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McCULLOUGH, GOLDBERGER & STAUDT, LLP

ATTORNEYS AT LAW

1311 MAMARONECK AVENUE, SUITE 340

WHITE PLAINS, NEW YORK

10605

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RUTH F.L. POST
KEVIN E. STAUDT
ARI L. TRAN

FRANK S. McCULLOUGH (1905-1998)
EVANS V. BREWSTER (1920-2005)

October 31, 2013

VIA E-MAIL: jgreer@harrison-ny.gov

Supervisor/Mayor Belmont and
Members of the Town/Village Board
Town/Village of Harrison
One Heineman Place
Harrison, New York 10528

Re: 3000 Center Management
Special Exception Use Approval for Child Day Care Center
Harrison Executive Park - 3000 Westchester Avenue, Purchase, New York

Dear Supervisor/Mayor Belmont and
Members of the Town/Village Board:

Our firm represents 3000 Center Management in connection with its application for Site Plan and Special Exception Use approvals for the Child Day Care Center (herein, Day Care Center) in Suite 100 of the existing building known as 3000 Westchester Avenue in the Harrison Executive Park in the Town of Harrison. The 13.361 acre property is located in an SB-0 District and is classified as a Planned Office Park. Day Care Centers are permitted by special exception use permit in the SB-0 District pursuant to Section 235-17(R) of the Town/Village of Harrison Zoning Code ("Zoning Code"). The Day Care Center will provide a valuable service to the families who live and work in Harrison.

As you are aware special exception uses in Harrison must be approved by the Planning Board and "confirmed" by the Town Board. The applicant appeared before the Planning Board on September 24, 2013 and October 22, 2013. On October 22nd there were no public comments, the Planning Board indicated that its comments had been addressed, and the public hearing was closed. However, while the Planning Board indicated that it was ready to vote on the application, the Planning Board must wait until its next meeting on November 19th to allow the 30 day lead agency notice period under the State Environmental Quality Review Act to expire. In light of the foregoing, and in anticipation of a favorable decision from the Planning Board on November 19th, we respectfully request that the Town

RECEIVED
2013 NOV -6 AM 11:10
TOWN CLERK
HARRISON, N.Y.

Supervisor/Mayor Belmont and
Members of the Town/Village Board
October 25, 2013
Page 2

Board place the matter tentatively on its November 20th meeting agenda for the purpose of scheduling the public hearing.

For your convenience, I have enclosed additional copies of the prior submissions to the Planning Board, together with the latest site plan.

Based on the foregoing, we respectfully request that this matter be placed on the agenda for your next meeting on November 20, 2013 for the purpose of allowing the applicant an opportunity to introduce the application to this Honorable Board and schedule the public hearing.

Thank you. We look forward to meeting with you and discussing this application further.

Very truly yours,



Keith R. Betensky

cc: Pat Cleary
Lisa McMillan

Encs.

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FRANK S. MCCULLOUGH (1905-1998)
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October 4, 2013

(Engineering
DEPT.)
MW

BY HAND

Chairman Thomas Heaslip and Members of the Planning Board
Town of Harrison
One Heineman Place
Harrison, New York 10528

Re: 3000 Center Management
Site Plan and Special Exception Use Approval for Child Day Care Center
Harrison Executive Park - 3000 Westchester Avenue, Purchase, New York

Dear Chairman Heaslip and Members of the Planning Board:

Please note the following in response to the Planning Board's comments at the September 24, 2013 meeting:

1. Parking Calculations: Suite 100 in Building 3000 was initially included as office space when the existing parking plan was approved for the Harrison Executive Park. Because Suite 100 consists of approximately 10,000 square feet, 50 parking spaces were required for office use under Section 235-37 of the Zoning Code (1 space per 200 square feet). Because the proposed day care center will have a maximum of 22 employees and 135 children, 42 parking spaces will be required for the day care use under Section 235-37 of the Zoning Code. While several parking spaces are being relocated, the proposal will result in no net loss of parking spaces. Based on the foregoing, the proposed day care center requires less parking than the prior office use and thus the existing parking spaces at the Harrison Executive Park are more than sufficient to accommodate the proposed use.

