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EVANS V. BREWSTER (1920-2005)

December 6, 2016

Honorable Chairman Tom Heaslip and
and Members of the Planning Board
Town/Village of Harrison
One Heineman Place
Harrison, New York 10528

Re: 106/108/110 Corporate Park Drive Owner SPE LLC
Site Plan, Special Exception Use, and Slope Permit Applications
106 – 110 Corporate Park Drive, Harrison, New York

Dear Chairman Heaslip and Members of the Planning Board:

This firm represents 106/108/110 Corporate Park Drive Owner SPE LLC[1] (hereinafter referred to as "Applicant" or "Normandy"), the owner of the property located at 106 – 110 Corporate Park Drive (the "Property"), in connection with its application for Site Plan, Special Exception Use, and Slope Permit applications. The Applicant is a real estate company and land developer that owns a significant amount of property in the "Platinum Mile" area along the I-287 corridor in both the Town/Village of Harrison ("Harrison") and the City of White Plains. Normandy is partnering with Wegmans Food Markets, Inc. ("Wegmans"), a high end, family-owned grocery store, headquartered in Rochester, New York for the redevelopment of this Property as outlined below.

Wegmans has been a successful business since its founding in Rochester in 1916. The company prides itself on its use of locally sourced food, and a focus on fresh, high quality goods. The proposed facility will include not just a grocery store, but also a café that will serve Wegmans' customers. For the Board's reference, photos of an existing typical Wegmans store are attached hereto.

[1] 106/108/110 Corporate Park Drive Owner SPE LLC is a wholly owned subsidiary of Normandy Real Estate Partners, LLC.

The current office buildings on the Property are largely empty and unused, which makes the Property an ideal site for redevelopment. This is consistent with the goals of the recently adopted Comprehensive Plan, which supports "expanding the allowable uses in appropriate areas within the Platinum Mile." With this in mind, the proposal involves the demolition of the three (3) existing underutilized office buildings on the Property (the day care building in the rear of the Property would continue to operate), and construction of a new Wegmans Food Market.

The primary building proposed for the Property will be an approximately 125,000 square foot, two-story grocery store, which will also include a café area. Also proposed is a one-story, approximately 8,000 square foot stand-alone retail building. There will be 736 parking spaces provided,[2] together with significant landscaping and new modern stormwater management improvements throughout the Property.

Enclosed please find the following materials in support of the Site Plan, Special Exception Use and Slope Permit applications hereby submitted to the Planning Board, together with the required fees:

1) Completed and signed Site Plan Application Checklist and Form, dated December 5, 2016;

2) Completed and signed Special Exception Use Application Checklist and Form, dated December 5, 2016;

3) Completed and signed Slope Permit Application Form, dated December 5, 2016;

4) Completed and signed Land Development Application Form, dated December 5, 2016;

5) Current deed to the Property;

6) Memorandum in Support of the Application, prepared by McCullough, Goldberger & Staudt, LLP, dated December 6, 2016;

7) SEQR Full Environmental Assessment Form, Part 1, prepared by VHB Engineering, Surveying & Landscape Architecture, P.C., dated December 2, 2016;

8) Preliminary Site Plan, prepared by VHB, dated December 5, 2016;

9) Preliminary conceptual elevations of the proposed Wegmans facility, showing the proposed heights of the various building features;

10) Photographs of an existing, typical Wegmans store; and

11) Copy of materials submitted to the Town/Village Board in support of an amendment to the Zoning Ordinance.

[2] This does not include the existing 44 parking spaces associated with the day care, which will remain.

We respectfully request that this matter be placed on the agenda for the December 20th Planning Board meeting, at which time we ask that the Planning Board declare its intent to act as Lead Agency under SEQRA and schedule a public hearing regarding the aforementioned applications (and a site walk if the Board would like to visit the site prior to the hearing). We look forward to discussing this important project with you in greater detail. If you have any questions, please do not hesitate to contact our office.

Very truly yours,

Seth M. Mandelbaum

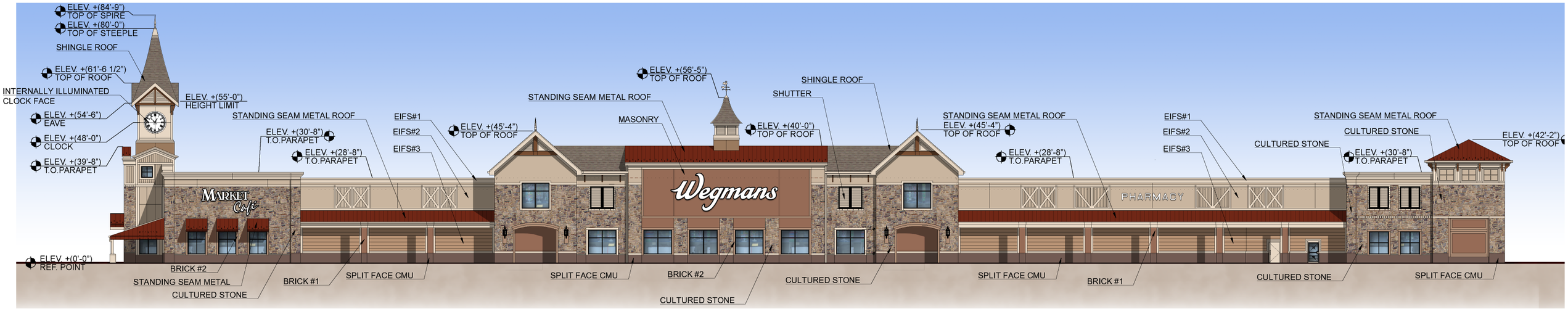
SMM:sw
Enc.
cc: Patrick Cleary, AICP, PP
Planning Board of the Town/Village of Harrison
106/108/110 Corporate Park Drive Owner SPE LLC
Wegmans Food Markets, Inc.
VHB Engineering, Surveying & Landscape Architecture, P.C.

the pub

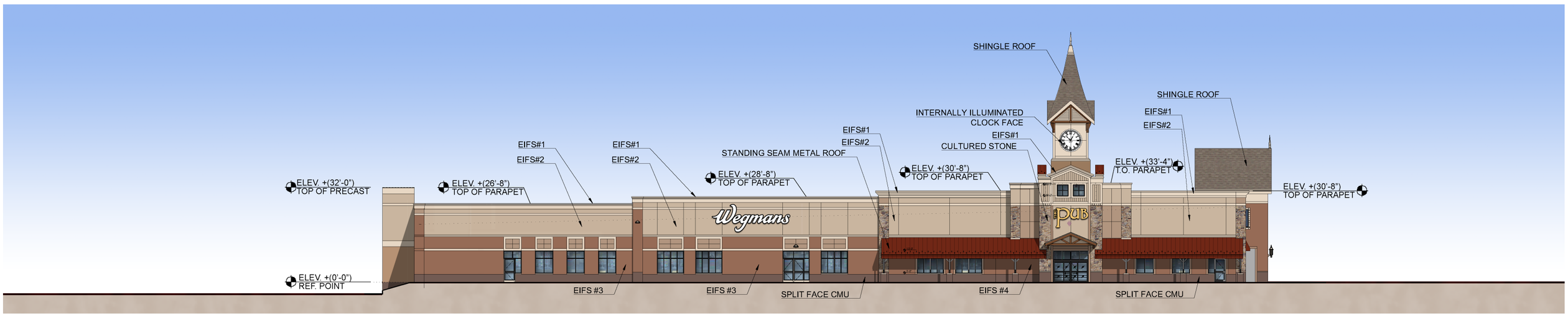
Wegmans

Wegmans

Wine & Beer



Front Elevation
Scale: 1/32”=1’-0”



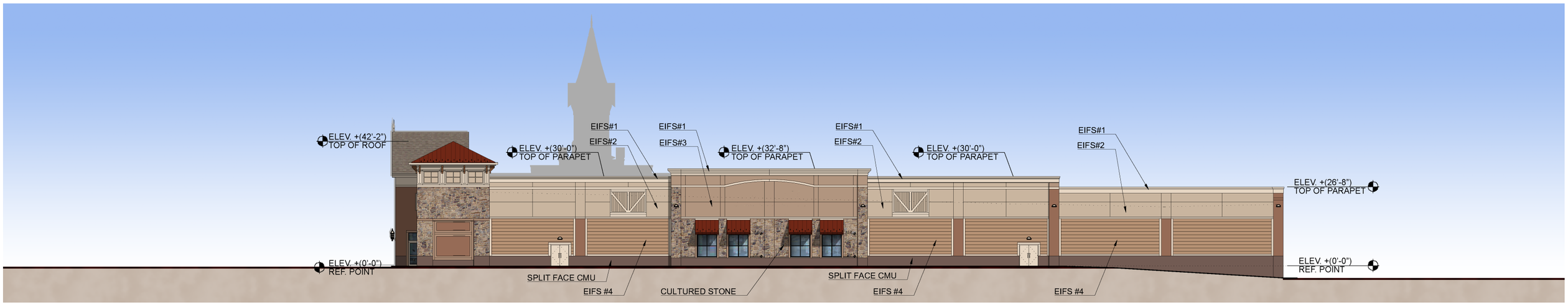
Left Side Elevation
Scale: 1/32”=1’-0”

Wegmans

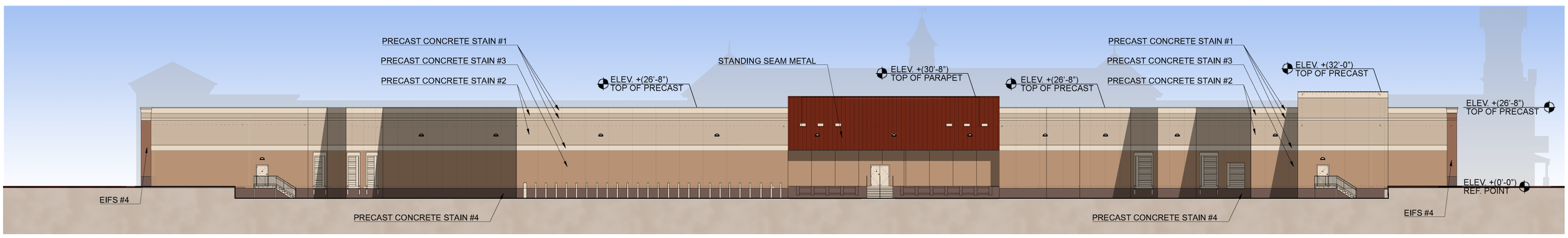
Harrison, New York

12/6/2016

Bignell Watkins Hasser
ARCHITECTS P.C.



Right Side Elevation
Scale: 1/32"=1'-0"



Back Elevation
Scale: 1/32"=1'-0"

Wegmans

Harrison, New York

12/6/2016

Bignell Watkins Hasser
ARCHITECTS P.C.

