

**PLANNING BOARD RESOLUTION PB2017/112
NOVEMBER 21, 2017**

**ZONING TEXT AMENDMENT AND
ZONING MAP
CHANGE RECOMMENDATION,
TRANSIT ORIENTED DEVELOPMENT (TOD) ZONING DISTRICT**

WHEREAS, the Planning Board is in receipt of a zoning petition, which has been referred from the Town Board; and

WHEREAS, the zoning petition proposes the establishment of a new zoning district, to be known as the Transit Oriented Development (TOD) zoning district; and

WHEREAS, the TOD district has been deigned to:

- A. Encourage well-integrated, mixed-use, moderate density development within walking distance of the Harrison Train Station, County Bee-Line bus stops and other transit resources and facilities (a "TOD Development").
- B. Provide an alternative to traditional development by emphasizing mixed-use, pedestrian oriented development.
- C. Encourage development on a "human scale" that provided for a pedestrian oriented environment that encourages and facilitates walking, bicycling and transit use.
- D. Create an identity in the Central Business District that promotes pedestrian acidity, human interactions, commercial enterprise, livability and safety.
- E. Reduce automobile dependency and roadway congestion by locating multiple destination and trip purposes within walking distance of one another.
- F. Improve access to Metro-North Railroad services, including enhanced intermodal connections.
- G. Provide for adequate off-street parking for commuters, residents and tenants of the development within parking facilities of high quality design, that are screened and hidden to the extent practicable, so that in no instance are large expanses of street frontage dominated by parking areas or structures.
- H. Manage parking and vehicular access by utilizing shared parking and driveway access to avoid pedestrian conflicts.
- I. Provide street level business uses that are consistent with the character of the Harrison Central Business District.

- J. Provide a range of housing options for people of varied incomes and at different stages of life.
- K. Incorporate open spaces, plazas and other design features that create an inviting environment that encourages use and exploration by residents and visitors alike.

WHEREAS, the TOD district includes use, area, bulk, height and parking regulations designed to achieve the purposes set forth above; and

WHEREAS, the TOD district also includes review procedures and Special Exception Use regulations designed to properly implement the objectives of the district; and

WHEREAS, the petition also proposes to rezone the property located on Halstead Avenue, that has been the subject of an RFP, Development agreement, and a full SEQRA environmental review, commonly referred to as the Avalon/MTA site, from its existing Professional Business (PB) zoning designation, to the new TOD zoning district; and

WHEREAS, the Planning Board served as Lead Agency for the SEQRA review of this project, and in that context, is fully familiar with all aspects of the proposed development, including the proposed zoning changes, as reflected in the pending zoning petition; and

WHEREAS, the Planning Board has thoroughly reviewed and evaluated the proposed Zoning Text and map amendments.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby positively recommends the adoption of the TOD district provisions, and the rezoning of the Avalon/MTA site to the TOD district.

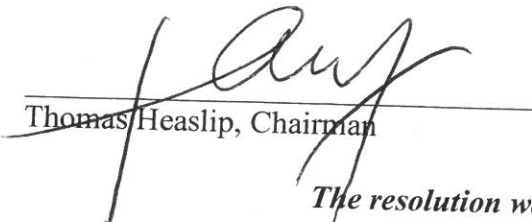
On the motion of Planning Board Member Kate Barnwell, seconded by Planning Board Member Joe Stout, it was adopted by the following vote:

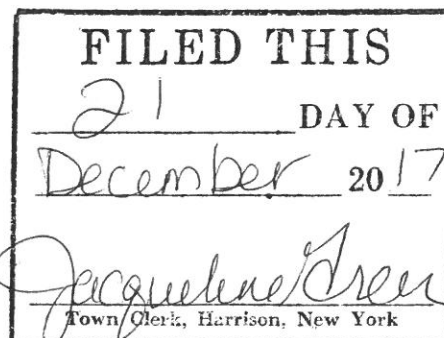
AYES: Thomas Heaslip, Mark Rinaldi, Marshall Donat, Kate Barnwell, Paul Genovese and Joe Stout

NAYS: None

ABSTAINED: None

ABSENT: Nonie Reich


Thomas Heaslip, Chairman



The resolution was thereupon duly adopted.