B or better. Levels of Service Remains the Same as they are Today.
  - Project will generate a total of 28 trips during the peak weekday AM hour (12 entering and 16 exiting) and 35 trips during the peak weekday PM hour (19 entering and 16 exiting).

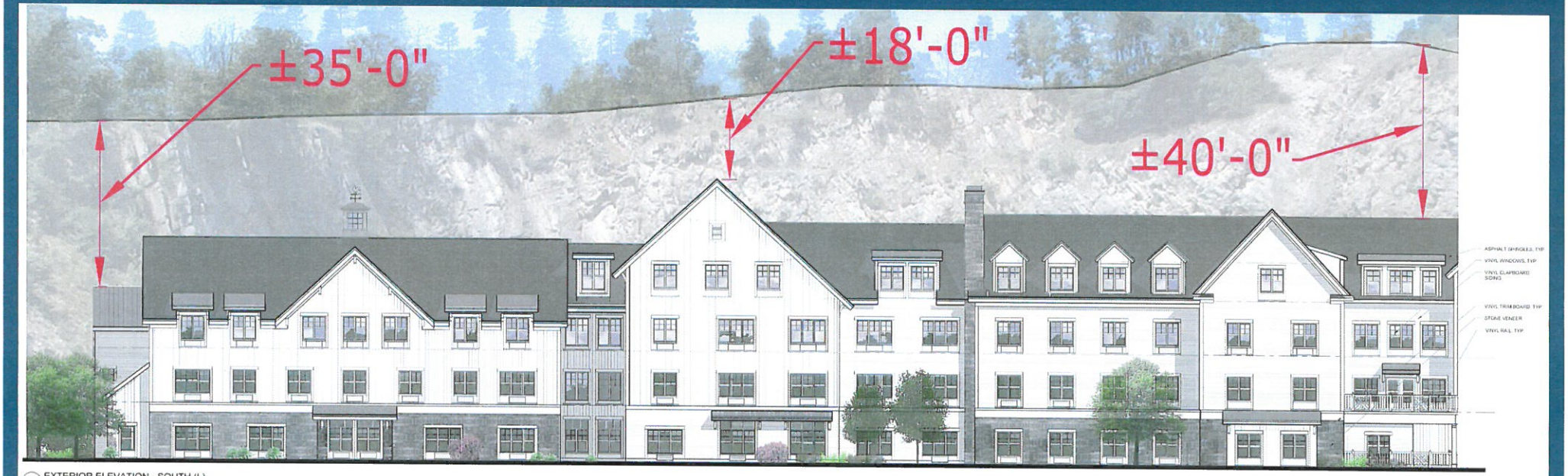
PROJECT SUMMARY (CONT.)

- **Fire Access**
  - Plan provides for a fire access way around the Brightview building.
- **Stormwater**
  - Existing Site does not provide water quality. Proposed site development will enhance stormwater quality and control/treat runoff.
  - A Stormwater Pollution Prevention Plan has been prepared and submitted to the Town's Engineering Department.
- **Noise**
  - A noise study has been prepared by Cavanaugh Tocci Associates and submitted to the Town. The study concluded that the proposed facility will meet current Town noise regulations.
- **Odor**
  - An odor assessment has been prepared by Clark Food Service Equipment and submitted to the Town. The assessment concluded no impact associated with odor.

PROJECT SUMMARY (CONT.)

- **Neighborhood Impact/Socioeconomics**
  - A value Impact Analysis has been prepared by Hudson Property Advisors, LLC and submitted to the Town. This analysis determined property values of the neighborhood would not be diminished.
- **Visual Impacts**
  - Architectural Style of Building Consistent with surrounding Architecture.
  - Configuration of Building due to Narrowness of Site.
  - Relationship of Building to Rock Slope.

BUILDING ELEVATION (SOUTH)