PLANNING BOARD
TOWN/VILLAGE OF HARRISON
----------X
Matter of the Application of:

106/108/110 CORPORATE PARK DRIVE OWNER SPE LLC, Applicant

PROPERTY LOCATION:
106-110 Corporate Park Drive, Harrison, New York
Block 621, Lot 11
----------X

MEMORANDUM IN SUPPORT OF APPLICATION FOR SPECIAL EXCEPTION USE, SITE PLAN & SLOPE PERMIT APPROVAL

STATEMENT OF FACTS

The Applicant, 106/108/110 Corporate Park Drive Owner SPE LLC[1] (the "Applicant"), is the owner of 106-110 Corporate Park Drive, Harrison, New York (the "Property"). The approximately 20.55 acre Property is shown and designated on the Town of Harrison Tax Map as Tax Parcel 0621.-11. The Property is located at along the eastern end of Corporate Park Drive, east of Westchester Avenue and south of Westchester Park Drive. The Property is presently improved with three (3) office buildings, together with an existing small day care center in the rear of the Property (which shall remain). Each of the existing office buildings on the Property is losing, or has already lost a significant number of its tenants. As a result, the buildings are underutilized. By next year, it is anticipated that 106, 108, and 110 Corporate Park Drive will have an overall occupancy rate of about 2%.

[1] 106/108/110 Corporate Park Drive Owner SPE LLC is a wholly owned subsidiary of Normandy Real Estate Partners, LLC.

The Applicant proposes to demolish the underutilized office buildings on the Property, and construct a new, attractive two-story grocery store with amenities, including a café. Normandy is partnering on this project with Wegmans Food Markets, Inc. ("Wegmans"), a high end, family-owned grocery store, headquartered in Rochester, New York. There will be 736 at grade parking spaces provided[2], together with associated landscaping, lighting, stormwater management improvements, signage and other site improvements.

The Applicant has chosen the Town of Harrison, and the area known as the "Tear Drop" in the I-287 Corridor, as an ideal location for this development. The proposed building requires special exception use and site plan approval, as well as slope permit approval, from this Board.

Use of the Property

The Property is located in the SB-0 Special Business Zoning District, in which stand-alone retail is not currently a permitted use. However, the Applicant has simultaneously filed a zoning amendment petition (the "Petition") with the Town/Village Board requesting that a new special exception use be added in the SB-0 zoning district, to be known as "SB-0 Stand-Alone Retail". A copy of the Petition has been enclosed for your convenience, and is expected to be referred to the Planning Board for its review and recommendation.

The Property is located at the east end of Corporate Park Drive, which is east of Westchester Avenue and south of Westchester Park Drive. The Property is located at the eastern end of Corporate Park Drive, east of Westchester Avenue and south of Westchester Park Drive, in the so-called "tear drop" area of the Platinum Mile along I-287. Adjacent to the Property to the west on Corporate Park Drive are two (2) vacant office buildings on a parcel that was recently approved for a new SB-0 multi-family facility,

[2] This does not include the existing 44 parking spaces associated with the day care, which will remain.

comprised of 421 dwelling units. Further West, toward Westchester Avenue, is the Hyatt House Hotel and a Chase Bank. North of the Property is the new Life Time Athletic Building on Westchester Park Drive. Directly east of the Property is Interstate 684. To the south of the Property is an existing office and research building as well as the existing Renaissance Hotel and the Windward School, among other uses, on West Red Oak Lane.

THE PROPOSAL MEETS THE CRITERIA FOR THE GRANTING OF THE REQUESTED SPECIAL EXCEPTION USE

As noted above, the Property is zoned SB-0 under the Harrison Zoning Ordinance (the "Ordinance"). As is set forth in the Petition, if the zoning amendment is granted, "SB-0 Stand-Alone Retail" will be a permitted Special Exception Use in the SB-0 zone, subject to the applicable criteria. First, an applicant must show that the general criteria of Sections 235-14 and 235-16 of the Ordinance are satisfied. Section 235-14 sets forth the procedures for the granting of a Special Exception Use and includes in Section 235-14E certain general provisions.

The general provisions of Section 235-14E which must be met and how they are satisfied for the current application are as follows:

A. Section 235-14E(1) requires that the use 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 development is proposed in the current location of several obsolete and underutilized office buildings, in the "tear drop" area of the "Platinum Mile". The surrounding properties would benefit greatly from the proposed revitalization of the Property. The proposed development would work in concert with the surrounding recently updated properties to invigorate this area of Harrison.

   This proposal is in keeping with the recently adopted Harrison Comprehensive Plan (the "Comprehensive Plan"), which specifically sets forth the goal of "expanding the allowable uses in appropriate areas within the Platinum Mile."

B. Section 235-14E(2) requires that any disadvantages to the neighborhood are outweighed by the advantages to the neighborhood or to the Town. The proposed development will replace underutilized buildings that will soon be almost completely vacant. The development will help to further revitalize the tear drop area and will provide a great benefit to the neighborhood. The proposed building will be adequately screened, will provide updated stormwater management and other improvements. Furthermore, the Property will provide a retail use that is complimentary to the newly approved multi-family development at 103-105 Corporate Park Drive, as well as Life Time Fitness and the other existing office buildings in the area. Therefore, the benefits to the Town and to the neighborhood outweigh any potential disadvantages.

.

C. Section 235-14E(3) requires that the health, safety, welfare, comfort, convenience and order of the Town will not be adversely affected. The Property is already developed with the existing office buildings. As is noted above, the proposal will provide numerous benefits and will have virtually no negative impact on the Town.

D. Section 235-14E(4) requires the use to be in harmony with and promote the general purposes and intent of this chapter. Since the use is proposed to be permitted in this zone as special exception use, it is consistent with the Zoning Ordinance. Additionally, the proposed development promotes the Comprehensive Plan's concept for the Platinum Mile, which is a commitment to, "[P]romoting flexibility for other land uses, as appropriate, which may further enhance the tax base . . . ." Comprehensive Plan p. 3. The proposed building will enhance and improve the Property.

Section 235-16 of the Ordinance sets forth certain additional factors, which the Board may consider in hearing special permit applications.

A. *Suitability of location*. As discussed in the Planning Report from VHB Engineering, Surveying, Landscape Architecture, P.C. (the "Planning Report"), previously submitted in support of the Petition, and forwarded to the Planning Board by the Town Board, the Property has been identified by the Town in its comprehensive planning program as an area where a mixture of land uses would be appropriate as a mechanism to reuse, re-purpose and revitalize the area. The location of the proposed development is suitable, due to existing disturbance and buildings in the area. Moreover, the building will complement the other buildings and uses on surrounding properties.

B. *Sufficient plot area*. The lot area of approximately 20.55 acres is more than sufficient to accommodate the proposed stand-alone buildings. All bulk and dimensional requirements will be respected, as proposed in the Petition currently pending before the Town Board.

C. *Characteristics of proposed use are not such that its location would be unsuitably near to a church, school, theater, recreational area or other place of assembly*. The Property is quite distant from any of these features, and due to the nature of the use, it is clear that the characteristics of the proposed use would not be unsuitably near to a church, other school, theater, recreational area or place of assembly.

D. *Access facilities are adequate so as to assure public safety and to avoid traffic congestion*. Access to the development will be over the existing roadway system, as modified by the proposed plan. Based upon the location of the Property and the nature of the use, it is anticipated that traffic congestion will be avoided.

E. *All proposed curb cuts have been approved by the street or highway agency which has jurisdiction*. No new curb cuts are proposed.

F. *Adequate provisions have been made for emergency conditions*. Emergency access and maintenance vehicles will have access to the building from the existing internal road system. The buildings will be sprinklered and will include all required fire protection equipment.

G. *There are adequate parking and truck loading spaces*. There will be a total of 736 parking spaces on the Property in connection with the development, as set forth on the enclosed plans, which will be adequate for the proposed use.

H. *Adequate buffering and screening*. A 25 foot wide landscape buffer shall be maintained all around the Property in order to provide adequate screening. Furthermore, the primary proposed building will be set along to the east, where the Property is bordered by Interstate 684. Thus, it is not anticipated that the development will have any substantial impact on the community or on surrounding property owners.

I. *Appropriate setbacks, yards, coverage requirements, etc. have been provided*. Pursuant to the Petition before the Town/Village Board, the proposed building will be set back as required. As the plan demonstrates, all other applicable requirements have been met.

J. *Appropriate public or semipublic plaza, recreational or other public areas*. The project does not involve a public or semi-public plaza or recreational space.

K. *Stormwater runoff, sanitary sewage, refuse and other waste have been provided for*. The site is served by public stormwater and sewer systems, as well as public utilities. Additionally, the Property will be improved with a stormwater infiltration system meeting all applicable current standards. Engineering plans, detailing all applicable proposed stormwater and sewage systems, will be provided to the Board.

L. *Existing municipal services or facilities are anticipated to be adequate to provide for the needs of the use*. The existing municipal services and facilities are adequate to support the proposed development.

M. *The use will not generate environmental pollution*. The proposed building will not generate any significant environmental pollution. New stormwater improvements will be implemented, which will comply with all current requirements.

N. *Regulation of hours, days and similar aspects of the activity*. The proposed facility will remain open 24 hours a day, seven days a week, which is consistent with other Wegmans facilities.

Additionally, the following specific criteria are proposed in the Petition for an SB-0 Multi-Stand-Alone Retail use, regarding which it is respectfully submitted that the proposed development complies:

1. The minimum lot area for an SB-0 Stand-Alone Retail use shall be 20 acres. SB-0 Stand-Alone Retail uses shall only be permitted on parcels located on roads with direct access to Westchester Avenue, and located between I-287, I-684, the connector road from I-287 to I-684, and the Hutchinson River Parkway.

   The proposed development complies with the foregoing requirements.

2. All SB-0 Stand-Alone Retail buildings shall comply with the applicable underlying dimensional requirements set forth in the Table of Dimensional regulations for the SB-0 zoning district, except to the extent that such requirements are modified by this section.

   The proposed development complies with the underlying dimensional requirements.

3. The yard setback and landscape buffer dimensional requirements for any SB-0 Stand-Alone Retail project site shall be as follows:

Required Yards	
Side	40 feet
Rear	50 feet
Required Landscape Buffer	25 feet

   The proposed development complies with the foregoing requirements.

4. Every application for a Stand-Alone Retail use shall include a detailed and specific landscape plan, incorporating native species wherever feasible, showing the proposed treatment of all open areas on the site, and, more specifically, analyzing the need for the screening of service areas, outdoor use areas and buffer strip landscaping and how such need will be met on a year round basis.

Landscaped parking areas, outdoor patios, retaining walls, stormwater management facilities, wetland restoration/enhancement areas, driveway access, and internal circulation walkways/roadways (including those for emergency vehicle access) may be located within a required landscape buffer.

The required landscape plan shall be submitted to the Board as part of the site plan and special exception use application process. The Applicant will work with Town staff to provide appropriate plantings.

5. Off-street parking and truck loading areas shall be designed pursuant to the requirements of Article VII, and, further, they shall include provisions for landscaping and screening and for landscaped islands within the parking areas in the proportion of 15 square feet for each parking space.

   The proposed plans meet this requirement.

6. Notwithstanding the provisions of Section 235-23 of the Town/Village of Harrison Zoning Ordinance, and except as hereinafter provided, nothing shall restrict the height of the following for SB-0 Stand-Alone Retail uses: spires, belfries, cupolas, domes, chimneys, ventilator elevators or stair bulkheads, water tanks and necessary mechanical appurtenances usually carried above the roof level.

   Such features shall be built only to such height as is necessary to accomplish the purpose that they are to serve and shall not:

   a. Exceed 25% of the ground floor area of the building.
   b. Exceed 20 feet in height. Where a building is not located within 500 feet of any residential zoning district, such features may reach 30 feet in height.
   c. Be used for residence or tenancy purposes.
   d. Have any sign, nameplate, display or advertising device whatsoever inscribed upon or attached to such building or structure.