2. Parking Layout/Pedestrian Access: A revised site plan, prepared by John Meyer Consulting P.C. is enclosed herewith. The site plan has been revised to show designated short term pick-up/drop-off parking spaces, as well as a crosswalk and a 4-foot wide walkway leading from the designated parking spaces to the front entrance to the building. We have confirmed with the day care center operator that the proposed parking layout is similar to the parking layout at other similar facilities which have been operating without issue for many years.

Chairman Heaslip and Members
of the Planning Board
October 4, 2013
Page 2

We look forward to discussing this matter further with you at the public hearing scheduled for October 22, 2013.

Thank you.

Very truly yours,



Keith R. Betensky

Encs.

McCULLOUGH, GOLDBERGER & STAUDT, LLP
ATTORNEYS AT LAW

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FRANK S. McCULLOUGH (1905-1998)
EVANS V. BREWSTER (1920-2005)

September 3, 2013

BY HAND

Chairman Thomas Heaslip and Members of the Planning Board
Town of Harrison
One Heineman Place
Harrison, New York 10528

Re: 3000 Center Management
Site Plan and Special Exception Use Approval for Child Day Care Center
Harrison Executive Park - 3000 Westchester Avenue, Purchase, New York

Dear Chairman Heaslip and Members of the Planning Board:

Our firm represents 3000 Center Management in connection with its application for Site Plan and Special Exception Use approvals for the Child Day Care Center (herein, "Day Care Center") in Suite 100 of the existing building known as 3000 Westchester Avenue in the Harrison Executive Park in the Town of Harrison. The 13.361 acre property is located in an SB-0 District and is classified as a Planned Office Park. Day Care Centers are permitted by special exception use permit in the SB-0 District pursuant to Section 235-17(F) of the Town/Village of Harrison Zoning Code ("Zoning Code").

The proposed Day Care Center consists primarily of interior classrooms and an approximately 2,440 square foot outdoor playground. The Day Care Center is designed to accommodate up to 135 children ranging in age from 5 months to 5 years Monday through Friday from 7:00am to 7:00 pm. It is anticipated that children will be dropped off on a staggered basis between 7:00am 9:00am and children will be picked up between 4:00pm and 7:00pm. As detailed on the enclosed site plan, the proposal will not result in any net decrease of parking and the existing parking is sufficient to meet the needs of the proposed facility. The Day Care Center will provide a greatly needed service to the community. Moreover, the strategic location of the facility within an existing building on a large commercial property ensures that it will not have an adverse impact on any neighboring properties.

In support of the application, we are pleased to enclose the following materials:

- (1) Site Plan and Special Exception Use Permit applications;
- (2) Environmental Assessment Form;
- (3) Site Plan as prepared by John Meyer Consulting, P.C.;
- (4) Site Plan and Special Exception Use Application fees.

As detailed below, the proposed Day Care Center meets the special exception use and site plan requirements set forth in section 235-17(R) and 235-16, respectively.

A. Special Exception Use Permit Standards

Pursuant to Section 235-17(R) of the Zoning Code, a proposed SB-O Day Care Center conforms to the following requirements:

1. The proposed Day Care Center is located in a Planned Office Park in the SB-O district and to the best of our knowledge no other day-care centers are existing in such office park. See Section 235-17(R)(1) and (2).
2. A floor plan is enclosed herewith showing planned occupancy throughout the Day Care Center. See Section 235-17(R)(3).
3. An appropriately sized and fenced outdoor play area is provided. Such area is directly adjacent to the indoor day-care center. A minimum distance of ten (10') feet is provided between the play area and all off-street parking areas and roadways. See Section 235-17(R)(4). See Section 235-17(R)(5).
4. As shown on the enclosed drawings, no portion of the day-care center is located in a cellar. See Section 235-17(R)(6).
5. As shown on the enclosed drawings, adequate windows, light and air are provided. See Section 235-17(R)(7).
6. The day-care center does not exceed two (2) stories or twenty-five (25') feet in height. The facility is designed with a minimum floor area of thirty-five (35) square feet per child for the maximum number of children to be enrolled. The area of the day-care center is limited to the first floor of the building and does not exceed 12,000 square feet or 60% of the first floor of the building, whichever is less. See Section 235-17(R)(8).

