

C-1

**PLANNING BOARD RESOLUTION PB2021/92
DECEMBER 21, 2021**

**SPECIAL EXCEPTION USE RESOLUTION APPROVAL FOR
T-MOBILE ANTENNA UPGRADE
FOR PROPERTY LOCATED AT
600 MAMARONECK AVENUE, KNOWN & DESIGNATED
AS BLOCK 482, LOT 27**

WHEREAS, T-Mobile Northeast LLC (hereinafter referred to as "The Applicant") has submitted a Special Exception Use application for property located at 600 Mamaroneck Avenue, more specifically known and designated as Block 482 Lot 27; and

WHEREAS, the Applicant proposed to relocate 3 existing antennas to new sled mounts; add 6 new antennas on the 3 new sled mounts for a total of 9 antennas. The upgrade will result in a lower antennas height of 72 feet; and

WHEREAS, the subject site is located within the SB-1 Zoning District, in which the proposed project is classified as a Special Exception Use; and

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 site, located in the SB-1 district, represents a particularly suitable location for such use within the community.
2. The plot area is sufficient, appropriate and adequate for the proposed use. No variance was required for this project.
3. The proposed project is not located near a place of public assembly.

4. Emergency access has been adequately addressed.
5. The off-street parking requirements for the site have been satisfied.
6. No special setbacks are necessary.
7. The provision of public recreational areas is not required on this site.
8. Existing municipal services are adequate to meet the additional demand created by the project.
9. No special conditions and safeguards apply to this use.

BE IT FURTHER RESOLVED, that this resolution shall have an effective date of December 21, 2021.

On the motion of Planning Board Member Joseph Stout, seconded by Planning Board Member Jeffrey Spano, it was adopted by the following vote:

AYES: Thomas Heaslip, Nonie Reich, Marshall Donat, Joseph Stout, Chip Marrano, Jeffrey Spano and Kimberly Burkan

NAYS: None

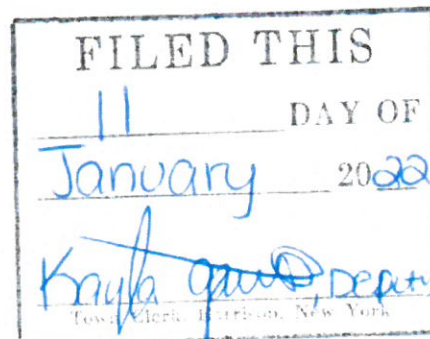
ABSTAINED: None

ABSENT: None



Thomas Heaslip, Chairman

The resolution was thereupon duly adopted.



**PLANNING BOARD RESOLUTION PB2021/93
DECEMBER 21, 2021**

**SITE PLAN APPROVAL FOR THE
T-MOBILE ANTENNA UPGRADE
FOR PROPERTY LOCATED AT
600 MAMARONECK AVENUE, KNOWN & DESIGNATED
AS BLOCK 482, LOT 27**

WHEREAS, T-Mobile Northeast LLC (hereinafter referred to as "The Applicant") has submitted an application for Site Plan Approval for property located at 600 Mamaroneck Avenue, more specifically known and designated as Block 482 Lot 27 (hereinafter referred to as the "Site"); and

WHEREAS, the project involves the to relocate 3 existing antennas to new sled mounts; add 6 new antennas on the 3 new sled mounts for a total of 9 antennas. The upgrade will result in a lower antennas height of 72 feet (hereinafter referred to as the "Project"); and

WHEREAS, the subject site is located within the SB-1 Zoning District; and

WHEREAS, the Applicant submitted site plans prepared in conformance with the Town of Harrison Zoning Ordinance, which included the following drawings:

- **C-01 Cover Sheet**, prepared by French & Parrello Associates, Wall, NJ, dated September 2, 2021, last revised September 23, 2021
- **A-01 Site Map and General Notes**, prepared by French & Parrello Associates, Wall, NJ, dated September 2, 2021, last revised September 23, 2021
- **A-02 Roof Plan**, prepared by French & Parrello Associates, Wall, NJ, dated September 2, 2021, last revised September 23, 2021
- **A-03 Equipment and Existing Antenna Plans**, prepared by French & Parrello Associates, Wall, NJ, dated September 2, 2021, last revised September 23, 2021
- **A-04 Proposed Antenna Plans**, prepared by French & Parrello Associates, Wall, NJ, dated September 2, 2021, last revised September 23, 2021
- **A-05 Elevation**, prepared by French & Parrello Associates, Wall, NJ, dated September 2, 2021, last revised September 23, 2021
- **A-06 Details**, prepared by French & Parrello Associates, Wall, NJ, dated September 2, 2021, last revised September 23, 2021

WHEREAS, the application was heard by the Planning Board on November 23, 2021 and December 21, 2021, at which time interested members of the public were given an opportunity to comment on the application; and

WHEREAS, the Planning Board has determined that the proposed project is an Unlisted action; and

WHEREAS, the applicable requirements for Site Plan approval contained in section 235-71 of the Town of Harrison Zoning Ordinance have been met by said Site Plan Application.