   The proposed development complies with the foregoing requirements.

7. Notwithstanding the provisions of Section 235-26 of the Town/Village of Harrison Zoning Ordinance, retaining walls constructed in connection with a Stand-Alone Retail use may not exceed twelve (12') feet in height within a required side or rear yard or six (6') feet in height within a required front yard. To the extent such retaining walls are terraced, there must be a minimum of six (6') feet between the faces of such terraced walls.

   All proposed retaining walls shall meet this requirement.

8. The design and location of each proposed sign shall be submitted with the application for a Stand-Alone Retail use, which signs shall conform to the provisions of Article VIII, except that instead of two freestanding signs as provided in § 235-47A and a single wall sign as provided in § 235-47B,

each building in a Stand-Alone Retail use may have two (2) freestanding signs with an area of not more than 150 square feet each and an overall height not exceeding eighteen feet; and five (5) wall signs with a total area of not more than 1,200 square feet. Such signs may be visible off the premises.

Detailed sign plans shall be submitted to the Board. It is anticipated that all signs associated with this application will conform with the foregoing requirements.

9. Notwithstanding the provisions of Section 235-37 of the Town/Village of Harrison Zoning Ordinance to the contrary, the minimum off-street parking for a Stand-Alone Retail use shall be provided as follows:

    Retail Uses: 1 per each 200 square feet of floor area.

    Restaurant Uses: 1 per 4 permanent seats or 150 square feet of floor area, whichever is the greater

The proposed development exceeds the minimum requirements for off-street parking.

THE APPLICATION MEETS THE STANDARDS FOR THE
GRANTING OF SITE PLAN APPROVAL

Pursuant to § 235-71G of the Zoning Ordinance, "[i]n considering and approving a site plan, the Planning Board shall take into consideration the public health, safety and general welfare and the comfort and convenience of the public in general and the residents of the immediate neighborhood in particular and shall establish any appropriate conditions and safeguards in harmony with the general purpose and intent of this chapter, particularly with regard to achieving:

1. Maximum safety of pedestrians and of vehicular ingress and egress.

2. A site layout, including the location, orientation, power and use schedule of any outdoor lighting of the site, which would not have an adverse effect upon any properties in adjoining residence districts by impairing their established character or the potential use of the properties in such districts.

3. The reasonable screening, at all seasons of the year, of all playgrounds, parking and service areas from the view of adjacent residential properties and streets.

4. In the case of any building located farther than 10 feet from any street line and where the average natural grade within 10 feet of such building is more than 20 feet above the established grade along the street in front of the lot, the Planning Board shall make every reasonable effort to locate said building in such a way that its visual impact on surrounding properties will be minimized. In exercising the powers conferred on it under this subsection, the Planning Board shall give due consideration to any mitigating effect of the distance between such building and its surroundings, as well as to any neutralizing effect of planting, screening or other similar devices proposed on the site plan submitted for its approval.

5. Design and construction standards for the improvements shown on the site plan shall be those set forth in this chapter and in other ordinances, rules and regulations or in construction specifications of the Town."

It is respectfully submitted that the proposed site plan complies with these requirements, to the extent applicable, as follows. First, the proposal maximizes safety of pedestrians and vehicular ingress and egress by providing for wide drive aisles and numerous crosswalks. Second, the site layout, including the location, orientation, power and use schedule of any outdoor lighting of the site, will not have an adverse effect upon any residential district by impairing their established character or the potential use of the properties in such districts, due to the significant distance from the nearest residence district, intervening topography, and the landscape buffer surrounding the site. Third, the required landscape buffer, as well as the existing topography and the great distance to any residential areas, will reasonably screen, at all seasons of the year, all parking areas. Fourth, the visual impact on surrounding properties will be greatly minimized. As noted above, a 25 foot landscape buffer shall be maintained around the Property, and the site is largely surrounded by highways and is located so that the proposed building will be a great distance away from surrounding properties. Finally, the project will comply with all applicable Town ordinances, rules, regulations and construction specifications. Therefore, the requested site plan approval should be granted.

CONCLUSION

Based on the foregoing, the proposed development on the Property will not negatively impact the public health, safety or welfare, and is appropriate. The proposal meets all the conditions required by the Zoning Ordinance for approval of Special Exception Use and Site Plan, as well as the applicable provisions of Chapter 199 of the Town/Village Code. Therefore, it is respectfully submitted that the Applicant is entitled to the adoption of a Negative Declaration under SEQRA, and the granting of the requested approvals.

Dated: White Plains, New York
December 6, 2016

Respectfully Submitted,

McCullough, Goldberger & Staudt, LLP
1311 Mamaroneck Avenue, Suite 340
White Plains, New York 10605
(914) 949-6400

TOWN OF HARRISON
SITE PLAN SUBMISSION CHECKLIST

To be completed and submitted with application

Requirement	Please Check the Box
Site Plan Application Form	☑
SEQR short Environmental Assessment Form N/A	☐
SEQR full Environmental Assessment Form	☑
Slope Clearance Form	☑
Site Plan (All maps must be folded to 8 ½" x 11" with title box showing)	☑
▪ Title Sheet	☐
▪ Existing Conditions Survey	☐
▪ Proposed Site Plan	☑
▪ Grading Plan	☐
▪ Step Slopes Analysis Plan	☐
▪ Stormwater Management Plan	☐
▪ Utilities Plan	☐
▪ Landscaping Plan	☐
▪ Lighting Plan	☐
▪ Erosion Control Plan	☐
▪ Details	☐
Site Plan Application Fee (See Fee Schedule)	☑
Escrow Fees (if required)	☑
Copy of Current Deed	☑
Copies of all Easements, Covenants or Restrictions N/A	☐
All Public Notice Requirements in Accordance with §235-82	☑

TOWN OF HARRISON
SITE PLAN APPLICATION

SITE IDENTIFICATION INFORMATION

Application Name: Redevelopment of 106 - 110 Corporate Park Drive	**Application #**	**Date Submitted:**
Site Address: *No.* 106 - 110 *Street:* Corporate Park Drive *Hamlet:*		
Property Location: *(Identify landmarks, distance from intersections, etc.)* Along the eastern end of Corporate Park Drive, east of Westchester Ave. and south of Westchester Park Drive.		
Town of Harrison Tax Map Designation: *Section* *Block* 0621. *Lot(s)* 11	**Zoning Designation of Site:** SB-0	

APPLICANT/OWNER INFORMATION

Property Owner: 106/108/110 Corporate Park Drive Owner SPE LLC[1]	**Phone #:** 617-443-0710 **Fax#:**	**Email:** mlavell@normandyrealty.com
Owners Address: *No.* 53 *Street:* Maple Avenue *Town:* Morristown *State:* NJ *Zip:* 07960		
Applicant (If different than owner): N/A	**Phone #:** 617-443-0710 **Fax#:**	**Email:** mlavell@normandyrealty.com
Applicant Address (If different than owner): *No.* *Street:* *Town:* *State:* *Zip:*		
Individual/ Firm Responsible for Preparing Site Plan: VHB Engineering, Surveying, and Landscape Architecture, P.C.	**Phone #:** 914-467-6600 **Fax#:**	**Email:** mwjunghans@vhb.com
Address: *No.* 50 *Street:* Main Street, Suite 360 *Town:* White Plains *State:* NY *Zip:* 10606		
Other Representatives: [2] McCullough, Goldberger & Staudt, LLP	**Phone #:** 914-949-6400 **Fax#:**	**Email:** fmccullough@mgslawyers.com
Owners Address: *No.* 1311 *Street:* Mamaroneck Avenue *Town:* White Plains *State:* NY *Zip:* 10605		

PROJECT DESCRIPTION

Describe the project, proposed use and operation thereof:

The Applicant is proposing to demolish the existing three office buildings on the Property and construct a new two-story, high end grocery store with restaurant and cafe areas, together with a secondary retail building, associated parking, and site improvements.

PROJECT INFORMATION

Lot size: *Acres:* +/- 20.55 *Square Feet:* +/- 895,158			**Square footage of all existing structures (by floor):**
# of existing parking spaces: 737			**# of proposed parking spaces:** 780
# of existing dwelling units: N/A			**# of proposed dwelling units** N/A
What is the predominant soil type(s) on the site? u f (urban land)			**What is the approximate depth to water table?** > 6.5 ft
Site slope categories: TBD [2]	**15-25%** ___ %	**25-35%** ___ %	**>35%** ___ %
Estimated quantity of excavation:	**Cut (C.Y.)** 30,000	**Fill (C.Y.)** 30,000	
Is the site located in a designated Critical Environmental Area?		**Yes:** ☐	**No:** ☒
Does a curb cut exist on the site? **Yes:** ☒ **No:** ☐	**Are new curb cuts proposed? Yes:** ☐ **No:** ☒		

Is the site located within 500' of:

- **The boundary of an adjoining city, town or village** — **Yes:** ☐ **No:** ☒
- **The boundary of a state or county park, recreation area or road right-of-way** — **Yes:** ☒ **No:** ☐
- **A county drainage channel line.** — **Yes:** ☐ **No:** ☒
- **The boundary of state or county owned land on which a building is located** — **Yes:** ☐ **No:** ☒

1 106/108/110 Corporate Park Drive Owner SPE LLC is a wholly owned subsidiary of Normandy Real Estate Partners, LLC ("Normandy"). Normandy is partnering on this project with Wegmans Food Markets, Inc., a high end, family-owned grocery store, headquartered in Rochester, New York.

2 Additional information shall be provided prior to the January meeting.

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous)
Yes: ☐ No: ☒

Is the site located in a designated floodplain?
Yes: ☐ No: ☒

Is the project funded, partially or in total, by grants or loans from a public source?
Yes: ☐ No: ☒

Will municipal or private solid waste disposal be utilized?
Public: ☐ Private: ☒

Is the site burdened by any existing easements, covenants or restrictions? Yes: ☒ No: ☐
If so, attach a copy water, gas, drainage (attached)

What is the estimated time of construction for the project? TBD

Is the site served by the following public utility infrastructure:

- **Sanitary Sewer** Yes: ☒ No: ☐
- **Water Supply** Yes: ☒ No: ☐
- **Storm Sewer** Yes: ☒ No: ☐
- **Electric Service** Yes: ☒ No: ☐
- **Gas Service** Yes: ☒ No: ☐
- **Telephone/Cable Lines** Yes: ☒ No: ☐

ZONING COMPLIANCE INFORMATION

Zoning Provision	Required[3]	Existing	Proposed
Lot Area	20 acres	20.55 acres	20.55 acres
Lot Coverage (Building Coverage)	20%	9.6%	15.3%
Lot Width	300'	350'	350'
Front Yard	50'	55'	55'
Side Yard (Adjoining a Residence District)	40'	N/A	N/A
Side Yard (Adjoining a Business District)	40'	70'	66'
Rear Yard	50'	125'	100'
Habitable Floor Area	N/A	N/A	N/A
Buffer Strip (Front Yard–Residence District)	25'	N/A	N/A
Buffer Strip (Front Yard–Business District)	25'	TBD	25'
Buffer Strip (Side/Rear–Residence District)	25'	N/A	N/A
Buffer Strip (Side/Rear–Business District)	25'	TBD	25'
Height	55' / 4 stories	TBD	55' / 2 stories
Floor Area Ratio	N/A	N/A	N/A
Usable Open Space	N/A	N/A	N/A

PROPOSED BUILDING MATERIALS

Foundation	Concrete
Structural System	Steel
Roof	Standing seam metal, membrane, shingles
Exterior Walls	Masonry, EIFS, precast concrete, split face CMU

APPLICANTS ACKNOWLEDGEMENT

I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.

