

Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

October 30, 2023

Honorable Supervisor/Mayor Dionisio and Members of the Town/Village Board
Town Hall
1 Heineman Place
Harrison, NY 10528

RE: JMC Project 23065
Bright Horizons Proposed Improvements
100 Manhattanville Road
Town/Village of Harrison, New York

C-1

Request for Special Exception Use Review and Public Hearing

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

In accordance with the Town/Village of Harrison's Zoning Code, Section 235-14.G, we are seeking Village/Town Board review of a special exception use and public hearing for the Bright Horizons proposed improvements described below. Bright Horizons provides childcare and enriched learning for infants up to pre-Kindergarten children, offering convenience and support for working parents. The Planning Board granted Amended Site Plan Approval and Special Exception Use approval at their October 24, 2023 meeting.

Bright Horizons is seeking to occupy an existing vacant tenant space within the 100 Manhattanville Road office building along with outdoor improvements adjacent to their tenant space including three outdoor fenced playgrounds customized for infants, toddlers and preschool-aged children, respectively. Also proposed are ten new standard and two accessible parking spaces for drop-off and pick-up only (with timings staggered to facilitate safer access), and associated sidewalks, a Bright Horizons entrance walkway/ramp from the playground area, and drainage and other improvements.

Bright Horizons requires a Special Exception Use Permit per Section 235-17.R of the Zoning Code as an "SB day-care center in any SB District."

We are pleased to submit the following:

1. Special Exception Use Application Form
2. Special Exception Use Checklist
3. Short Environmental Assessment Form
4. Preliminary Site Plan Drawings by JMC PLLC, comprised of the following:

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
C-000	"Cover Sheet"	07/05/2023
C-100	"Preliminary Overall Layout Plan"	07/05/2023
C-101	"Existing Conditions and Slope Analysis Map"	07/05/2023
C-102	"Preliminary Site Layout and Landscaping Plan"	07/05/2023
C-200	"Preliminary Site Grading, Utilities & Sediment and Erosion Control Plan"	07/05/2023
C-900	"Construction Details"	07/05/2023
C-901	"Construction Details"	07/05/2023
C-902	"Construction Details"	07/05/2023
C-903	"Construction Details"	07/05/2023

Thank you.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Diego Villareale

Diego Villareale, PE
Associate Principal

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**SITE IDENTIFICATION INFORMATION**

Application Name: Bright Horizons Outdoor Improvements		Application #	Date Submitted:
Site Address: No. 100 Street: Manhattanville Road Hamlet: Purchase			
Property Location: (Identify landmarks, distance from intersections, etc.) See drawings			
Town of Harrison Tax Map Designation: Section Block Lot(s) 0631.17		Zoning Designation of Site: SB-35	

APPLICANT/OWNER INFORMATION

Property Owner: 100 Manhattanville ROAD NY LLC		Phone #: Fax#: 9142851700	Email: nllic@rpgwgroup.com
Owners Address: No. Street: P.O. Box 349 Town: White Plains State: NY Zip: 10605			
Applicant (if different than owner): Same As Above (Owner)		Phone #: Fax#:	Email:
Applicant Address (if different than owner): No. Street: Town: State: Zip:			
Individual/ Firm Responsible for Preparing Site Plan: JMC, PLLC, Diego Villareale, PE		Phone #: (914) 273-5225 Fax#: (914) 273-2102	Email: dvillareale@jmcpllc.com
Address: No. 120 Street: Bedford Road Town: Armonk State: NY Zip: 10504			
Other Representatives:		Phone #: Fax#:	Email:
Owners Address: No. Street: Town: State: Zip:			

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: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
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: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Will the health, safety, welfare, comfort, convenience and order of the town be adversely affected by the authorized use?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Will the special exception use be in harmony with and promote the general purposes and intent of the town's zoning ordinance?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>

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

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 N/A

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.

Nikola Iliz
Applicants Name

[Signature]
Applicants Signature

Sworn before me this 29th day of June 2023

[Signature]
Notary Public

JANET A HERTEN
CLERK PUBLIC-STATE OF NEW YORK
No. 01HE6085824
Qualified in Westchester County
Commission Expires 01-06-2027



TOWN OF HARRISON
SPECIAL EXCEPTION USE
SUBMISSION CHECKLIST



This form shall be included with the special exception use submission

Requirement	Please Check the Box
Special Exception Use Application Form	<input checked="" type="checkbox"/>
SEQR short Environmental Assessment Form	<input checked="" type="checkbox"/>
SEQR full Environmental Assessment Form	<input type="checkbox"/> N/A
Slope Clearance Form	<input checked="" type="checkbox"/>
Site Plan (All maps must be folded to 8 ½" x 11" with title box showing)	<input checked="" type="checkbox"/>
▪ Title Sheet	<input checked="" type="checkbox"/>
▪ Existing Conditions Survey	<input checked="" type="checkbox"/>
▪ Proposed Site Plan	<input checked="" type="checkbox"/>
▪ Grading Plan	<input checked="" type="checkbox"/>
▪ Steep Slopes Analysis Plan	<input checked="" type="checkbox"/>
▪ Stormwater Management Plan	<input checked="" type="checkbox"/>
▪ Utilities Plan	<input checked="" type="checkbox"/>
▪ Landscaping Plan	<input checked="" type="checkbox"/>
▪ Lighting Plan	<input checked="" type="checkbox"/>
▪ Erosion Control Plan	<input checked="" type="checkbox"/>
▪ Details	<input checked="" type="checkbox"/>
Special Exception Use Application Fee (See Fee Schedule)	<input checked="" type="checkbox"/>
Escrow Fees (if required)	<input type="checkbox"/>
Copy of Current Deed	<input type="checkbox"/>
Copies of all Easements, Covenants or Restrictions	<input type="checkbox"/>
All Public Notice Requirements in Accordance with §235-82	<input type="checkbox"/>