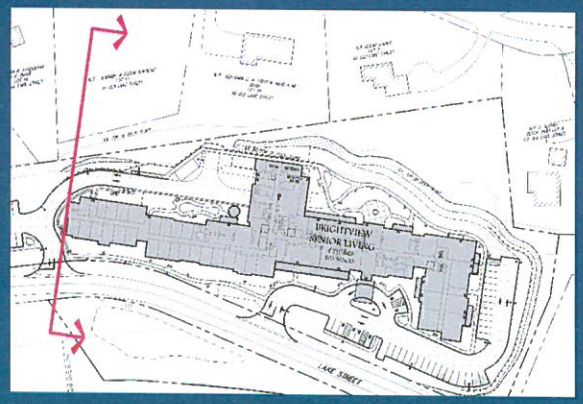


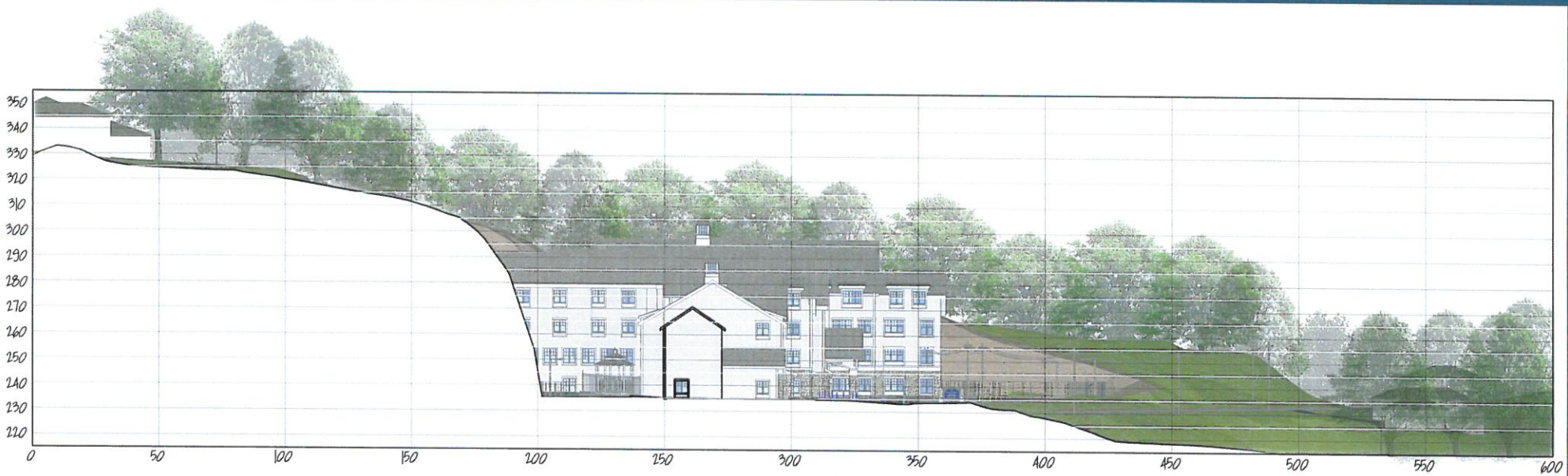
1 EXTERIOR ELEVATION - SOUTH (L)
1/8" = 1'-0"

BUILDING ELEVATION (NORTH)

2 EXTERIOR ELEVATION - SOUTH (R)
1/8" = 1'-0"

SITE SECTION





SECTION 'A-A'
HORIZONTAL SCALE- 1"=30' VERTICAL- 1"=30'

Brightview Harrison

Independent and Assisted Living

04/28/2015

JAL ARCHITECTURE & ENGINEERING P.C.

JMC

The SHELTER Group

ZARIN & STEINMETZ

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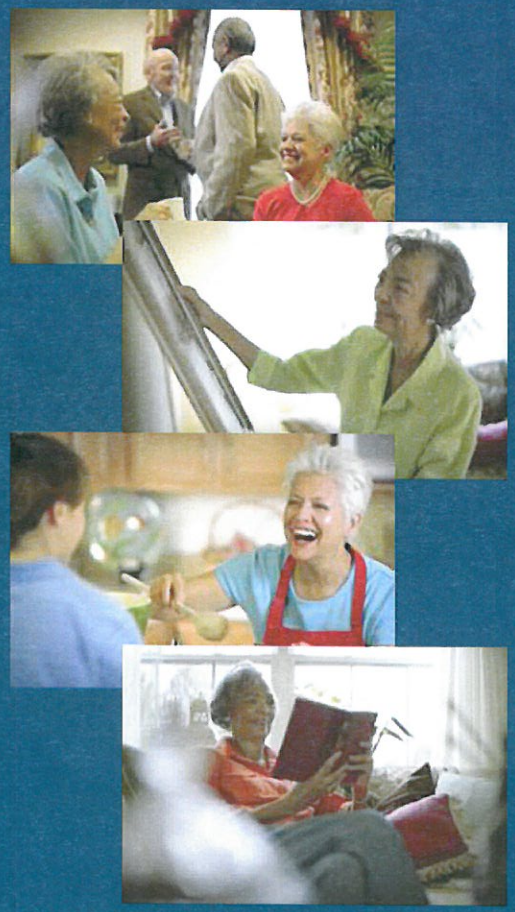

BRIGHTVIEW SENIOR LIVING

- **Benefits of the proposed use**
  - Keeps seniors close to home and/or their families and community services.
  - Opportunities to redevelop underutilized sites; ex: adaptive reuse of a granite quarry.
  - Tax revenues substantially above those generated today.
  - Residential population that does not utilize schools.
  - Generates limited traffic on area roadways.

BRIGHT IEW
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SENIOR LIVING
410-969-8888
APARTMENTS AVAILABLE