

# TOWN-VILLAGE OF HARRISON

## MEMORANDUM

**TO:** SUPERVISOR BELMONT & MEMBERS OF THE TOWN BOARD

**FROM:** Rosemarie Cusumano  
Planning Board Secretary

**DATE:** June 4, 2018

**RE:** Harrison Station TOD / Avalon Bay Discontinuance of Right-of-Way  
Halstead Avenue, Block 182, Lots 12 & 15

Attached is a copy of Planning Board resolution # PB2018/26 dated May 22, 2018. Please add this item to your June 7, 2018 agenda.

Thank you.

/rmc

Attachment

**PLANNING BOARD RESOLUTION PB2018/26  
MAY 22, 2018**

**TOWN BOARD REFERRAL RESOLUTION  
HARRISON STATION TOD / AVALON BAY  
DISCONTINUANCE OF RIGHT-OF-WAY  
HALSTEAD AVENUE, KNOWN & DESIGNATED  
AS BLOCK 182, LOTS 12 & 15**

**WHEREAS**, AvalonBay Communities, Inc. (hereinafter referred to as the "Applicant") has submitted an application for site plan approval for property located at Halstead Avenue, more specifically known and designated as Block 182 Lots 12 & 15; and

**WHEREAS**, the Applicant proposes calls for the development of a mixed-use project with 143 multi-family residential units divided between three multi-story buildings, consisting of 76 one-bedroom, 59 two-bedroom and 8 three-bedroom units, of which 136 will be market rate units and 7 units will be affordable units that comply with HUD's Affirmatively Furthering Fair Housing rule meeting Westchester County's affordable housing requirements. 27,000 square feet of commercial retail and/or restaurant space will be provided on the ground floor of the three buildings. A total of 751 parking spaces are proposed. 584 will be provided in a parking garage on Lot 3 (the "Commuter Parking Garage"), which will be owned by Metropolitan Transportation Authority ("MTA"). The Commuter Parking Garage will be surrounded by Building C and the Metro-North Commuter Railroad tracks, and contains 475 spaces designated for Metro-North Commuter Railroad customers and 109 spaces for building residents and commercial uses. One hundred sixty seven (167) parking spaces will be provided at-grade and in a parking garage in Building A, of which 115 spaces will be designated for building residents and 52 spaces will be designated for patrons of the commercial uses. Additionally, utility infrastructure, stormwater management, landscaping, streetscape and associated site improvements are also proposed (hereinafter referred to as the "Project"); and

**WHEREAS**, the site is located within the TOD Zoning District; and

**NOW THEREFORE BE IT RESOLVED**, that the Planning Board hereby refers this application for Discontinuance of the Right-Of-Way to the Town Board.

**BE IT FURTHER RESOLVED**, that the Planning Board forwards this referral with a favorable recommendation.

**BE IT FINALLY RESOLVED**, that this resolution shall have an effective date of May 22, 2018.

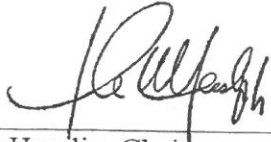
On the motion of Planning Board Member Marshall Donat, seconded by Planning Board Member Nonie Reich, it was adopted by the following vote:

**AYES:** Thomas Heaslip, Nonie Reich, Marshall Donat, Kate Barnwell and Joe Stout

NAYES: None

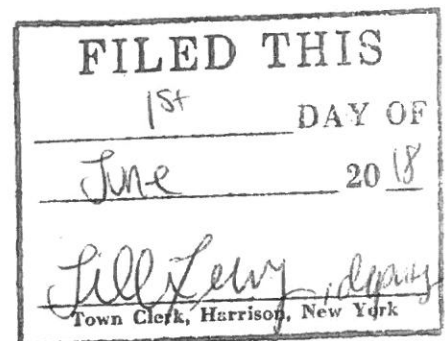
ABSTAINED: None

ABSENT: Mark Rinaldi and Paul Genovese



Thomas Heaslip, Chairman

*The resolution was thereupon duly adopted.*



**EXHIBIT D**

**Local Law Re-zoning the Development Site to TOD District**

LOCAL LAW # of 2018

**AMENDING THE ZONING MAP OF THE TOWN/VILLAGE OF HARRISON TO RE-ZONE  
THE HARRISON STATION TRANSIT ORIENTED DEVELOPMENT SITE FROM PB  
DISTRICT TO TOD DISTRICT**