106/108/110 Corporate Park Drive Owner SPE LLC
Applicants Name

Joseph A Dame
Applicants Signature

Sworn before me this 5th **day of** December **20**16

Candace Cobb
Notary Public

CANDACE COBB
NOTARY PUBLIC OF NEW JERSEY
ID # 50000450
My Commission Expires 7/16/2019

[3] These numbers reflect the requirements proposed under the Zoning Amendment Petition currently pending before the Town/Village Board.

Parking Summary Chart

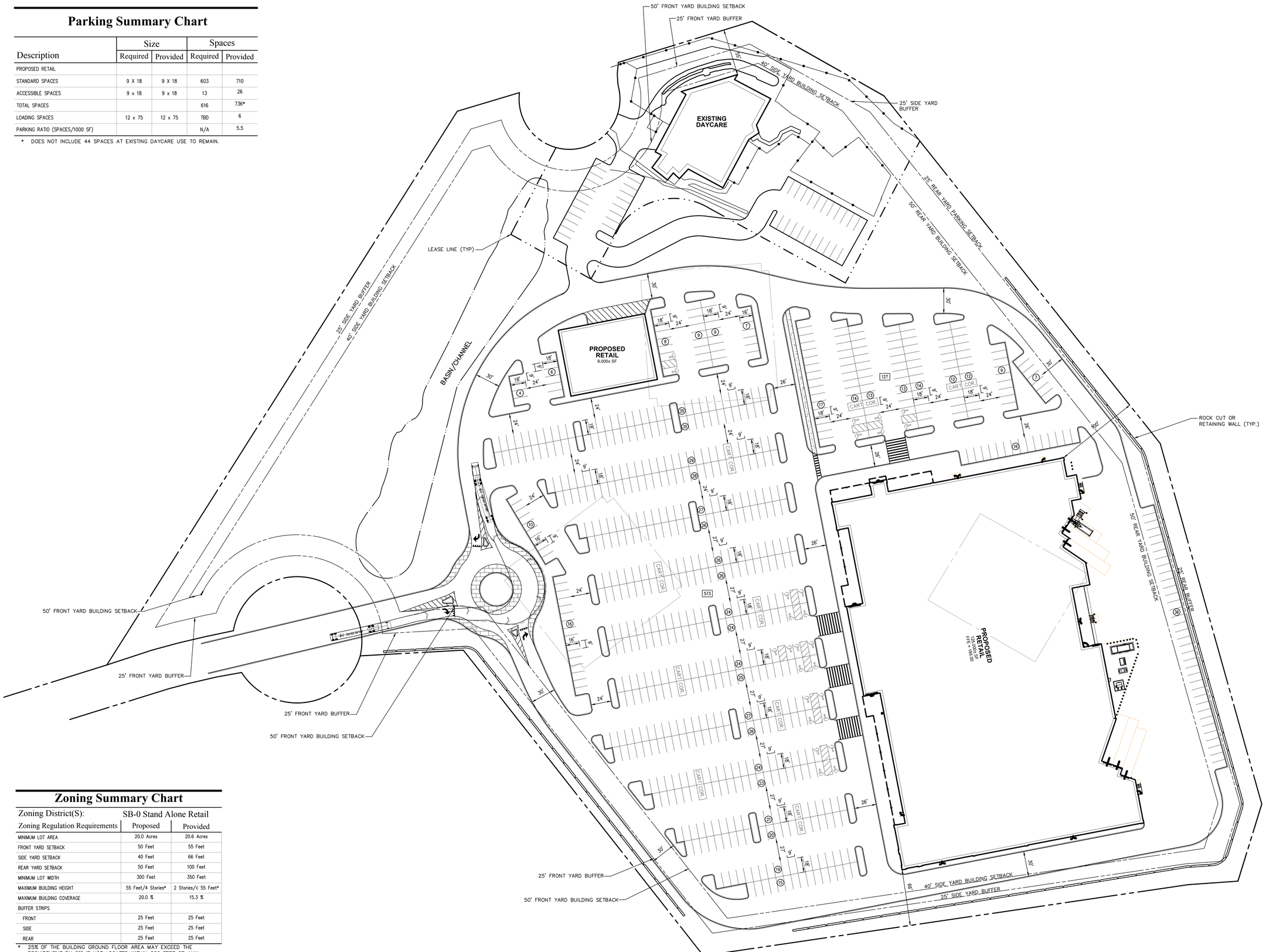
Description	Size		Spaces	
	Required	Provided	Required	Provided
PROPOSED RETAIL				
STANDARD SPACES	9 X 18	9 X 18	603	710
ACCESSIBLE SPACES	9 x 18	9 x 18	13	26
TOTAL SPACES			616	736*
LOADING SPACES	12 x 75	12 x 75	TBD	6
PARKING RATIO (SPACES/1000 SF)			N/A	5.5

* DOES NOT INCLUDE 44 SPACES AT EXISTING DAYCARE USE TO REMAIN.

Zoning Summary Chart

Zoning District(S):	SB-0 Stand Alone Retail	
Zoning Regulation Requirements	Proposed	Provided
MINIMUM LOT AREA	20.0 Acres	20.6 Acres
FRONT YARD SETBACK	50 Feet	55 Feet
SIDE YARD SETBACK	40 Feet	66 Feet
REAR YARD SETBACK	50 Feet	100 Feet
MINIMUM LOT WIDTH	300 Feet	350 Feet
MAXIMUM BUILDING HEIGHT	55 Feet/4 Stories*	2 Stories/< 55 Feet*
MAXIMUM BUILDING COVERAGE	20.0 %	15.3 %
BUFFER STRIPS		
FRONT	25 Feet	25 Feet
SIDE	25 Feet	25 Feet
REAR	25 Feet	25 Feet

* 25% OF THE BUILDING GROUND FLOOR AREA MAY EXCEED THE REQUIREMENT BY 30' IF NOT LOCATED WITHIN 500 FEET OF ANY RESIDENTIAL ZONING DISTRUCT



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SCALE IN FEET

vhb.com

vhb

50 Main Street
Suite 360
White Plains, NY 10606
p: 914.467.6600
f: 914.761.3759

106-110 Corporate Park Drive

106-110 Corporate Park Drive
Harrison, NY 10604

No.	Revision	Date	Appvd.

Designed by MWJ | Checked by DR

Issued for: Concept Site Plan

Date: December 5, 2016

Not Approved for Construction

Drawing Title

Drawing Number

SK-1

Sheet of

Project Number
29738.00

TO N O ARRISON
SPECIAL EXCEPTION SE
S MISSION C EC LIST

T r d d

Requirement	***Please Check the Box***
Special Exception Use Application Form	☑
SEQR short Environmental Assessment Form N/A	☐
SEQR full Environmental Assessment Form	☑
Slope Clearance Form	☑
Site Plan (All maps must be folded to 8 ½" x 11" with title box showing)	☑
▪ Title Sheet	☐
▪ Existing Conditions Survey	☐
▪ Proposed Site Plan	☑
▪ Grading Plan	☐
▪ Step Slopes Analysis Plan	☐
▪ Stormwater Management Plan	☐
▪ Utilities Plan	☐
▪ Landscaping Plan	☐
▪ Lighting Plan	☐
▪ Erosion Control Plan	☐
▪ Details	☐
Special Exception Use Application Fee (See Fee Schedule)	☑
Escrow Fees (if required)	☑
Copy of Current Deed	☑
Copies of all Easements, Covenants or Restrictions N/A	☐
All Public Notice Requirements in Accordance with §235-82	☑

TOWN OF HARRISON
SPECIAL EXCEPTION USE APPLICATION

SITE IDENTIFICATION INFORMATION

Application Name: Redevelopment of 106 - 110 Corporate Park Drive	**Application #**	**Date Submitted:**
Site Address: *No.* 106 - 110 *Street:* Corporate Park Drive *Hamlet:*		
Property Location: *(Identify landmarks, distance from intersections, etc.)* Along the eastern end of Corporate Park Drive, east of Westchester Ave. and south of Westchester Park Drive.		
Town of Harrison Tax Map Designation: *Section* *Block* 0621. *Lot(s)* 11	**Zoning Designation of Site:** SB-0	

APPLICANT/OWNER INFORMATION

Property Owner: 106/108/110 Corporate Park Drive Owner SPE LLC[1]	**Phone #:** 617-443-0710 **Fax#:**	**Email:** mlavell@normandyrealty.com
Owners Address: *No.* 53 *Street:* Maple Avenue *Town:* Morristown *State:* NJ *Zip:* 07960		
Applicant (If different than owner): N/A	**Phone #:** **Fax#:**	**Email:**
Applicant Address (If different than owner): *No.* *Street:* *Town:* *State:* *Zip:*		
Individual/ Firm Responsible for Preparing Site Plan: VHB Engineering, Surveying, Landscape Architecture, P.C	**Phone #:** 914-467-6600 **Fax#:**	**Email:** mwjunghans@vhb.com
Address: *No.* 50 *Street:* Main Street, Suite 360 *Town:* White Plains *State:* NY *Zip:* 10606		
Other Representatives: McCullough, Goldberger & Staudt, LLP	**Phone #:** 914-949-6400 **Fax#:**	**Email:** fmccullough@mgslawyers.com
Owners Address: *No.* 1311 *Street:* Mamaroneck Avenue *Town:* White Plains *State:* NY *Zip:* 10605		

SPECIAL EXCEPTION USE INFORMATION

Proposed Special Exception Use: SB-0 Stand-Alone Retail

Will the use prevent or substantially impair either the reasonable or orderly use or the reasonable and orderly development of other properties in the neighborhood?	**Yes:** ☐ **No:** ☒
Are 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 of the town by authorizing the special exception use permit?	**Yes:** ☒ **No:** ☐
Will the health, safety, welfare, comfort, convenience and order of the town be adversely affected by the authorized use?	**Yes:** ☐ **No:** ☒
Will the special exception use be in harmony with and promote the general purposes and intent of the town's zoning ordinance?	**Yes:** ☒ **No:** ☐

On a separate sheet, describe how the proposed special exception use complies with the *General Conditions* set forth in §235-16 See Memorandum In Support

On a separate sheet, describe how the proposed special exception use complies with the *Special Conditions and Safeguards for Specific Uses* set forth in §235-17 See Memorandum In Support

APPLICANTS ACKNOWLEDGEMENT

I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.

106/108/110 Corporate Park Drive Owner SPE LLC
Applicants Name

Joseph W Allone
Applicants Signature

Sworn before me this 5th **day of** December **20**16

Candace Cobb
Notary Public

CANDACE COBB
NOTARY PUBLIC OF NEW JERSEY
ID # 50000450
My Commission Expires 7/16/2019

1 106/108/110 Corporate Park Drive Owner SPE LLC is a wholly owned subsidiary of Normandy Real Estate Partners, LLC. Normandy is partnering on this project with Wegmans Food Markets, Inc., a high end, family-owned grocery store, headquartered in Rochester, New York.

