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lothrop associates^{LLP}

architects

May 14, 2013

Jackie Greer
Town Village Clerk
Town of Harrison Municipal Building
1 Heinemann Place
Harrison, NY 10528

Re: Sign Monument Application
Congregation Emanu-El of Westchester
2125 Westchester Avenue [Block 601, Lot 1]
Harrison, NY 10580

Dear Ms. Greer:

On behalf of Congregation Emanu-El of Westchester, Lothrop Associates^{LLP} Architects is requesting that our application for approval of a sign monument which we plan to construct in the front yard facing Westchester Avenue, be included on the Town Council meeting agenda on May 16, 2013.

The synagogue is located in the R-1 district where synagogues are designated a Special Exception Use. Planning Board and Architectural Review Board approval have been granted by these Boards. However, we need Town Council approval as well.

We appreciate your help in this urgent matter for our client and we thank you in advance for your time and consideration.

Sincerely,
Lothrop Associates^{LLP}



William R. Simmons AIA, LEED AP BD+C
Partner

Encl: Planning Board Resolution PB2013/18

**PLANNING BOARD RESOLUTION PB2013/17
MARCH 20, 2013**

**SPECIAL EXCEPTION USE RESOLUTION APPROVAL FOR
CONGREGATION EMANU-EL OF WESTCHESTER
MONUMENT SIGN & PATIO
FOR PROPERTY LOCATED AT
2125 WESTCHESTER AVENUE, KNOWN & DESIGNATED
AS BLOCK 601, LOT 1**

WHEREAS, Congregation Emanu-el of Westchester (hereinafter referred to as "The Applicant") has submitted a Special Exception Use application for property located at 2125 Westchester Avenue, more specifically known and designated as Block 601, Lot 1; and

WHEREAS, the Applicant proposes the installation of a monument sign and a garden patio area; and

WHEREAS, the subject site is located within the R-1 Zoning District; and

WHEREAS, synagogues are designated as Special Exception Uses in the R-1 Zoning District; and

WHEREAS, the Applicant submitted site plans prepared in conformance with the Town of Harrison Zoning Ordinance, which included the following drawings:

- CD-4A -- New Bridge Garden & Entry Sign Details, prepared by Lothrop Associates, LLP, Valhalla, NY, dated February 4, 2013

WHEREAS, the application was heard by the Planning Board on February 26, 2013 and March 20, 2013, at which time interested members of the public were given an opportunity to comment on the application; and

WHEREAS, the proposed action has been determined to be a Type II Action pursuant to SEQR 6 NYCRR Part 617, requiring no further SEQR environmental review;

NOW THEREFORE BE IT RESOLVED, that in accordance with the provision of Section 235-14E, the Planning Board finds that the proposal:

1. Will not prevent or substantially impair either the reasonable and orderly use or the reasonable and orderly development of other properties in the neighborhood. The proposal is not inconsistent with the Master Plan.

2. The disadvantages to the neighborhood from the location of such use at the property are outweighed by the advantage to be gained by either the neighborhood or the Town by authorizing this Special Exception Use Permit.
3. To the extent that the Town has authority to address applicable issues, the health, safety, welfare, comfort, convenience, and order of the Town will not be adversely affected by the use.
4. Such use will be in harmony with, and promote the general purpose and intent of the Special Exception Use provisions established in the Zoning Ordinance.

BE IT FURTHER RESOLVED, that the proposed project complies with Special Exception Use General Considerations established in Section 235-16 of the Zoning Ordinance as follows:

1. The site improvements proposed by the Applicant are located on the grounds of an existing synagogue. As such, the site represents a particularly suitable location for such use within the community.
2. The plot area is sufficient, appropriate and adequate for the proposed use. The proposed site improvements meet all applicable bulk, area and setback provisions of the R-1 zoning district.
3. No change to existing access facilities is proposed. Access will continue to be provided along a driveway off Westchester Avenue.
4. No change to the existing curb cut on Westchester Avenue is proposed.
5. Emergency access is adequately provided via the existing driveway off Westchester Avenue.
6. The provision of public recreational areas is not required on this site for this use.
7. The project will not result in any change to stormwater management facilities. No impacts are anticipated.
8. The project will not result in an appreciable increase in the site's demand on municipal services.
9. The project will not generate excessive amounts of dirt, refuse or any other type of environmental pollution, including vibration, noise, electrical discharges, odors, smoke or irritants. Extensive noise mitigation measures, as detailed on the Final Site Plan, will assure that the project conforms to the Town's noise ordinance, and that noise disturbances are not anticipated.
10. The hours of operation of the synagogue will not require regulation.

11. No special conditions and safeguards apply to this use.

BE IT FURTHER RESOLVED, that this resolution shall have an effective date of March 20, 2013.

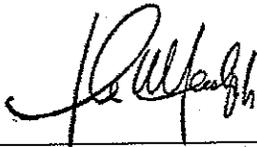
On the motion of Kate Barnwell, seconded by Marshall Donat, it was adopted by the following vote:

AYES: Thomas Heaslip, Mark Rinaldi, Raymond A. Kraus, Marshall Donat and Kate Barnwell

NAYS: None

ABSTAINED: None

ABSENT: Anthony Spano, Nonie Reich



Thomas Heaslip, Chairman

The resolution was thereupon duly adopted.

RECEIVED
2013 APR 17 PM 3:31
EDWIN S. HARRISON, N.Y.