7. The area to be occupied by the day-care center (excluding parking and dropoff areas) does not exceed the lesser of 15% of the lot area of the SB-O Office Park or 27,500 square feet. See Section 235-17(R)(9).
8. The proposed Day Care Center is located within an existing building and meets the minimum setbacks set forth in Section 235-17(R)(10).
9. The proposed Day Care Center is located within an existing building in an existing Planned Office Park which meets the buffer strip requirements set forth in Section 235-17(R)(11) of the Zoning Code.
10. The proposed Day Care Center will not have an adverse municipal fiscal impact. Rather, the Day Care Center will provide a valuable service to the community. See Section 235-17(R)(12).
11. Based on the information provided above, the proposal satisfies the requirements set forth in Section 235-17(R)(12) of the Zoning Code as follows:
 - (1) The use will not prevent or substantially impair either the reasonable and orderly use or the reasonable and orderly development of other properties in the neighborhood.
 - (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 the special exception use permit.
 - (3) The health, safety, welfare, comfort, convenience and order of the town will not be adversely affected by the authorized use.
 - (4) Such use will be in harmony with and promote the general purposes and intent of this chapter as stated in § 235-2.

Based on the foregoing, the proposed Day Care Center meets the conditions of the special exception use permit.

B. Site Plan Approval Standards

The proposed Day Care Center meets the site plan requirements as follows:

1. Due to its location in an existing building in an existing Planned Office Park, the site is particularly suitable for the location of such use in the community. Moreover, the Town/Village of Harrison Board of Trustees, by permitting day care centers in the SB-O District by special exception use permit, has already determined that this location is appropriate for the proposed use. See Sunrise Plaza Assoc. v. Town Board of Town of Babylon, 250 A.D.2d 690 (2nd Dept. 1998).

2. The plot area is sufficient, appropriate and adequate for the use. As detailed above, the Day Care Center has been designed with enough floor area to accommodate the maximum number of children.

3. Due to its location in an existing building in an existing Planned Office Park, the characteristics of the proposed use are not such that its proposed location would be unsuitably near to a church, school, theater, recreational area or other place of assembly. The Town/Village of Harrison Board of Trustees, by permitting day care centers in the SB-O District, has already determined the location is a suitable location for the proposed use. See Sunrise Plaza, supra. In any event, the characteristics of the proposed use are consistent with a Planned Office Park and will not adversely impact a church, school, theatre, recreational area or other place of assembly.

4. Due to its location in an existing building in an existing Planned Office Park, access facilities are adequate for the estimated traffic from public streets and sidewalks, so as to assure the public safety in relation to the general character of the neighborhood and other existing or permitted uses within it and to avoid traffic congestion and, further, that vehicular entrances and exits shall be clearly visible from the street and not be within 75 feet of the intersection of street lines at a street intersection, except under unusual circumstances.

5. Due to its location in an existing building in an existing Planned Office Park, no new curb cuts are necessary. All existing curb cuts have been approved by the street or highway agency which has jurisdiction.

6. Adequate provisions have been made for emergency conditions. Due to its location in an existing building in an existing Planned Office Park, the site has full access for emergency vehicles.

7. Due to its location in an existing building in an existing Planned Office Park, there are adequate existing off-street parking spaces for the anticipated number of occupants, both employees and patrons or visitors. Further, the layout of the spaces and driveways is convenient and conducive to safe operation.

8. Due to its location in an existing building in an existing Planned Office Park, adequate buffer yards, landscaping, fences and screening are provided where necessary to protect adjacent properties and land uses.

9. As detailed above, special setback, yard, height and building area coverage requirements applicable to the Day Care Center have been provided.

10. Due to its location in an existing building in an existing Planned Office Park and the nature of the proposed use, a public or semipublic plaza or recreational or other public areas are neither necessary nor appropriate.