LAND DEVELOPMENT APPLICATION

Must be completed for ALL land disturbing activity, or the creation / modification of impervious surfaces, or any work within a flood plain

Engineering Department Use Only

APPLICATION # _____

	YES	NO
FLOODWAY	☐	☒
FLOODPLAIN	☐	☒

WATERSHED _____

SITE INFORMATION

Property Address 106-110 Corporate Park Drive

Block 0621 Lot 11

Size of Parcel 20.55 acres SF (or) Acres

DESCRIPTION OF PROJECT

From other application

LAND DISTURBANCE CLASSIFICATION

Area of Land Disturbing Activity 17 acres = 740,520 Square Feet (SF)

Impervious Area being Created/Modified 12.8 acres = 557,568 Square Feet (SF)

Stormwater: (please refer to checklist found on page 3 and 4 of this application for the appropriate requirements of each category)

☐ Land disturbance equals 0 SF, and Impervious Surface Created/Modified is less than 500 SF (general conditions)

☐ *Tier 1:* Land disturbance greater than 0 SF, less than 20,000 SF
or
Impervious Area being Created/Modified greater than 500 SF

☐ *Tier 2:* Land disturbance greater than 20,000 SF, less than 1 Acre

☒ *Tier 3:* Land disturbance 1 Acre or greater

Slope Category: (area of each category combined should equal the total area of land disturbing activity stated above)

0% - 15% TBD Sq.Ft. 25% - 35% TBD Sq.Ft.

15% - 25% TBD Sq.Ft. 35% + TBD Sq.Ft.

CONTACT INFORMATION

Landowner — Name 106/108/110 Corporate Park Drive Owner SPE LLC Street 53 Maple Avenue

City Morristown State NJ Zip Code 07960

Phone 973 539 5735 Fax _____ Email _____

Designer — Name: VHB Engineering Surveying & Landscape Architecture, PC Street 50 Main Street Suite 360

City White Plains State NY Zip Code 10606

Phone 914-467-6600 Fax _____ Email mwjunghans@vhb.com

Engineering Department Use Only

APPROVED BY: _____ **Date:** _____

☐ **Approved with Conditions** ☐ **Approved with Stipulations** ☐ **Approved**

LAND DEVELOPMENT APPLICATION

Must be completed for ALL land disturbing activity, or the creation / modification of impervious surfaces, or any work within a flood plain

LAND DESCRIPTION

	YES	NO
Are there any rights-of-way, easements, restrictive covenants or conditions of approval which encumber the property? If so, please indicate the nature of these restrictions and supply three (3) copies of the legal instrument (i.e. deed, covenant, conservation easement, approval letter, etc.) which created this restriction.	☒	☐
Is the property being served by a septic system?	☐	☒
Is the property being served by a well?	☐	☒
Is proposed work being done within a wetland or wetland buffer?	☐	☒
Is proposed work being done within 100 feet of a water course?	☒	☐
Is proposed work being done within a Town right-of-way?	☒	☐
Is proposed work being done within an easement located on the property?	☒	☐
Are trees larger than 4" being removed during this project?	☒	☐
Is there fill being delivered from an off-site location?	☒	☐
Will there be any re-grading of the property during this project?	☒	☐
Will you be connecting into a Town utility?	☒	☐

DESIGN INFORMATION

Plans Prepared By:

Name Michael Junghans License # 072072

STATE OF NEW YORK ★ MICHAEL W. JUNGHANS ★ 072072 ★ LICENSED PROFESSIONAL ENGINEER

Signature of Professional — Date 12-5-16

Signature of Owner — Date 12-5-16

Signature of Applicant — Date

Follow us on Twitter: @HarrisonEngDpt

www.harrison-ny.gov/engineering

LAND DEVELOPMENT REQUIREMENTS

Must be completed for ALL land disturbing activity, or the creation / modification of impervious surfaces, or any work within a flood plain

This checklist is provided as a list of minimum requirements for submittal of a site plan when requesting approval of a Land Development Application. It serves to help you and the Town/Village of Harrison expedite the processing of your permit application. Each application must include all "General Requirements" below. Depending upon the project classification (see Land Development Application), the appropriate stormwater "Tier Requirements" must also be submitted.

GENERAL REQUIREMENTS

- ☐ All existing and/or proposed utilities must be shown (i.e. sanitary sewer, water service, gas service, septic areas, well etc.)
- ☐ Provide sight distance analysis for new intersections formed by proposed/realigned driveways
- ☐ Provide a profile for all proposed/realigned driveways. Driveways must include adequate platforms at garage and street levels.
- ☐ Provide location map of property. Include nearest cross streets and North arrow.
- ☐ Provide survey of property showing all easements, structures etc.
- ☐ Show all watercourses located within 100' of the property
- ☐ Show Flood Plain and Flood Way elevations and boundaries
- ☐ Show all wetland and wetland buffer boundaries
- ☐ Show all rock outcropping
- ☐ Provide rim, grate and invert elevations for all existing and proposed structures

SLOPES

- ☐ A slope analysis plan, performed by a design professional must be submitted. Slope analysis must include an accurate topographic representation of the disturbed area using a minimum of 2' contours. A slope category breakdown for the entire disturbed area must be shown using uniquely shaded areas for each category. Slope categories shall match the categories listed on the Land Development Application.

GRADING

- ☐ Proposed grading shall be done in a manner as to not cause increased runoff to neighboring properties. All existing and proposed grades shall be shown on the site plan. Arrows indicating direction of surface water flow must also be included.
- ☐ All existing walls found within property must be shown. Heights of walls must also be labeled.
- ☐ All proposed retaining walls must be shown with top and bottom of wall elevations. Details of wall must also be shown. The entire wall must be located within the property line (including footing).
- ☐ Identify all existing drainage paths (ditches, pipes, or overland flow) flowing onto or through subject property. Demonstrate that these paths will be protected and maintained.
- ☐ Label all existing and proposed floor elevations
- ☐ Label average grade around proposed structure

EROSION CONTROL

- ☐ Erosion control measures, (i.e. construction access pads, properly trenched silt fencing, staked hay bales, etc.) meeting NYSDEC requirements must be shown on all site plans. All erosion control must be properly installed and maintained prior to and throughout construction. Failure to comply will result in work stoppage and fines.

STORMWATER

- ☐ A stormwater system must be properly sized and designed. The entire stormwater system must be clearly shown and accurately depicted. Pipe inverts, structure locations, pipe size and pitch, and all appropriate calculations must be submitted. Depending upon the area of land disturbance, specific requirements must be met. Refer to the appropriate Stormwater Design Requirements found on the reverse side of this cheklist. The NYSDEC Design Manual can be found here: http://www.dec.ny.gov/chemical/29072.html

LAND DEVELOPMENT REQUIREMENTS

Must be completed for ALL land disturbing activity, or the creation / modification of impervious surfaces, or any work within a flood plain

STORMWATER "TIER 1" REQUIREMENTS

☐	☐	Runoff from all newly created impervious areas shall be collected and conveyed to a stormwater management system.
☐	☐	The management system is properly sized to store 3 inches of runoff over these impervious areas, without the benefit of a percolation rate. No credit for pre-existing impervious areas is taken.
☐	☐	Percolation data must be obtained and submitted in order to demonstrate that the proposed stormwater system will drain between storms.
☐	☐	Design of the management system, including the percolation test results and subsurface exploration results must be certified by the design professional.
☐	☐	Demonstrate that overflows from the system do not create erosion or is not directed to areas where negative impacts will occur. System overflows shall be directed through downspout, surcharge pipes or driveway drains.
☐	☐	In cases where soil conditions do not permit both infiltration and storage, water quality as well as 24 hour storage for the 1 year storm event from the impervious areas shall be designed. A zero increase in the peak rates for a 10 and 25 year storm shall be accomplished. In areas that site conditions impede the management's functionality, the Town Engineer may use his discretion.

STORMWATER "TIER 2" REQUIREMENTS

☐	☐	All requirements set for "Tier 1" must be satisfied. (see above)
☐	☐	Design, inspection and certification of stormwater system must be performed by a New York State licensed Professional Engineer, or a qualified Stormwater Professional.
☐	☐	Erosion Control inspection reporting shall follow the regulations set by the NYSDEC manual.
☐	☐	As-Built drawings of the stormwater management system shall be submitted.

STORMWATER "TIER 3" REQUIREMENTS

☐	☐	All requirements set for Stormwater "Tier 1" and Stormwater "Tier 2" must be satisfied. (see above)
☐	☐	During the design of the proposed stormwater system, requirements set forth in the NYSDEC Design Manual must be properly used and satisfied. The NYSDEC Design Manual can be found here: http://www.dec.ny.gov/chemical/29072.html
☐	☐	**Water Quality** requirements must be met: the 90% Rule has been applied.
☐	☐	**Channel Protection** requirements must be met: 24-hour detention of the post-developed 1-year, 24-hour storm event has been demonstrated.
☐	☐	**Overbank Flood** requirements must be met: Peak discharges from the 10-year storm has been controlled to meet the 10-year pre-development rates.
☐	☐	**Extreme Storm** requirements must met: Peak discharges from the 100-year storm has been controlled to meet the 100-year pre-development rates.
☐	☐	A NYSDEC Notice of Intent (NOI) along with notification of authorization from the NYSDEC is required prior to the issuance of any building permits.
☐	☐	Land disturbance greater than 5 acres is not permitted.

FLOOD PLAIN APPROVAL PROCESS

ALL SITE PLANS MUST CONTAIN THE FOLLOWING INFORMATION

ENGINEERING DEPARTMENT
1 HEINEMAN PLACE
HARRISON, NY 10528
ENGINEERING@HARRISON-NY.GOV

This checklist outlines the procedure that must be followed when requesting approval of a Land Development Application on a property within a FEMA Floodplain. It serves to help you and the Town/Village of Harrison expedite the processing of your permit application. Each application must include all "General Requirements" below. Depending upon the project classification (see Land Development Application), the appropriate stormwater "Tier Requirements" must also be submitted.

When any portion of the application property is located within a FEMA designated Floodplain, the following must be submitted with your Land Development Application :

PLANNING:

- ☐ FEMA Map and Panel number:
- ☐ FEMA Floodplain Elevation (obtained from the Engineering Department)

DESIGN:

- ☐ Topographical Survey using FEMA Flood Insurance Rate Map Data (NAVD 1988)
- ☐ FEMA Pre- Construction Elevation Certificate
- ☐ Site Plan showing proposed work using the same elevations as indicated above. Indicate the location of the floodplain/floodway on the site plan

When the above information is received and approved by the Engineering Department, Town Board authorization will be requested for the Building Inspector to issue a Building Permit for the project.

