

PLEASE TAKE NOTICE THAT the Harrison Town/Village Board will hold a Public Hearing to consider the Petition of Brightview Senior Living, the contract-vendee to purchase the property known as the Lake Street Quarry located at 600 Lake Street (shown on the Assessment Map as Block 995, Lots 11 & 12, Block 994 Lot 6, Harrison, New York) to amend the Town/Village Zoning Code so as to add a Special Exception Use allowing a "Senior Living Facility" to be developed on limited properties within the Town's R-1 and R-2 District. This Special Exception Permit could only be applied to properties in the Town's R-1 or R-2 Districts which are: (i) 6 acres or larger; (ii) contain at least 1,500 feet of frontage along an arterial roadway; and (iii) developed with, and utilized immediately previously as, a non-residential use. Regulations concerning the height, bulk and accessory uses associated with a "Senior Living Facility" are also proposed.

This hearing will occur at the Board's Regular Meeting on Wednesday evening, February 10, 2016, at 7:30 p.m., in the Court Room of the Municipal Building, 1 Heineman Place, Harrison, New York.

ALL PERSONS HAVING AN INTEREST IN THIS MATTER ARE INVITED TO ATTEND AND BE HEARD.

BY ORDER OF THE TOWN BOARD OF THE TOWN OF HARRISON.

Jacqueline Greer
Town Clerk

PROPOSED ZONING TEXT AMENDMENT

Article V of the Town/Village of Harrison Zoning Code regulating Special Exception Uses shall be amended as follows:

Add a new Subsection "X" to Section 235-17 (Special conditions and safeguards for specific uses):

§ 235-17

X. Senior Living Facility.

(1) Definitions. For the purposes of this Subsection, the following terms shall apply:

SENIOR LIVING FACILITY - A residential facility containing Independent Living, Assisted Living and/or Memory Care Units.

ASSISTED LIVING UNIT - A unit specifically designed for use and occupancy by individuals who benefit from daily monitoring, and may be provided, whether by the facility operator or an appropriate third party, medication supervision, personal care services and assistance with other activities of daily living, such as bathing, dressing, grooming, eating and/or ambulation.

MEMORY CARE UNIT - A unit specifically designed for the use and occupancy by individuals suffering from dementia.

INDEPENDENT LIVING UNIT - A unit specifically designed to accommodate individuals with increasing frailty, which unit shall contain a kitchen, and for which there are also common amenities available for the residents thereof outside of the unit, including dining facilities, laundry, security and housekeeping services.

- (2) Siting Requirements. A site eligible for this special exception use must (i) be held in single ownership at the time of the enactment of this Subsection, (ii) have been improved with, and used immediately previously as, a non-residential use, and (iii) consist of at least 6 acres with at least 1,500 feet of frontage along an arterial roadway.
- (3) Lot and area requirements. The following requirements shall apply to all Senior Living Facilities permitted hereunder:
- (a) Minimum lot area: 6 acres
 - (b) Minimum lot width (measured at the front yard setback): 800 feet
 - (c) Maximum building coverage: 20%
 - (d) Minimum front yard: 15 feet
 - (e) Minimum rear yard: 30 feet

- (f) Minimum side yard: 30 feet (60 feet combined)
- (4) Density. No more than 25 Units per acre shall be permitted. For purposes of this Subsection, "Units" shall include any mix of Independent Living, Assisted Living and/or Memory Care Units, and all acreage used in connection and/or associated with the Senior Living Facility may be included in said density calculation.
- (5) Height. The maximum height of any Senior Living Facility building shall be 55 feet or 4 stories.
- (6) Off-street parking. At least 1 parking space for every 2 Units shall be provided on-site. Parking spaces may be located within required front and side yards, provided that such spaces are set back at least 5 feet from any property line.
- (7) Accessory uses.
 - (a) Living area(s) for the common use of the residents, adequate in location, number, size, variety and amenities to satisfactorily serve the needs of such residents. Such living areas may include, but not be limited to, living rooms, TV rooms, libraries, music rooms, activity rooms and multipurpose rooms.
 - (b) Dining area(s) for the common use of the residents, adequate in location, number, size and amenities to satisfactorily serve the needs of such residents.
 - (c) Central commercial kitchen adjacent to the common dining area(s), and from which food service is provided to the common dining area(s).
 - (d) Indoor and outdoor passive recreational areas for the common use of the residents.
 - (e) Laundry facilities for the residents' personal use.
 - (f) Linen and housekeeping services.
 - (g) Personal-care services for residents only, including, but not limited to, medical and dental care (outpatient services only), physical therapy, assistance with dressing, bathing, eating, ambulation and general supervision.
 - (h) Twenty-four-hour supervision by on-site responsible staff person(s).

AND add new column to the Table of Use Regulations for Residence Districts

Attachment 1:

Use Classification	R-2.5	R-2	R-1	R-1/2	R-1/3	R-75 and R-50	B	GA	MF
Senior Living Facility pursuant to § 235-17(X)	X	SE	SE	X	X	X	X	X	X