On motion of \_\_\_\_\_, seconded by \_\_\_\_\_,

it was

RESOLVED to approve a Local Law amending the Zoning Map of the Town/Village of Harrison, as follows:

Section 1. The Zoning Map of the Town/Village of Harrison is amended to re-zone from Professional Business District to Transit Oriented Development District the following described property in the Town/Village of Harrison:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY SIDE OF HALSTEAD AVENUE WITH THE WESTERLY SIDE OF MACY STREET, THENCE RUNNING WESTERLY AND ALONG THE NORTHERLY SIDE OF HALSTEAD AVENUE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 74 DEGREES 22 MINUTES 14 SECONDS WEST, 38.80 FEET;
2. SOUTH 80 DEGREES 37 MINUTES 3 SECONDS WEST, 146.95 FEET;
3. SOUTH 74 DEGREES 22 MINUTES 14 SECONDS WEST, 50.00 FEET TO THE POINT OR PLACE OF BEGINNING;

THENCE FROM SAID POINT OR PLACE OF BEGINNING AND RUNNING SOUTHERLY

INTO SAID HALSTEAD AVENUE SOUTH 15 DEGREES 37 MINUTES 46 SECONDS EAST, 11.00 FEET;

THENCE RUNNING WESTERLY ALONG NOW NORTHERLY SIDE OF HALSTEAD AVENUE, SOUTH 74 DEGREES 22 MINUTES 14 SECONDS WEST, 1,015.80 FEET; THENCE NORTH 15 DEGREES 37 MINUTES 46 SECONDS WEST, 11.00 FEET TO THE BEGINNING OF A CURVE CONNECTING THE NORTHERLY SIDE OF HALSTEAD AVENUE WITH THE EASTERLY SIDE OF HARRISON AVENUE, SAID CURVE BEARING TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, A LENGTH OF ARC OF 67.81 FEET (67.85 FEET AS SHOWN ON WESTCHESTER COUNTY CLERK FILED MAP NO. 8080), AND A CHORD BEARING AND DISTANCE OF NORTH 57 DEGREES 2 MINUTES 51 SECONDS WEST, 59.97 FEET TO A POINT ON THE EASTERLY SIDE OF HARRISON AVENUE;

THENCE RUNNING NORTHERLY AND ALONG THE EASTERLY SIDE OF HARRISON AVENUE NORTH 8 DEGREES 26 MINUTES 44 SECONDS WEST, 102.48 FEET TO THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT ALSO BEING ON THE EXISTING SOUTHERLY LIMIT OF THE NEW YORK AND NEW HAVEN RAILROAD RIGHT OF WAY;

THENCE RUNNING EASTERLY AND ALONG THE EXISTING SOUTHERLY LIMIT OF THE NEW YORK AND NEW HAVEN RAILROAD RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. NORTH 74 DEGREES 22 MINUTES 14 SECONDS EAST, 356.23 FEET,
2. SOUTH 15 DEGREES 37 MINUTES 46 SECONDS EAST, 15.55 FEET;
3. NORTH 74 DEGREES 22 MINUTES 14 SECONDS EAST, 57.33 FEET,
4. NORTH 15 DEGREES 37 MINUTES 46 SECONDS WEST, 15.55 FEET;
5. NORTH 74 DEGREES 22 MINUTES 14 SECONDS EAST, 629.10 FEET TO THE NORTHEASTERLY CORNER OF THE NEWLY DIMENSIONED PARCEL HEREIN DESCRIBED, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF NEWLY DIMENSIONED TAX LOT 12;

THENCE RUNNING SOUTHERLY AND ALONG THE NEWLY DIMENSIONED TAX LOT 12, SOUTH 15 DEGREES 37 MINUTES 46 SECONDS EAST, 157.65 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 164,975.5 SQUARE FEET OR 3.7873 ACRES MORE OR LESS. ALL BEARINGS REFER TO THE NEW YORK STATE PLANE COORDINATE SYSTEM (NAD 83).

Section 2. This Local Law shall be effective immediately upon approval by the Town/Village Board of the Town/Village of Harrison and upon filing with the Office of the Secretary of State, as provided by law.