Once Town Board approval has been granted, the Town Board Resolution and the Engineering Department approval can be used to apply for a Building Permit. The Engineering Department Approval will contain four (4) Post-Construction conditions that MUST be satisfied prior to the issuance of a Certificate of Occupancy:

POST CONSTRUCTION:

- ☐ FEMA Elevation Certificate, sealed and certified by the Design Professional
- ☐ Non-Conversion Agreement
- ☐ Certification of Building Materials
- ☐ Final As-Built Survey using FEMA Flood Insurance Rate Map Data (DATM NAVD 1988)

Upon completion of construction, all post construction requirements listed above must be submitted and approved by the Engineering Department prior to issuance of a Certificate of Occupancy.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Wegmans Food Market		
Project Location (describe, and attach a general location map): 106-110 Corporate Park Drive, Harrison, New York (see Figure 1)		
Brief Description of Proposed Action (include purpose or need): Zoning text amendments are proposed to facilitate, through a Special Exception Use Permit, a 125,000 square foot (sf) supermarket and an 8,000 sf pad site for a restaurant or other similar retail use to replace three obsolete and primarily vacant office buildings on a 20.55-acre site in an existing corporate park in Harrison, NY. The site is located along the "Platinum Mile" of I-287. Under the proposed action, an existing daycare center at the north end of the project site would be preserved and integrated into the proposed retail development. The proposed project would include a total of 736 parking spaces. The proposed action also includes approval of a Special Exception Use Permit, Site Plan, Slope Permit and related permits for application of this zone on the site.		
Name of Applicant/Sponsor: 106/108/110 Corporate Park Drive Owner SPE LLC	Telephone: E-Mail:	
Address: 53 Maple Avenue		
City/PO: Morristown	State: NJ	Zip Code: 07960
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same as Applicant	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑Yes ☐No	Harrison Town Board - Zoning amendment	
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Harrison Planning Board - Recommendation on zoning; Site Plan Approval	
c. City Council, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Town Building Department - Building Permit	
e. County agencies ☑Yes ☐No	County Planning Department - 239m referral; WCDPW; WCDOH - sanitary and sewer	
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC - SWPPP	
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
SB-O (Special Business Zoning District)

b. Is the use permitted or allowed by a special or conditional use permit? * Pursuant to the proposed zoning amendment ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Harrison Central School District

b. What police or other public protection forces serve the project site?
Harrison Police Department

c. Which fire protection and emergency medical services serve the project site?
Purchase Fire Department, Harrison Emergency Medical Services

d. What parks serve the project site?
Local and County parks (Passidomo Park, Cranberry Lake Park, Silver Lake Preserve, Saxon Woods) as well as private open space

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial, including supermarket and restaurant or related retail

b. a. Total acreage of the site of the proposed action? 20.55 acres
b. Total acreage to be physically disturbed? 17 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 20.55 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☑No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No

If Yes,

i. Total number of structures 2

ii. Dimensions (in feet) of largest proposed structure: <55 height; 445 width; and 294 length

iii. Approximate extent of building space to be heated or cooled: 133,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☑No

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐Yes ☐No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: 22,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

- Name of district or service area: Westchester County Joint Water Works
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 22,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: Mamaroneck Wastewater Treatment Plant
- Name of district: Mamaroneck Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or tbd acres (impervious surface)

_____ Square feet or 20.2 acres (parcel size)

ii. Describe types of new point sources. tbd

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

tbd

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____ Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? TBD ☐Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? TBD ☐Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: Not to exceed 7:30 A.M. - 8 P.M.
- Saturday: Not to exceed 10 A.M. - 8 P.M.
- Sunday: Not to exceed 10 A.M. - 8 P.M.
- Holidays: Not to exceed 10 A.M. - 8 P.M.

ii. During Operations:

- Monday - Friday: 12 A.M. - 12 A.M.
- Saturday: 12 A.M. - 12 A.M.
- Sunday: 12 A.M. - 12 A.M.
- Holidays: 12 A.M. - 12 A.M.

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

i. Provide details including sources, time of day and duration:

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe:

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

tbd

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility: TBD

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Construction would conform to all applicable rules and regulations relative to on-site recycling and handling of recoverable materials.
- Operation: The project would conform to all applicable rules and regulations relative to on-site recycling and handling of recoverable materials.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: tbd
- Operation: tbd

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Office Space, Hotel, health club facility

ii. If mix of uses, generally describe:

The project site is within an existing office park; surrounding mixed uses include corporate office, hotels, US postal service distribution, a fitness complex, and highways. Residential uses have been approved for one adjacent site.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	11.8	12.8	+1
• Forested	5	5	-
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.9	0.9	-
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: landscaped areas	2.7	1.7	-1

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

Eastridge Enrichment Center daycare (on the Project Site, to remain); The Winward School for Children with Language Based Learnin;

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑ Yes ☐ No

☑ Yes – Spills Incidents database — Provide DEC ID number(s): 0712686, 1200196, 1405362

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

NYSDEC Spill Numbers 0712686 and 1200196 have since been closed. NYDEC Spill No. 1405362 remains open.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 6.4 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

CrC Charlton-Chatfield	4.5 %
CsD Chatfield-Charlton	0.5 %
Uf Urban Land	15.1 %

d. What is the average depth to the water table on the project site? Average: >6.6 feet

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____ % of site
☐ Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 72.8 % of site
☑ 10-15%: 25 % of site
☑ 15% or greater: 2.2 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No
ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No
If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 935-84 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100 year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500 year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:
i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Typical urban species (i.e., squirrels, white tailed deer, raccoons, songbirds)

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☑ Yes ☐ No
If Yes:
i. CEA name: Airport 60 Ldn Noise Contour
ii. Basis for designation: Exceptional or unique character
iii. Designating agency and date: Agency:Westchester County, Date:1-31-90

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

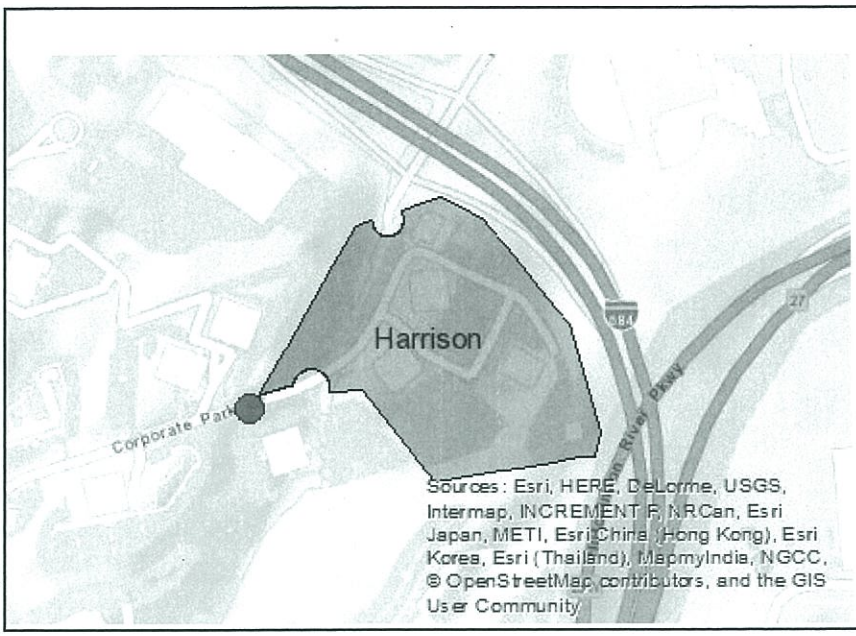
Applicant/Sponsor Name 106/108/110 Corporate Park Drive Owner SPE LLC Date 12/2/2016

Signature By: _____ Title Director of Planning, VHB

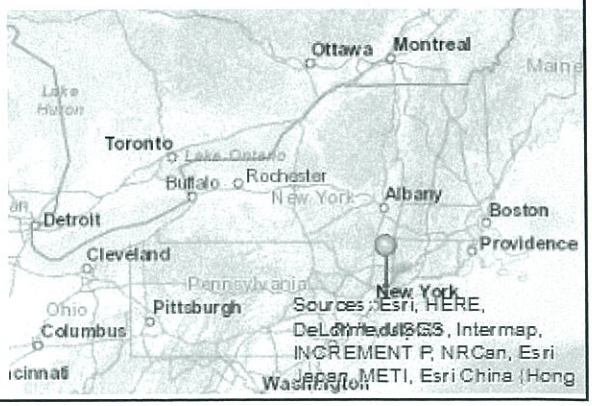
PRINT FORM

EAF Mapper Summary Report

Wednesday, November 16, 2016 9:01 AM



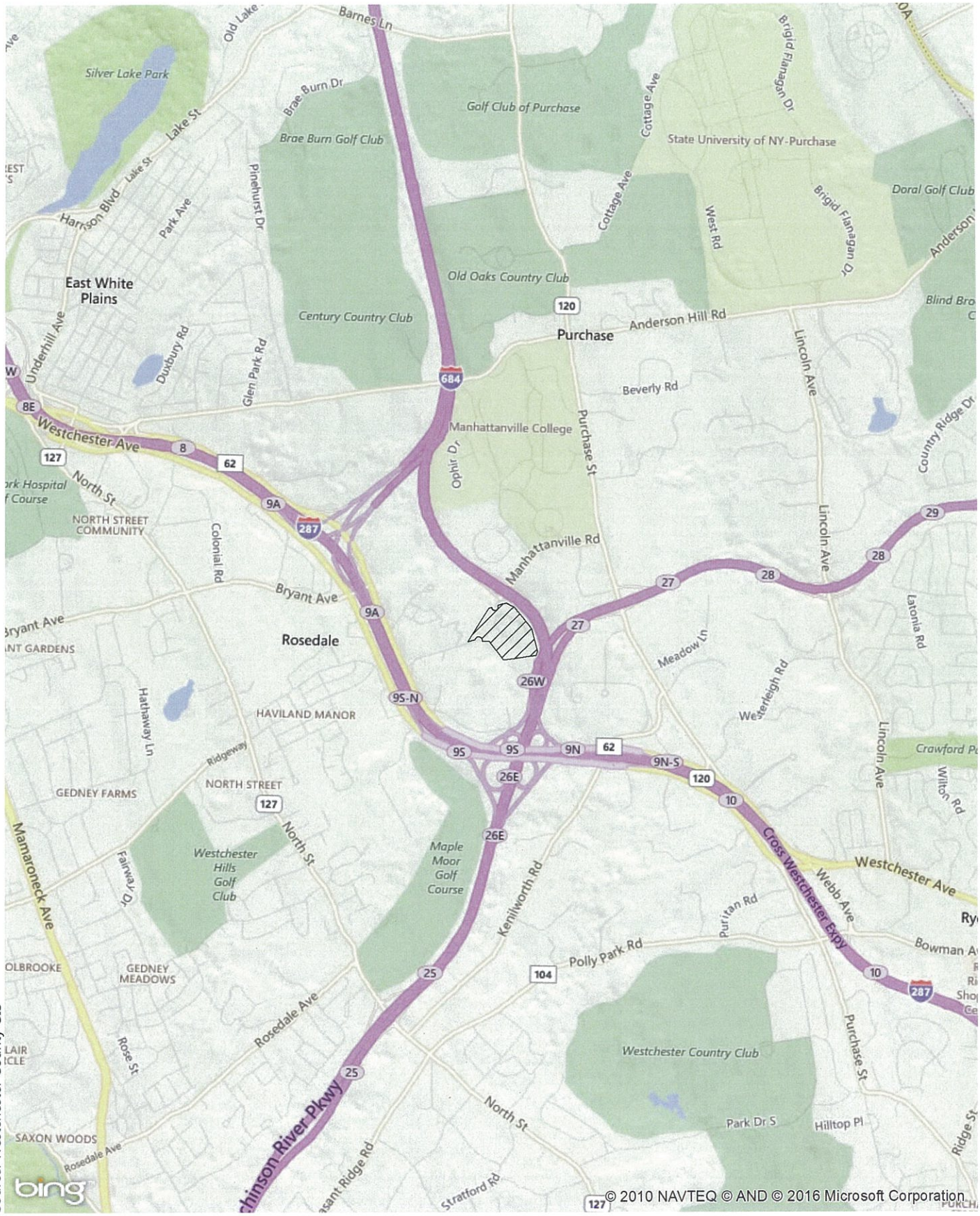
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	935-84
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No

E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	Airport 60 Ldn Noise Contour
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Westchester County, Date:1-31-90
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

FIGURE 1



Source: Westchester County GIS

0 875 1750 3500 Feet

106-110 Corporate Park Drive | Harrison, NY

Project Site

Regional Location

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.