Chairman Heaslip and Members
of the Planning Board
September 3, 2013
Page 5

11. Adequate provisions will be made for the collection and disposal of stormwater runoff from the site and of sanitary sewage, refuse or other waste, whether liquid, solid, gaseous or of other character. As noted on the enclosed site plan, a Sediment and Erosion Control Plan will be implemented during construction. It should be further noted that the proposal will result in a net decrease in the total amount of impervious surface on the site.

12. As noted on the enclosed site plan, existing municipal services and facilities are adequate to provide for the needs of the proposed use.

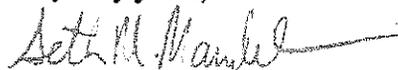
13. The use will not generate or accumulate dirt or refuse or tend to create any type of environmental pollution, including vibration, noise, light, electrical discharges, odors, smoke or irritants.

14. Due to the nature of the proposed use and its location in an existing building in an existing Planned Office Park, the construction, installation and operation of the Day Care Center is such that there is no need for further regulating the hours, days or similar aspects of its activity.

We respectfully request that this matter be placed on the agenda for your next meeting on September 24, 2013. We look forward to meeting with you and discussing this application further.

Thank you.

Very truly yours,



Seth M. Mandelbaum

SMM/krb

Encs.

cc: 3000 Center Management
John Meyer Consulting



SITE IDENTIFICATION INFORMATION

Application Name: 3000 Center Management Application # Date Submitted:

Site Address:
No. 3000 Street: Westchester Ave. Hamlet: Purchase

Property Location: (Identify landmarks, distance from intersections, etc.)
Harrison Executive Park

Town of Harrison Tax Map Designation: Zoning Designation of Site:
Section Block 602 Lot(s) 2,01 SB-0

APPLICANT/OWNER INFORMATION

Property Owner: 3000 Center Management Phone #:(914) 949-6400 Email:
Fax#:(914) 949-2510

Owners Address: c/o McCullough, Goldberger & Staudt, LLP
No. 1311 Street: Mamaroneck Ave., Ste. 340 Town: White Plains State: NY Zip: 10605

Applicant (if different than owner): N/A Phone #: Email:
Fax#:

Applicant Address (if different than owner):
No. Street: N/A Town: State: Zip:

Individual/ Firm Responsible for Preparing Site Plan: Phone #:(914) 273-5225 Email:
John Meyer Consulting Fax#:(914) 273-2702

Address:
No. 120 Street: Bedford Road Town: Armonk State: NY Zip: 10504

Other Representatives: Phone #:(914) 949-6400 Email:
McCullough, Goldberger & Staudt, LLP Fax#:(914) 949-2510

Owners Address:
No. 1311 Street: Mamaroneck Ave., Ste. 340 Town: White Plains State: NY Zip: 10605

SPECIAL EXCEPTION USE INFORMATION

Proposed Special Exception Use:

Will the use prevent or substantially impair either the reasonable or orderly use or the reasonable and orderly development of other properties in the neighborhood? Yes: No:

Are 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 of the town by authorizing the special exception use permit? Yes: No:

Will the health, safety, welfare, comfort, convenience and order of the town be adversely affected by the authorized use? Yes: No:

Will the special exception use be in harmony with and promote the general purposes and intent of the town's zoning ordinance? Yes: No:

On a separate sheet, describe how the proposed special exception use complies with the General Conditions set forth in §235-16

On a separate sheet, describe how the proposed special exception use complies with the Special Conditions and Safeguards for Specific Uses set forth in §235-17

APPLICANTS ACKNOWLEDGEMENT

I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.

3000 Center Management
Applicants Name

[Signature], as attorney
Applicants Signature

Sworn before me this 3rd day of September 20

[Signature]
Notary Public

CLARE J. CARDILLO
Notary Public, State of New York
No. 60-4794522
Qualified in Westchester County
Commission Expires April 30, 20



TOWN OF HARRISON SITE PLAN APPLICATION



SITE IDENTIFICATION INFORMATION

Application Name: 3000 Center Management	Application #	Date Submitted:
Site Address: No. 3000 Street: Westchester Ave, Ste 100 Hamlet Purchase		
Property Location: (Identify landmarks, distance from intersections, etc.) Harrison Executive Park		
Town of Harrison Tax Map Designation: Section Block 602 Lot(s) 2.01	Zoning Designation of Site: SB-O	

