

PLANNING BOARD RESOLUTION PB2017/20  
MARCH 28, 2017

REFERRAL TO THE TOWN BOARD  
BY THE PLANNING BOARD  
REGARDING THE HARRISON HAMLET  
CONVENTIONAL SUBDIVISION LOT COUNT  
390 MAMARONECK AVENUE, BLOCK 482, LOT 16

**WHEREAS**, KMAN Realty LLC has submitted an application to the Planning Board of the Town of Harrison for subdivision of a 8.25 acre parcel of land located at 390 Mamaroneck Avenue, more specifically known and designated as Block 482, Lot 16; and

**WHEREAS**, the applicant is requesting that the Planning Board consider a cluster subdivision plat, based upon the density that would be available under a conventional subdivision plat; and

**WHEREAS**, the Planning Board has reviewed and considered the conventional subdivision plat prepared by Leonard Jackson Associates, Pomona, New York.

**NOW THEREFORE BE IT RESOLVED**, that the Planning Board establishes the lot count for this subdivision as 8 single family lots.

**BE IT FURTHER RESOLVED**, that the Planning Board finds that potential adverse impacts associated by the development of the site would be diminished, and substantially mitigated by utilizing the authority set forth in §235-10.1 allowing for clustering development on the site.

**BE IT FINALLY RESOLVED**, that this resolution shall have an effective date of March 28, 2017.

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

**AYES:** Thomas Heaslip, Anthony Spano, Mark Rinaldi, Nonie Reich, Kate Barnwell and Paul Genovese

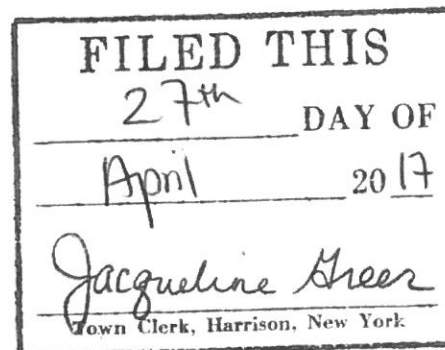
**NAYES:** None

**ABSTAINED:** None

**ABSENT:** Marshall Donat



Thomas Heaslip, Chairman



*The resolution was thereupon duly adopted.*