540303606DED002R

Westchester County Recording & Endorsement Page

Submitter Information

Name:	Abstracters' Information Service (pick up by AIS)	Phone:	212 949 0100
Address 1:	1111 Marcus Avenue - Suite MZ214	Fax:	212 983 8430
Address 2:	Tel: 516-918-4600	Email:	gregoryshaw@cltic.com
City/State/Zip:	Lake Success NY 11042	Reference for Submitter:	6011207-Abstracters' Information Servic

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Parties

☐ Additional Parties on Continuation page

1st PARTY		2nd PARTY	
1:	106/108/110 CORPORATE PARK DRIVE SPE LLC - Other	1:	106/108/110 CORPORATE PARK DRIVE OWNER SPE LLC - Other
2:		2:	

Property

☐ Additional Properties on Continuation page

Street Address: 106-8-10 CORPORATE PARK DRIVE

Tax Designation: -0621-11

City/Town: HARRISON

Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584 3: TP-584.1

Recording Fees

Statutory Recording Fee:	$40.00
Page Fee:	$30.00
Cross-Reference Fee:	$0.00
Mortgage Affidavit Filing Fee:	$0.00
RP-5217 Filing Fee:	$250.00
TP-584 Filing Fee:	$5.00
Total Recording Fees Paid:	**$325.00**

Transfer Taxes

Consideration:	$0.00
Transfer Tax:	$0.00
Mansion Tax:	$0.00
Transfer Tax Number:	13133

Mortgage Taxes

Document Date:

Mortgage Amount:

Basic:	$0.00
Westchester:	$0.00
Additional:	$0.00
MTA:	$0.00
Special:	$0.00
Yonkers:	$0.00
Total Mortgage Tax:	**$0.00**

Dwelling Type:

Exempt: ☐

Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK

Recorded: 07/08/2014 at 02:33 PM

Control Number: **540303606**

Witness my hand and official seal

Timothy C.Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Skadden, Arps, Slate, meagher & Flom LLP
Four Times Square

New York, NY 10036

Deed

THIS INDENTURE, made as of the 6th day of February, 2014, by 106/108/110 Corporate Park Drive SPE LLC, a Delaware limited liability company having an address at c/o Normandy Real Estate Partners LLC, 53 Maple Avenue, Morristown, New Jersey 07960 (hereinafter referred to as "Grantor"), to 106/108/110 Corporate Park Drive Owner SPE LLC, a Delaware limited liability company having an address at c/o Normandy Real Estate Partners LLC, 53 Maple Avenue, Morristown, New Jersey 07960 (hereinafter referred to as "Grantee").

WITNESSETH, that Grantor, in consideration of Ten Dollars ($10.00), lawful money of the United States, paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever:

ALL that certain plot, piece or parcel of land with the building and improvements thereon erected, situate, lying and being, more particularly described on Exhibit A attached hereto and made a part hereof (the "Premises");

TOGETHER WITH all right, title and interest, if any, of Grantor in and to any streets and roads abutting the Premises to the center lines thereof;

TOGETHER WITH the appurtenances and all the estate and rights of Grantor in and to the Premises.

TO HAVE AND TO HOLD the Premises unto Grantee, the heirs or successors and assigns of Grantee forever.

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvements at the Premises and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

SECTION: 0621
BLOCK: 0
LOT: 11

IN WITNESS WHEREOF, Grantor has duly executed this deed the day and year first above written.

GRANTOR:

106/108/110 Corporate Park Drive SPE LLC,
a Delaware limited liability company

By: _____
Name: Giorgios L. Vlamis
Title: Vice President

STATE OF ~~NEW YORK~~ NEW JERSEY)
) ss.:
COUNTY OF ~~NEW YORK~~ MORRIS)

On the 29th day of January in the year 2014 before me, the undersigned, personally appeared Giorgios L. Vlamis, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person or entity upon behalf of which the individual acted, executed the instrument, and that such individual(s) made such appearance before the undersigned in the county of Morris, New Jersey

Bernadette Ann LaValle
Signature and Office of individual
taking acknowledgment

BERNADETTE ANN LaVALLE
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MAR. 6, 2018

Bargain and Sale Deed
Without Covenant Against Grantor's Acts

SECTION:
BLOCK: 621
LOT: 11
COUNTY: Westchester

106/108/110 Corporate Park Drive SPE LLC

TO

106/108/110 Corporate Park Drive Owner SPE LLC

STREET ADDRESS: 106-110 Corporate Park Drive
Harrison, New York

RETURN BY MAIL TO:

Skadden, Arps, Slate, Meagher & Flom LLP
Four Times Square
New York, New York 10036
Attention: David Nagler, Esq.

Exhibit A

Legal Description

Parcel 3 (106-110 Corporate Park Drive)

ALL that certain parcel of land situate in the Town of Harrison, County of Westchester and State of New York, being bounded and described as follows:

BEGINNING at a point in the northerly side of Corporate Park Drive, a right of way running easterly from Westchester Avenue, hereinafter described, at the southwesterly corner of premises being described herein, said point of beginning, when measured along the northerly side of said right of way and along the northeasterly side of Westchester Avenue, is distant the following courses and distances from the corner formed by the intersection of the said northeasterly side of Westchester Avenue with the northerly side of Red Oak Lane:

North 26 degrees 41 minutes 00 seconds West, 781.04 feet;

North 45 degrees 47 minutes 10 seconds East, 27.04 feet;

North 26 degrees 29 minutes 40 seconds West, 152.00 feet to the intersection of the northeasterly side of Westchester Avenue with the northerly side of Corporate Park Drive;

THENCE along the northerly side of Corporate Park Drive, in an easterly direction on a curve to the left, having a radius of 65 feet, an arc distance of 29.77 feet to a point of tangency;

THENCE North 28 degrees 42 minutes East, 50.25 feet to a point of curve;

THENCE on a curve to the right having a radius of 160 feet, an arc distance of 89.31 feet to a point of tangency;

THENCE North 60 degrees 40 minutes 50 seconds East, 13.72 feet to a point of curve;

THENCE on a curve to the right having a radius 841 feet, an arc distance of 161.83 feet to a point of tangency;

THENCE North 71 degrees 42 minutes 20 seconds East, 914.84 feet to the said point of beginning as so located and defined;

THENCE from said point of beginning and along other land of Corporate Park Development Associates North 30 degrees 00 minutes 45 seconds East, 780.50 feet to the northwesterly corner of premises being described and to lands, now or formerly of Westchester Rockland Newspapers, Inc.;

THENCE along said lands North 71 degrees 13 minutes 27 seconds East, a distance of 72.06 feet (72.52 feet per survey) to the westerly side of Cul-De-Sac at the southerly terminus of Manhattanville Road;

THENCE along said southerly terminus on a curve to the left, the radius of which is 60.00 feet for an arc length of 211,15 feet and containing a central angle of 201 degrees 38 minutes 00 seconds;

THENCE along a curve to the right, the radius of which is 110.00 feet for an arc length of 34.97 feet and containing a central angle of 18 degrees 12 minutes 48 seconds to aforesaid Westchester Rockland Newspapers, Inc.;

THENCE along said lands North 71 degrees 13 minutes 27 seconds East, a distance of 169.04 feet to the southwesterly boundary line of lands of Interstate 684;

THENCE along lands of Interstate 684 the following courses and distances:

South 62 degrees 04 minutes East, 180.00 feet;

South 39 degrees 54 minutes East, 540.68 feet;

South 16 degrees 41 minutes (17 degrees 56 minutes 19 seconds per survey) East, 453.16 feet; and

South 15 degrees 15 minutes West, 95.77 feet to the southeasterly corner of premises being described and to lands now or formerly of American Metals Climax Corporation;

THENCE along said lands of American Metals Climax Corporation and along a stone wall the following courses and distances:

South 85 degrees 39 minutes West, 58.50 feet;

South 79 degrees 47 minutes West, 250.00 feet; and

South 80 degrees 41 minutes West, 331.57 feet to other lands of Corporate Park Development Associates;

THENCE along said other lands of Corporate Park Development Associates the following courses and distances:

North 38 degrees 45 minutes 20 seconds West, 466.94 feet to a corner; and

South 84 degrees 18 minutes 30 seconds West, 126.25 feet to the westerly side of the turnaround at the easterly end of Corporate Park Drive;

THENCE along the easterly, northerly and northwesterly sides of said Corporate Park Drive, in a northerly, northwesterly, westerly and southwesterly direction on a curve to the left, having a radius of 75 feet, a central angle of 187 degrees 14 minutes 19 seconds, an arc distance of 245.08 feet (244.67 feet per survey) to the northerly side of Corporate Park Drive;

THENCE along the northerly side of Corporate Park Drive in a southwesterly direction on a curve to the left having a radius of 2025 feet, an arc distance of 154 feet to the point and place of BEGINNING.

TOWN OF HARRISON
STEEP SLOPE APPLICATION CHECKLIST

This form shall be included with the site plan submission

Requirement	Please Check the Box
Steep Slope Application Form	☑
SEQR short Environmental Assessment Form N/A	☐
SEQR full Environmental Assessment Form	☑
Slope Clearance Form	☑
Site Plan (All maps must be folded to 8 ½" x 11" with title box showing)	☐
▫ Title Sheet	☐
▫ Existing Conditions Survey	☐
▫ Proposed Site Plan	☑
▫ Grading Plan	☐
▫ Step Slopes Analysis Plan	☐
▫ Stormwater Management Plan	☐
▫ Utilities Plan	☐
▫ Landscaping Plan	☐
▫ Lighting Plan	☐
▫ Erosion Control Plan	☐
▫ Details	☐
Steep Slope Application Fee (See Fee Schedule)	☑
Escrow Fees (if required)	☑
Copy of Current Deed	☑
Copies of all Easements, Covenants or Restrictions N/A	☐
All Public Notice Requirements in Accordance with §235-82	☑

TOWN OF HARRISON
STEEP SLOPE APPLICATION

SITE IDENTIFICATION INFORMATION

Application Name: Redevelopment of 106 - 110 Corporate Park Drive	**Application #**	**Date Submitted:**

Site Address:
No. 106 - 110 *Street:* Corporate Park Drive *Hamlet:*

Property Location: *(Identify landmarks, distance from intersections, etc.)*
Along the eastern end of Corporate Park Drive, east of Westchester Ave. and south of Westchester Park Drive.