APPLICANT/OWNER INFORMATION

Property Owner: 3000 Center Management	Phone #: 914.949.6400 Fax#: 914.949.2510	Email:
Owners Address: No. 3000 Street: Westchester Ave, Suite 100 Town: Harrison State: NY Zip: 10577		
Applicant (if different than owner):	Phone #: Fax#:	Email:
Applicant Address (if different than owner): No. Street: Town: State: Zip:		
Individual/ Firm Responsible for Preparing Site Plan: John Meyer Consulting	Phone #: 914.273.5225 Fax#: 914.273.2702	Email:
Address: No. 120 Street: Bedford Road Town: Armonk State: NY Zip: 10504		
Other Representatives: McCullough, Goldberger & Staudt, LLP	Phone #: 914.949.6400 Fax#: 914.949.2510	Email:
Owners Address: No. 1311 Street: Mamaroneck Ave., Ste. 340 Town: White Plains State: NY Zip: 10605		

PROJECT DESCRIPTION

Describe the project, proposed use and operation thereof:
The proposed project includes the conversion of an existing office suite in an existing building within existing planned office park to a day care center with indoor classrooms and adjacent approx. 2,440 square foot outdoor playground.

PROJECT INFORMATION

Lot size: Acres: 13.361 Square Feet:	Square footage of all existing structures (by floor):
# of existing parking spaces: No net decrease	# of proposed parking spaces: N/A
# of existing dwelling units: N/A	# of proposed dwelling units: N/A
What is the predominant soil type(s) on the site?	What is the approximate depth to water table?
Site slope categories: N/A 15-25% % 25-35% % >35% %	
Estimated quantity of excavation: N/A Cut (C.Y.) Fill (C.Y.)	
Is the site located in a designated Critical Environmental Area? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the site located within 500' of:	
▪ The boundary of an adjoining city, town or village	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
▪ The boundary of a state or county park, recreation area or road right-of-way	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
▪ A county drainage channel line.	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
▪ The boundary of state or county owned land on which a building is located	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous)
 Yes: No:

Is the site located in a designated floodplain?
 Yes: No:

Is the project funded, partially or in total, by grants or loans from a public source?
 Yes: No:

Will municipal or private solid waste disposal be utilized?
 Public: Private:

Is the site burdened by any existing easements, covenants or restrictions? Yes: No:
 If so, attach a copy To the best knowledge of Applicant, there are no encumbrances impacting the project.

What is the estimated time of construction for the project?
 6-12 Months

Is the site served by the following public utility infrastructure:

- Sanitary Sewer Yes: No:
- Water Supply Yes: No:
- Storm Sewer Yes: No:
- Electric Service Yes: No:
- Gas Service Yes: No:
- Telephone/Cable Lines Yes: No:

ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Proposed
Lot Area			
Lot Coverage			
Lot Width			
Front Yard			
Side Yard (Adjoining a Residence District)			
Side Yard (Adjoining a Business District)			
Rear Yard			
Habitable Floor Area			
Buffer Strip (Front Yard-Residence District)			
Buffer Strip (Front Yard-Business District)			
Buffer Strip (Side/Rear-Residence District)			
Buffer Strip (Side/Rear-Business District)			
Height			
Floor Area Ratio			
Usable Open Space			

SEE ATTACHED PLANS

PROPOSED BUILDING MATERIALS

Foundation _____

Structural System _____

Roof _____

Exterior Walls _____

APPLICANTS ACKNOWLEDGEMENT

I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.*

3000 Center Management
 Applicants Name

By: *Seth M. Marsil* as attorney
 Applicants Signature

Sworn before me this 3rd day of September 2013

Clare J. Cardillo
 Notary Public

CLARE J. CARDILLO
 Notary Public, State of New York
 No. 60-4784522
 Qualified in Westchester County
 Commission Expires April 30, 2015

*To the best of our knowledge.

SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only .

PART II - ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12 ? If yes, coordinate the review process and use the FULLEAF.

Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6 ? If No, a negative declaration may be superseded by another involved agency.

Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal potential for erosion, drainage or flooding problems? Explain briefly:
No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
No

C6. Long term, short term, cumulative, or other effects not identified in C1 - C5? Explain briefly:
No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:
No

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

Yes No If Yes, explain briefly

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration of irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure all explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND prove on attachments as necessary, the reasons supporting this determination:

Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from Responsible Officer)

Date



LAND DEVELOPMENT APPLICATION
SLOPE CLEARANCE PERMIT (CHAPTER 199 OF TOWN CODE)
STORMWATER CONTROL PERMIT (CHAPTER 130 OF TOWN CODE)

ENGINEERING
DEPARTMENT

11 FIFTEEN PLACE
HARRISON, NY 10528

EMAIL:
ENGINEERING@HARRISON.NY.GOV

MUST BE COMPLETED FOR ALL LAND DISTURBING ACTIVITY

Land Disturbance Classification (please refer to checklist for appropriate requirements of each category)

Area of Land Disturbing Activity ±2,440 Square Feet

Stormwater:

- N/A: land disturbance less than 500 Sq.Ft.
- Tier 1: land disturbance greater than 500 Sq.Ft., less than 20,000Sq.Ft.
- Tier 2: land disturbance greater than 20,000 Sq.Ft., less than 1 Acre
- Tier 3: land disturbance 1 Acre or greater

Slope Category: (area of each category should equal the total area of land disturbing activity)

0% - 15% ±2,440 Sq.Ft. 25% - 35% N/A Sq.Ft.
 15% - 25% N/A Sq.Ft. 35% + N/A Sq.Ft.

Description of Project

Conversion of existing office space in existing building within existing planned office park to day care center with indoor classrooms and adjacent approx. 2,440 square foot playground.

Site Information

Property address 3000 Westchester Avenue, Suite 100
 Block 602 Lot 2.01 Zoning District SB-0
 Size of Parcel _____ Square Feet (or) _____ Acres
 Estimated Cost of Surface Water & Erosion Control Compliance \$ _____ (dollars)

Contact Information

Landowner — Name: 3000 Center Management Street: 3000 Westchester Avenue, Suite 100
 City Purchase State: NY Zip Code: 10577
 Phone 914.949.6400 Fax 914.949.2910 Email jryan@johnmeyerconsulting.com

Architect — Name: John Meyer Consulting, PC Street: 120 Bedford Road
 City Armonk State: NY Zip Code: 10504
 Phone 914.273-5225 Fax _____ Email _____

Contractor — Name: TBD Street: _____
 City _____ State: _____ Zip Code: _____
 Phone _____ Fax _____ Email _____

Inspector — Name: _____ Street: _____
 City _____ State: _____ Zip Code: _____



LAND DEVELOPMENT APPLICATION

SLOPE CLEARANCE PERMIT (CHAPTER 199 OF TOWN CODE)

STORMWATER CONTROL PERMIT (CHAPTER 130 OF TOWN CODE)

ENGINEERING
DEPARTMENT

1 HEINFMAN PLACE
HARRISON, N.Y. 10528

E-MAIL
ENGINEERING@HARRISON-NY.GOV

Land Description

- | | YES | NO | |
|--|--------------------------|-------------------------------------|---|
| Are there any rights-of-way, easements, restrictive covenants or conditions of approval which encumber the property? If so, please indicate the nature of these restrictions and supply three (3) copies of the legal instrument (i.e. deed, covenant, conservation easement, approval letter, etc.) which created this restriction. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | *To the best knowledge of the Applicant, there are no encumbrances impacting the project. |
| Is proposed work being done within a Floodway? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Is proposed work being done within a Floodplain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Is proposed work being done within a wetland or wetland buffer? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Is proposed work being done within 100 feet of a water course? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Is proposed work being done within a Town right-of-way? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Is proposed work being done within an easement located on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Are trees larger than 4" being removed during this project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Is there fill being delivered from an off-site location? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Will there be any re-grading of the property during this project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

