

December 19, 2012

Mr. Ron Belmont
Supervisor/ Mayor
Town/ Village of Harrison New York
1 Heineman Place
Harrison, NY 10528

Re: Roof Top Satellite Dish Installation
Cumulus Media Networks
100 Manhattanville Road
Purchase, NY

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2012 DEC 24 AM 11:21
TOWN CLERK
HARRISON, N.Y.

Dear Mr. Belmont:

MKDA is the architectural firm representing Cumulus Media Networks in their endeavor to lease space at 100 Manhattanville Road in Purchase, NY. As part of their tenant fit-out Cumulus requires three 3.8 meter diameter roof top mounted satellite signal receiving dishes. Plans have been developed and are currently under review for building permit by the building department.

At this time we have completed all requirements requested by the Planning Board and have been approved to pursue approval by the Town Board. I have attached the application/ specification information relating to the satellite dishes for your review herewith.

This letter shall serve as formal request that we be granted a public hearing during the month of January 2013 pursuant to the rules and guidelines outlined by the Town Board.

Please advise at your earliest convenience and/ or contact me with any questions/ comments.

Sincerely,



Michael Sanchirico, LEED AP
Senior Project Manager
MKDA, LLC

cc: Fred Sciliano, Harrison Town Board
Steve Malfitano, Harrison Town Board
Joseph Cannella, Harrison Town Board
Marlane Amelio, Harrison Town Board
Rosemarie Cusumano, Harrison Planning Board
Bob Mack, Cumulus Radio Networks
Greg Monti, Cumulus Radio Networks
Marc Morin, CBRE
Jeffrey Zinke, CBRE
Julia Lindh, MKDA
Adrian Negron, MKDA

part of E-1

PLANNING BOARD RESOLUTION PB2012/68
DECEMBER 18, 2012

SPECIAL EXCEPTION USE RESOLUTION APPROVAL FOR
CUMULUS MEDIA NETWORKS – SATELLITE DISHES
FOR PROPERTY LOCATED AT
100 MANHATTANVILLE ROAD, KNOWN & DESIGNATED
AS BLOCK 631, LOT 17

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TOWN OF
HARRISON
N.Y.

WHEREAS, Cumulus Media Networks (hereinafter referred to as "The Applicant") has submitted a Special Exception Use application for property located at 100 Manhattanville Road, more specifically known and designated as Block 631, Lot 17; and

WHEREAS, the application involves the installation of three roof mounted satellite dishes; and

WHEREAS, the subject site is located within the SB-35 Zoning District; and

WHEREAS, Wireless Telecommunications is considered a Special Exception Use in the SB-35 Zoning District; and

WHEREAS, the proposed project has been classified as a Type II Action. No further SEQR environmental review is required.

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 proposal involves the installation of communications antennas to support the Cumulus Media facility located within the building. 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 equipment will comply with all applicable setback requirements.
3. The characteristics of the proposed use are not such that they would interfere with a nearby place of public assembly.
4. No change to existing access facilities is proposed.
5. No change to existing curb cuts is proposed.
6. Emergency access has been adequately addressed.
7. No special setbacks are necessary.
10. The provision of public recreational areas is not required on this site.
11. The proposed improvements will have no impact on the site's existing stormwater management system. No impacts are anticipated.
12. The project will not result in any increase in the site's demand on municipal services.
13. 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. The facility complies with applicable FCC Radio Frequency emissions regulations.
14. No special conditions and safeguards apply to this use.

BE IT FURTHER RESOLVED, that this resolution shall have an effective date of December 18, 2012.

On the motion of Kate Barnwell, seconded by Mark Rinaldi, it was adopted by the following vote:

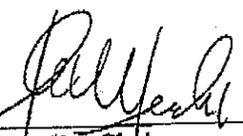
AYES: Thomas Heaslip, Anthony Spano, Raymond Kraus, Mark Rinaldi, Nonie Reich and Kate Barnwell

NAYS: None

ABSTAINED: None

ABSENT:

Marshall Donat



Thomas Heaslip, Chairman

The resolution was thereupon duly adopted.

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2012 DEC 27 PM 2:06

JOHN CLEARY
HARRISON, N.Y.