Town of Harrison Tax Map Designation: *Section* *Block* 621. *Lot(s)* 11	**Zoning Designation of Site:** SB-0

APPLICANT/OWNER INFORMATION

Property Owner: 106/108/110 Corporate Park Drive Owner SPE LLC[1]	**Phone #:** 617-443-0710 **Fax#:**	**Email:** mlavell@normandyrealty.com

Owners Address:
No. 53 *Street:* Maple Avenue *Town:* Morristown *State:* NJ *Zip:* 07960

Applicant (if different than owner): N/A	**Phone #:** **Fax#:**	**Email:**

Applicant Address (if different than owner):
No. *Street:* *Town:* *State:* *Zip:*

Individual/ Firm Responsible for Preparing Site Plan: VHB Engineering, Surveying, and Landscape Architecture, P.C.	**Phone #:** 914-467-6600 **Fax#:**	**Email:** mwjunghans@vhb.com

Address:
No. 50 *Street:* Main Street, Suite 360 *Town:* White Plains *State:* NY *Zip:* 10606

Other Representatives: McCullough, Goldberger & Staudt, LLP	**Phone #:** 914-949-6400 **Fax#:**	**Email:** fmccullough@mgslawyers.com

Owners Address:
No. 1311 *Street:* Mamaroneck Avenue, Suite 340 *Town:* White Plains *State:* NY *Zip:* 10605

PROJECT DESCRIPTION

Describe the project, proposed use and operation thereof:

The Applicant is proposing to demolish the existing three office buildings on the Property and construct a new two-story, high end grocery store with restaurant and cafe areas, together with a secondary retail building, associated parking, and site improvements.

PROJECT INFORMATION

Lot size: *Acres:* +/- 20.55 *Square Feet:* +/-895,158	**Square footage of all existing structures (by floor):**
# of existing parking spaces: 737	**# of proposed parking spaces:** 780
# of existing dwelling units: N/A	**# of proposed dwelling units** N/A
What is the predominant soil type(s) on the site? u f (urban land)	**What is the approximate depth to water table?** >6.5 feet

Site slope categories: TBD[2]	**15-25%** %	**25-35%** %	**>35%** %
Estimated quantity of excavation:	**Cut (C.Y.)** 30,000	**Fill (C.Y.)** 30,000	
Is the site located in a designated Critical Environmental Area?		**Yes:** ☐	**No:** ☒
Does a curb cut exist on the site? **Yes:** ☒ **No:** ☐	**Are new curb cuts proposed? Yes:** ☐ **No:** ☒		

Is the site located within 500' of:

- **The boundary of an adjoining city, town or village** — **Yes:** ☐ **No:** ☒
- **The boundary of a state or county park, recreation area or road right-of-way** — **Yes:** ☒ **No:** ☐
- **A county drainage channel line.** — **Yes:** ☐ **No:** ☒
- **The boundary of state or county owned land on which a building is located** — **Yes:** ☐ **No:** ☒

[1] 106/108/110 Corporate Park Drive Owner SPE LLC is a wholly owned subsidiary of Normandy Real Estate Partners, LLC. Normandy is partnering on this project with Wegmans Food Markets, Inc., a high end, family-owned grocery store, headquartered in Rochester, New York.

[2] Additional information shall be provided prior to the January meeting.

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: ☐ No: ☒
Is the site located in a designated floodplain? Yes: ☐ No: ☒
Is the project funded, partially or in total, by grants or loans from a public source? Yes: ☐ No: ☒
Will municipal or private solid waste disposal be utilized? Public: ☐ Private: ☒
Is the site burdened by any existing easements, covenants or restrictions? Yes: ☒ No: ☐ **If so, attach a copy** water, gas, drainage (attached)
What is the estimated time of construction for the project? TBD
Is the site served by the following public utility infrastructure: ▪ **Sanitary Sewer** Yes: ☒ No: ☐ ▪ **Water Supply** Yes: ☒ No: ☐ ▪ **Storm Sewer** Yes: ☒ No: ☐ ▪ **Electric Service** Yes: ☒ No: ☐ ▪ **Gas Service** Yes: ☒ No: ☐ ▪ **Telephone/Cable Lines** Yes: ☒ No: ☐

ZONING COMPLIANCE INFORMATION

Zoning Provision	Required[3]	Existing	Proposed
Lot Area	20 acres	20.55 acres	20.55 acres
Lot Coverage (Building Coverage)	20%	9.6%	15.3%
Lot Width	300'	350'	350'
Front Yard	50'	55'	55'
Side Yard (Adjoining a Residence District)	40'	N/A	N/A
Side Yard (Adjoining a Business District)	40'	70'	66'
Rear Yard	50'	125'	100'
Habitable Floor Area	N/A	N/A	N/A
Buffer Strip (Front Yard–Residence District)	25'	N/A	N/A
Buffer Strip (Front Yard–Business District)	25'	TBD	25'
Buffer Strip (Side/Rear–Residence District)	25'	N/A	N/A
Buffer Strip (Side/Rear–Business District)	25'	TBD	25'
Height	55' / 4 stories	TBD	55' / 2 stories
Floor Area Ratio	N/A	N/A	N/A
Usable Open Space	N/A	N/A	N/A

PROPOSED BUILDING MATERIALS

Foundation	Concrete
Structural System	Steel
Roof	Standing seam metal, membrane, shingles
Exterior Walls	Masonry, EIFS, precast concrete, split face CMU

APPLICANTS ACKNOWLEDGEMENT

I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.

106/108/110 Corporate Park Drive Owner SPE LLC
Applicants Name

Applicants Signature

Sworn before me this 5th **day of** December **20**16

CANDACE COBB
NOTARY PUBLIC OF NEW JERSEY
ID # 50000450
My Commission Expires 7/16/2019

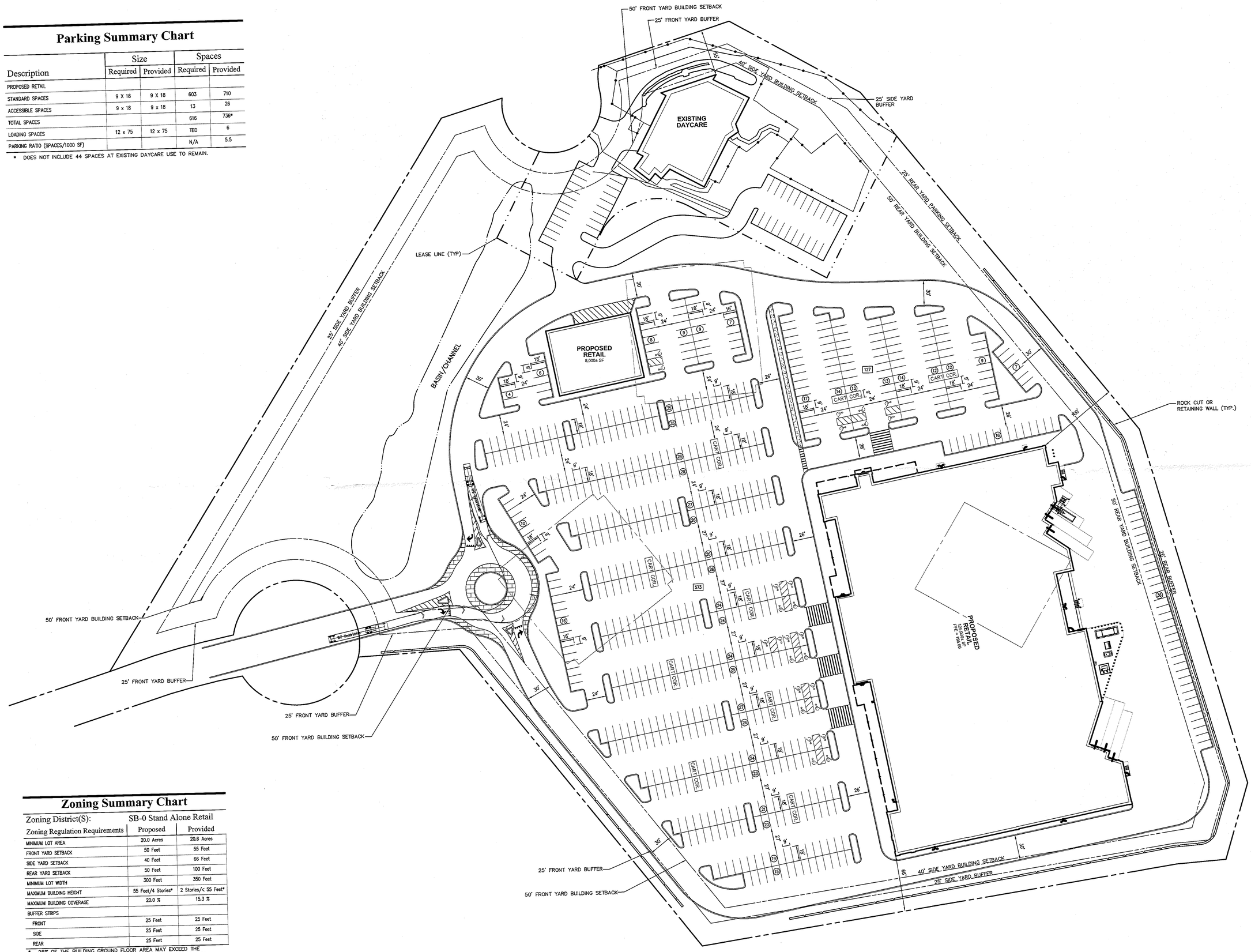
Candace Cobb
Notary Public

[3] These numbers reflect the requirements proposed under the Zoning Amendment Petition currently pending before the Town/Village Board.

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
PROPOSED RETAIL				
STANDARD SPACES	9 X 18	9 X 18	603	710
ACCESSIBLE SPACES	9 x 18	9 x 18	13	26
TOTAL SPACES			616	736*
LOADING SPACES	12 x 75	12 x 75	TBD	6
PARKING RATIO (SPACES/1000 SF)			N/A	5.5

* DOES NOT INCLUDE 44 SPACES AT EXISTING DAYCARE USE TO REMAIN.



Zoning Summary Chart

Zoning District(S):	SB-0 Stand Alone Retail	
Zoning Regulation Requirements	Proposed	Provided
MINIMUM LOT AREA	20.0 Acres	20.6 Acres
FRONT YARD SETBACK	50 Feet	55 Feet
SIDE YARD SETBACK	40 Feet	66 Feet
REAR YARD SETBACK	50 Feet	100 Feet
MINIMUM LOT WIDTH	300 Feet	350 Feet
MAXIMUM BUILDING HEIGHT	55 Feet/4 Stories*	2 Stories/< 55 Feet*
MAXIMUM BUILDING COVERAGE	20.0 %	15.3 %
BUFFER STRIPS		
FRONT	25 Feet	25 Feet
SIDE	25 Feet	25 Feet
REAR	25 Feet	25 Feet

* 25% OF THE BUILDING GROUND FLOOR AREA MAY EXCEED THE REQUIREMENT BY 30' IF NOT LOCATED WITHIN 500 FEET OF ANY RESIDENTIAL ZONING DISTRICT

vhb.com

vhb

50 Main Street
Suite 360
White Plains, NY 10606
p: 914.467.6600
f: 914.761.3759

N

50 0 50 100
SCALE IN FEET

106-110 Corporate Park Drive

106-110 Corporate Park Drive
Harrison, NY 10604

No.	Revision	Date	Appvd.

Designed by: MWJ
Checked by: DR

Issued for: Concept Site Plan
Date: December 5, 2016

Not Approved for Construction

Drawing Title

Drawing Number: **SK-1**

Sheet of

Project Number: 29738.00