NOW THEREFORE BE IT RESOLVED, that based upon the foregoing, which is hereby incorporated as if fully set forth herein, the Planning Board hereby grants Amended Site Plan Approval for the proposal depicted on the Site Plans detailed above, subject to the conditions and limitations established on the plans, as well as the customary Town of Harrison Standard and Conditions, and the following conditions:

CONDITIONS PRIOR TO ENDORSEMENT OF SITE PLAN

The following conditions shall be completed by the Applicant prior to the endorsement of the Final Site Plan by the Planning Board Chairman:

1. This Site Plan Approval authorizes the Applicant to undertake only the activities specifically set forth herein, in accordance with this Resolution of Approval and as delineated on the Final Site Plan as endorsed by the Planning Board Chairman. *Any change in use, alteration or modification to the Site Plan, or to the existing or approved facilities and site shall require the review and approval by the Planning Board of the Town of Harrison.*
2. The Applicant shall furnish the Planning Board with one (1) print set of the Site Plan as described above, for endorsement by the Planning Board Chairman, as the approved Final Site Plan:
3. Upon payment of all required fees and the satisfaction of all conditions of this resolution and following the endorsement of the Final Site Plan by the Planning Board Chairman, the mylar set will then be returned to the applicant for copying; the print set will be retained by the Planning Board as a record copy.
4. No changes, additions, erasures, modifications or revisions shall be made to the Final Site Plan following endorsement by the Planning Board Chairman. Any changes detected after endorsement of the Site Plan as final, shall result in the immediate termination and revocation of this Resolution of Approval, thereby making it null and void.
5. Within ten (10) days after endorsement of the Site Plan by the Planning Board Chairmen as final, the Applicant shall deliver to the Planning Board Secretary one (1) digital copy, of the Final Site Plan as endorsed by the Chairman. No Building Permit shall be issued by the Building Inspector until the required Final Site Plan print sets are provided to the Planning Board Secretary.

CONDITIONS PRIOR TO ISSUANCE OF A BUILDING PERMIT

The following conditions shall be completed by the Applicant prior to the issuance of a Building Permit by the Building Inspector:

6. The Building Inspector shall not issue a Building Permit pertaining to the activities approved herein until the Applicant has complied with Conditions 1 – 5.

7. The Applicant shall obtain all necessary permits and approvals that might be required from all other regulatory agencies.
8. Authorized issuance of a Building Permit by the Building Inspector shall be fully based on, and in accordance with this Resolution of Approval and the signed and filed Final Site Plan. The Building Inspector shall include reference to the Final Site Plan and this Resolution of Approval on any Building Permit.

GENERAL CONDITIONS OF IMPLEMENTATION AND CONSTRUCTION

The following conditions shall apply during the implementation of the site improvements and construction of the Project:

9. No construction activity shall take place on the Site prior to the issuance of a Building Permit by the Building Inspector.
10. The hours of construction activity shall take place in conformance with the applicable Town Regulations.
11. All site utilities shall be installed underground.
12. A clean and legible copy of this Resolution (as signed by the Planning Board Chairman) and a copy of the signed Final Site Plan shall be maintained at the subject property at all times.

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

The following conditions shall be complied with prior to the issuance of a Certificate of Occupancy by the Building Inspector:

13. Prior to the issuance of a Certificate of Occupancy by the Building Inspector, an "As-Built" Plan showing the installed and completed improvements, certified by a New York State licensed Land Surveyor shall be prepared at the sole expense of the Applicant. Said As-Built Plan shall be provided to the Building Inspector, documenting satisfactory completion of all approved and authorized construction activities and zoning compliance.
14. Failure to comply with any of the conditions set forth herein shall be deemed a violation of this approval, which may lead to the revocation of the Approval and/or Certificate of Occupancy, in accordance with the applicable provision of the Town of Harrison.
15. All conditions of the original approval, unless otherwise amended herein, shall commence in full force and effect.

BE IT FURTHER RESOLVED, That this Site Plan Approval shall remain valid for a period of one (1) year from the date of its endorsement by the Planning Board Chairman. This Site Plan Approval shall become null and void on December 21, 2022, unless construction is commenced pursuant to an authorized Building Permit.

BE IT FINALLY RESOLVED, that this Site Plan Approval resolution shall have an effective date of December 21, 2021.

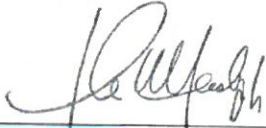
On the motion of Planning Board Member Joseph Stout, seconded by Planning Board Member Jeffrey Spano, it was adopted by the following vote:

AYES: Thomas Heaslip, Nonie Reich, Marshall Donat, Joseph Stout, Chip Marrano, Jeffrey Spano and Kimberly Burkan

NAYS: None

ABSTAINED: None

ABSENT: None



Thomas Heaslip, Chairman

The resolution was thereupon duly adopted.

