



Site Planning	Environmental Studies
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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

E-6

**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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