IF LAND DISTURBANCE IS LESS THAN 500 SQ. FT., AND YOU HAVE ANSWERED YES TO ANY OF THE ABOVE QUESTIONS, YOU MUST COMPLETE THE GENERAL REQUIREMENTS CHECKLIST FOUND ON PAGE 3 OF THIS APPLICATION

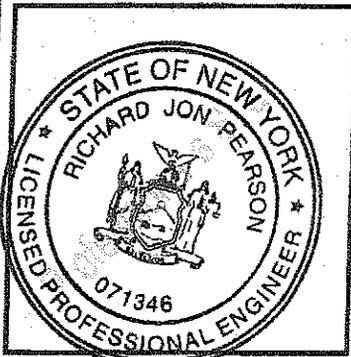
Will you be connecting into a Town utility? YES NO

Design Information

IF LAND DISTURBANCE IS LESS THAN 500 SQUARE FEET, AND THE BUILDING DEPARTMENT DOES NOT REQUIRE THE SERVICES OF A DESIGN PROFESSIONAL ON ANY OTHER RELATED APPLICATION(S), A SEAL IS NOT REQUIRED BELOW

Plans Prepared By:

Name Richard J. Pearson, PE License # 071346



Signature of Professional
John Meyer Consulting, PC

by: [Signature] as a Attorney

9/3/13
Date

Signature of Owner
3000 Center Management

by: [Signature] as a Attorney

9/3/13
Date

Signature of Applicant

9/3/13
Date

For Engineering Department Use Only

- | | | |
|---|--|---|
| <input type="checkbox"/> Floodplain Disturbance Permit required | <input type="checkbox"/> Wetland Permit required | <input type="checkbox"/> Road Opening Permit required |
| <input type="checkbox"/> Planning Board approval required (watercourse) | <input type="checkbox"/> Fill/Re-grade Permit required | <input type="checkbox"/> Tree Permit required |
| <input type="checkbox"/> Building Inspector Slope Permit required | <input type="checkbox"/> Building Inspector Slope Permit with Planning Board approval required | |
| <input type="checkbox"/> Exempt from Slope Permit | <input type="checkbox"/> Planning Board approval required (floodplain) | |

Comments: _____



SITE PLAN REVIEW REQUIREMENTS

ALL SITE PLANS MUST CONTAIN THE FOLLOWING INFORMATION

ENGINEERING
DEPARTMENT

LITNETIAN PLACE
HARRISON, NY 10528

EMAIL:
ENGINEERING@HARRISON-NY.GOV

This checklist is provided as a list of minimum requirements for submittal of a site plan when requesting approval of a Land Development Application. It serves to help you and the Town/Village of Harrison expedite the processing of your permit application. Each application must include all "General Requirements" below. Depending upon the project classification (see Land Development Application), the appropriate stormwater "Tier Requirements" must also be submitted.

Address: 3000 Westchester Avenue, Suite 100, Purchase, New York

Date: 09/03/2013

TOWN

USE APPLICANT

GENERAL REQUIREMENTS

- N/A All existing and/or proposed utilities must be shown (i.e. sanitary sewer, water service, gas service, septic areas, well etc.)
- N/A Provide sight distance analysis for new intersections formed by proposed/realigned driveways
- N/A Provide a profile for all proposed/realigned driveways. Driveways must include adequate platforms at garage and street levels.
- N/A Provide location map of property. Include nearest cross streets and North arrow.
- N/A Provide survey of property showing all easements, structures etc.
- N/A Show all watercourses located within 100' of the property
- N/A Show Flood Plain and Flood Way elevations and boundaries
- N/A Show all wetland and wetland buffer boundaries
- N/A Show all rock outcropping (None in work area)
- N/A Provide rim, grate and invert elevations for all existing and proposed structures