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

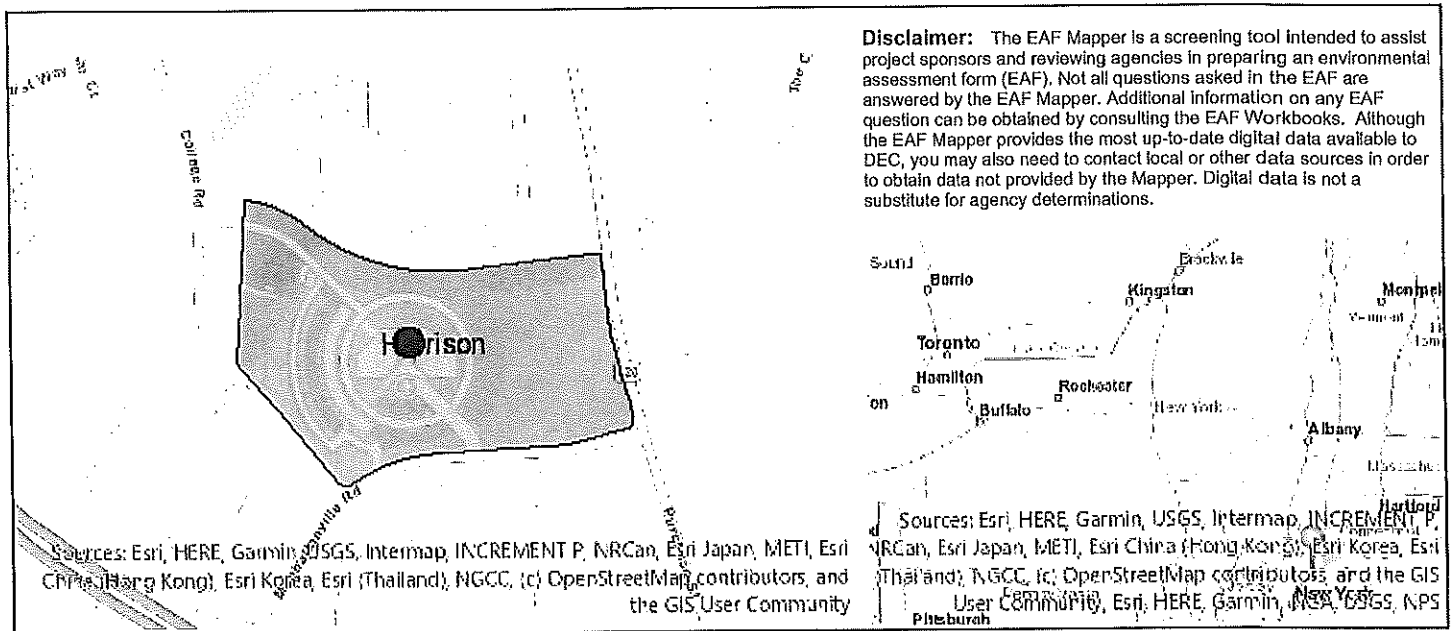
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Proposed Improvements Bright Horizons			
Project Location (describe, and attach a location map): 100 Manhattanville Road, Town/Village of Harrison, NY			
Brief Description of Proposed Action: Bright Horizons, a tenant of 100 Manhattanville Road NY LLC, proposes outdoor improvements consisting of three outdoor fenced-in playgrounds customized for infants, toddlers and preschool-aged children, respectively, on existing lawn/pervious areas adjacent to the existing Bright Horizons indoor facility. Also proposed are ten new standard and two accessible parking spaces and associated sidewalks, a new Bright Horizons entrance walkway/ramp from the playground area, and drainage and other improvements.			
Name of Applicant or Sponsor: 100 Manhattanville Road NY LLC, c/o Mr. Nikola Illic		Telephone: 914-285-1700 E-Mail: Nilic@rpwgroup.com	
Address: Po Box 349			
City/PO: White Plains		State: NY	Zip Code: 10605
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board: Amended Site Plan Approval, Amended Special Exception Permit. Building Dept.: Building Permit.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		35.0 acres	
b. Total acreage to be physically disturbed?		0.48 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		35.0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Educational (Manhattanville College) <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: Name: Airport 60 Ldn Noise Contour, Reason: exceptional or unique character, Agency: Westchester County, Date: 1-31-90	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: <u>Into the existing on-site stormwater management system.</u>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>JMC, PLLC, Robert B. Peake, AICP</u> Date: <u>06/26/2023</u> Signature: <u>Robert B. Peake</u> Title: <u>Planner</u>		

PRINT FORM



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name: Airport 60 Ldn Noise Contour, Reason: Exceptional or unique character, Agency: Westchester County, Date: 1-31-90
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No