



E-7

July 1, 2015

Town/Village of Harrison
Town Hall
1 Heineman Place
Harrison, New York 10528

RE: Century Country Club, Pool Complex Improvements
Amended Special Exception Use Permit
Tax Map No. 68-1-681
233 Anderson Hill Road, Purchase, New York

Dear Supervisor Belmont and Members of the Town Board:

This letter is respectfully submitted on behalf of Century Country Club in connection with its Application for an Amended Special Exception Use Permit to modernize, improve and maintain several aspects of the country club.

Century Country Club (Century) is located at 233 Anderson Hill Road in the Town/Village of Harrison. According to the Town/Village of Harrison Zoning Regulations, Century is classified in the R-1 (One Family Residence) Zoning District where nonprofit, recreational, club uses are allowed by Special Exception Use Permit.

On June 23, 2015, the Planning Board unanimously adopted a SEQRA Negative Declaration and approved Century's Applications for an Amended Special Exception Use Permit, Amended Site Plan Approval, Steep Slopes Permits and Wetlands Permit.

Per Section 235-14 of the Town/Village of Harrison Zoning Regulations, the Planning Board's Approval of the Amended Special Exception Use Permit is subject to your review and affirmation after a public hearing. Accordingly, Century respectfully requests that this matter be placed on your Board's July 16, 2015 meeting agenda to schedule an August 6, 2015 public hearing on Century's Amended Special Exception Use Permit Application.

In particular, Century seeks through this application to modify the following programmatic elements including an expansion to the existing pool house and covered terrace. The pool house expansion includes two golf teaching hitting bays in the lower level of the modified pool complex addition. The club is proposing to modify the location of the existing pathways and install a half basketball court in close proximity to the pool complex. The existing parking area immediately south of the existing pool complex is proposed to be reconfigured and expanded to formalize the parking for the members using the pool complex. The improvements also include a fire service connection for the expanded pool house from the onsite fire main. Stormwater management for the proposed improvements will be accomplished with subsurface infiltration units with an overflow discharge to a level spreader within the wetland buffer.

In addition, Century proposes to add an entry portico to the front of the existing clubhouse as part of a project to reconstruct the entry circle at the main entrance to the Clubhouse. The Land Development Application and associated Stormwater Management Plan for the Entry Circle Reconstruction Project, which was previously reviewed and approved by the Town Engineer, included the proposed entry portico within the calculations for the stormwater management for the project.

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SUPERVISOR HAYES
TOWN VILLAGE OF HARRISON, N.Y.
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For the Board's convenience, please find enclosed 8 copies (1 full size and 7 reduced copies) of the following supporting documents:


- Drawing OP-1 "Overall Site Plan", last revised June 1, 2015, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.
- Drawing SP-1 "Layout Plan", last revised June 1, 2015, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.
- Drawing SP-2 "Grading & Drainage Plan", last revised June 1, 2015, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.
- Drawing SP-3 "Erosion & Sediment Control Plan", last revised June 1, 2015, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.
- Drawing D-1 "Details", last revised June 1, 2015, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.
- Drawing D-2 "Details", last revised June 1, 2015, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.
- Drawing D-3 "Details", last revised June 1, 2015, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.
- Pool House Renovation Architectural Drawings dated April 7, 2015, prepared by James G. Rogers Architects.
- Completed Town/Village of Harrison Amended Special Exception Use Permit Application Form and Checklist dated April 3, 2015.
- SEQRA Negative Declaration – Planning Board.
- Planning Board Resolution granting Amended Special Exception Use Permit, dated June 23, 2015.
- Planning Board Resolution granting Amended Site Plan Approval, dated June 23, 2015.
- Planning Board Resolution granting Slope Permit, dated June 23, 2015.
- Planning Board Resolution granting Freshwater Wetland Permit, dated June 23, 2015.
- Preliminary Stormwater Pollution Prevention Plan last revised June 1, 2015.

Century looks forward to appearing before the Town Board and respectfully requests that this application be placed on the July 16, 2015 agenda in order to schedule an August 6, 2015 public hearing. Should the Town Board or Town Staff have any questions or comments in the interim, please feel free to contact our office. Thank you in advance for your cooperation and consideration in this matter.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:


Scott W. Blakely, R.L.A.
Principal Landscape Architect

SWB/zmp

Enclosure(s)

cc: Burt Ward, Century Country Club
Neil Alexander, Esq., Cuddy & Feder
Tony Panza A.I.A. James G Rogers Architects

Insite File No. 14206.100