- SLOPES**
A slope analysis plan, performed by a design professional must be submitted. Slope analysis must include an accurate topographic representation of the disturbed area using a minimum of 2' contours. A slope category breakdown for the entire disturbed area must be shown using uniquely shaded areas for each category. Slope categories shall match the categories listed on the Land Development Application provided by the Building Department. (all slopes less than 2%)
- GRADING**
Proposed grading shall be done in a manner as to not cause increased runoff to neighboring properties. All existing and proposed grades shall be shown on the site plan. Arrows indicating direction of surface water flow must also be included.
- All existing walls found within property must be shown. Heights of walls must also be labeled. N/A
- All proposed retaining walls must be shown with top and bottom of wall elevations. Details of wall must also be shown. Entire wall must be shown within property line (including footing). N/A
- Identify all existing drainage paths (ditches, pipes, or overland flow) flowing onto or through subject property. Demonstrate that these paths will be protected and maintained. N/A
- Label all existing and proposed floor elevations
- Label average grade around proposed structure N/A

- EROSION CONTROL**
Erosion control measures, (i.e. construction access pads, properly trenched silt fencing, staked hay bales, etc.) meeting NYSDEC requirements must be shown on all site plans. All erosion control must be properly installed and maintained prior to and throughout construction. Failure to comply will result in work stoppage and fines.

- STORMWATER**
A stormwater system must be properly sized and designed. The entire stormwater system must be clearly shown and accurately depicted. Pipe inverts, structure locations, pipe size and pitch, and all appropriate calculations must be submitted. Depending upon the area of land disturbance, specific requirements must be met. Refer to the appropriate Stormwater Design Requirements found on the reverse side of this checklist. The NYSDEC Design Manual can be found here:
<http://www.dec.ny.gov/chemical/29072.html>



STORMWATER DESIGN REQUIREMENTS

ENGINEERING
DEPARTMENT

1 HEINEMAN PLACE
HARRISON, NY 10528

EMAIL:
ENGINEERING@HARRISON-NY.GOV

TOWN
USE APPLICANT

STORMWATER "TIER 1" REQUIREMENTS

- Runoff from all newly created impervious areas shall be collected and conveyed to a stormwater management system. [No newly created impervious area]
- The management system is properly sized to store 3 inches of runoff over these impervious areas. No credit for pre-existing impervious areas is taken. [No newly created impervious area]
- Design of the management system, including the percolation test results and subsurface exploration results is certified by the design professional. N/A
- Demonstrate that the proposed stormwater system will drain between storms. N/A
- Demonstrate that overflows from the systems do not create erosion or is not directed to areas where negative impact will occur. System overflows shall be directed through downspout, surcharge pipes or driveway drains. N/A
- In cases where soil conditions do not permit both infiltration and storage, water quality as well as 24 hour storage for the 1 year storm event from the impervious areas shall be designed. A zero increase in the peak rates for a 10 and 25 year storm shall be accomplished. In areas that site conditions impede the management's functionality, the Town Engineer may use his discretion. [Reduction of 900 s.f. of impervious area]

STORMWATER "TIER 2" REQUIREMENTS

- All requirements set for "Tier 1" must be satisfied. (see above)
- Design, inspection and certification of stormwater system must be performed by a New York State licensed Professional Engineer, or a qualified Stormwater Professional. (At time of construction)
- Erosion Control inspection reporting shall follow the regulations set by the NYSDEC manual. (At time of construction)
- As-Built drawings of the stormwater management system shall be submitted. (At time of construction)

STORMWATER "TIER 3" REQUIREMENTS

- All requirements set for Stormwater "Tier 1" and Stormwater "Tier 2" must be satisfied. (see above)
- During the design of the proposed stormwater system, requirements set forth in the NYSDEC Design Manual must be properly used and satisfied. The NYSDEC Design Manual can be found here: <http://www.dec.ny.gov/chem/ca/29672.html>
- Water Quality** requirements must be met: the 90% Rule has been applied..
- Channel Protection** requirements must be met: 24-hour detention of the post-developed 1-year, 24-hour storm event has been demonstrated.
- Overbank Flood** requirements must be met: Peak discharges from the 10-year storm has been controlled to meet the 10-year pre-development rates..
- Extreme Storm** requirements must met: Peak discharges from the 100-year storm has been controlled to meet the 100-year pre-development rates.
- A NYSDEC Notice of Intent (NOI) along with notification of authorization from the NYSDEC is required prior to the issuance of any building permits.
- Land disturbance greater than 5 acres is not permitted.