



April 29, 2016

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

RE: Century Country Club, Tennis Enclosure and Golf Course 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 April 26, 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 and Wetlands Permits for the proposed tennis enclosure and golf course improvements. Copies of the approvals and the SEQRA determination will be forwarded to the Board upon receipt from the Planning Board.

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 May 19, 2016 meeting agenda to schedule a June 2, 2016 public hearing on Century's Amended Special Exception Use Permit Application.

The subject project includes the redevelopment of the southernmost bank of existing tennis courts and improvements to various portions of the golf course. Specific to the tennis court improvements, it is proposed to expand the surface of the courts slightly for playability purposes and to install a temporary seasonal enclosure over this set of courts. The improvements in this location also include the creation of and reconfiguration of the existing paths and walkways around the courts and stormwater conveyance around the temporary enclosure.

The remaining site improvements include course improvements across the golf course. Based on the course improvement plans provided by the golf course architect, there are improvements proposed across the course including, modifications to existing green contours, bunkers additions and renovations, sub drainage repair and installation, and tee box and cart path creation, relocation and removals.

For the Board's convenience, please find enclosed 8 copies (1 full size and 7 reduced copies) of the following supporting documents:

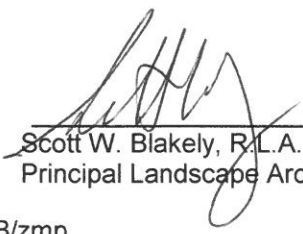
- Six (6) sheet Tennis Enclosure Site Plan set, dated March 1, 2016, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.
- Seven (7) sheet Golf Course Improvement Site Plan Set, dated March 1, 2016, prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.
- Six (6) sheet Golf Course Improvement Drawing Set, dated January 25, 2016, prepared by Keith Foster Golf Course Architect.
- Seven (7) sheet Tennis Enclosure Drawing Set, dated February 1, 2016, prepared by Arizon Structures Worldwide LLC.
- One (1) Drawing Century Country Club Photo Montage Study of Tennis Enclosure, prepared by James G. Rogers Architects dated March 1, 2016.
- Town/Village of Harrison Amended Special Exception Use Permit Application Form and Checklist.
- Statement in Support of an Amendment to the Existing Special Exception Use Permit Approval for the Proposed Tennis Enclosure.
- Preliminary Stormwater Pollution Prevention Plan, dated March 1, 2016.

Century looks forward to appearing before the Town Board and respectfully requests that this application be placed on the May 19, 2016 agenda in order to schedule a June 2, 2016 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. 15226.100 & 15344.100

**PLANNING BOARD RESOLUTION PB2016/36
APRIL 26, 2016**

**SPECIAL EXCEPTION USE RESOLUTION APPROVAL FOR
CENTURY COUNTRY CLUB
COURSE IMPROVEMENTS & TENNIS ENCLOSURE
FOR PROPERTY LOCATED AT
233 ANDERSON HILL ROAD, KNOWN & DESIGNATED
AS BLOCK 681, LOT 1**

WHEREAS, Century Country Club (hereinafter referred to as "The Applicant") has submitted a Special Exception Use application for property located at 233 Anderson Hill Road, more specifically known and designated as Block 681 Lot 1; and

WHEREAS, the project involves improvements to the golf course across the entire course including modifications to existing green contours, bunkers additions and renovations, sub drainage repair and installation, tee box and cart path creation relocation and removals. Expand southernmost bank of existing tennis courts slightly in width and install a temporary seasonal tennis enclosure.

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

WHEREAS, Century Country Club is considered a Special Exception Use in the R-1 Zoning District; and

WHEREAS, the proposed project has been classified as an Unlisted Action.

WHEREAS, the Planning Board serving as Lead Agency for the SEQR Review of the action has determined that the proposed action will not result in any significant negative environmental impacts. This determination is set forth in Planning Board SEQR Negative Declaration resolution PB2016/23 dated March 22, 2016; and

WHEREAS, on April 26, 2016, the Planning Board granted Site Plan approval via Resolution PB2016/37.

WHEREAS, on April 26, 2016, the Planning Board granted a Freshwater Wetland Permit, via Resolution PB2016/39.

WHEREAS, on April 26, 2016, the Planning Board granted a Steep Slope Permit, via resolution PB2016/38.

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 improvements proposed by the Applicant are located on the grounds of an existing Country Club. As such, the site represents a particularly suitable location for such use within the community.
2. The plot area is sufficient, appropriate and adequate for the proposed use. The proposed project elements will occur well within all applicable setback requirements.
3. The proposed project is not located near a place of public assembly.
4. No change to existing access facilities is proposed.
5. No change to existing curb cuts is proposed.
6. Emergency access has been adequately addressed.
7. No special setbacks are necessary.
10. The provision of public recreational areas is not required on this site, which is a Country Club.
11. The proposed improvements will have no impact on the site's existing stormwater management system. No impacts are anticipated.
12. The project will not result in any increase in the site's demand on municipal services.

13. The project will not generate excessive amounts of dirt, refuse or any other type of environmental pollution, including vibration, noise, electrical discharges, odors, smoke or irritants.
14. The hours of operation of this facility will not require regulation
15. No special conditions and safeguards apply to this use.

BE IT FURTHER RESOLVED, that this resolution shall have an effective date of April 26, 2016.

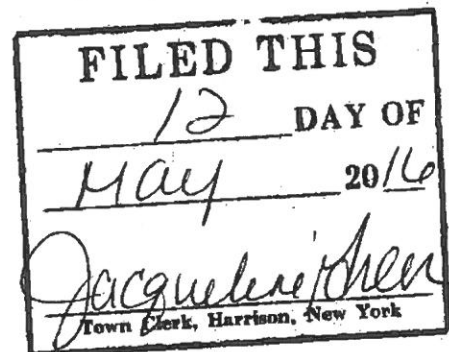
On the motion of Planning Board Member Kate Barnwell, seconded by Planning Board Member Marshall Donat, it was adopted by the following vote:

AYES: Thomas Heaslip, Mark Rinaldi, Nonie Reich, Marshall Donat, Kate Barnwell, and Paul Genovese

NAYS: None

ABSTAINED: None

ABSENT: Anthony Spano



Thomas Heaslip, Chairman

The resolution was thereupon duly adopted.