

E-8



Robert Stanziale, Architect, PC
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NEW ROCHELLE NEW YORK 10801
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RRSARCH@AOL.COM

20 August '12

Supervisor/Mayor Ronald Belmont
Members of the Town Board
1 Heineman Place
Harrison New York 10528

RECEIVED
2012 AUG 21 PM 2:05
TOWN BOARD
HARRISON, NY

Re: Proposed Special Exception use Permit
Old oaks Country Club
3100 Purchase Street

Dear Mayor Belmont and Members of the Town Board,

I am representing the Old Oaks Country Club in an application for a Special Exception Use Permit for a revision to the originally approved Site Plan for the golf course maintenance building. The Board had previously granted a Special Exception use Permit to allow the now completed maintenance building on their site.

At this time, the club is proposing to install four new material storage bins close to the existing open parking lot on their site. This is further away from the property line and adjoining neighbors than the building itself and is well shielded from view. In addition, the originally approved plans indicated the construction of three new material storage bins adjoining the existing stone storage building opposite the new maintenance building. We are seeking at this time to only construct one of these bins and that is reflected on the submitted plans.

I respectfully request that a public hearing be set on this matter.

Very truly yours,

Robert Stanziale, AIA
Robert Stanziale, Architect, P.C.

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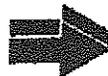
Town of Harrison
Village of Harrison



Planning Board

SPECIAL EXCEPTION USE APPLICATION

I. Applicant Information:



All Special Exception Use applications shall include a Site Plan application concurrently filed in accordance with Section 235-7i.

Applicant: Old Oaks Country Club

(Applicant Name/Signature)

3100 Purchase St., Purchase, NY

(Applicant Address & Phone)

Representatives:

Robert Stanziale Architect, P.C.

(Firm or Individual Responsible for Preparation of Plans)

970 North Ave., New Rochelle, NY 10801

(Representative Address & Phone)

914-633-0070

(Additional Representatives)

(Additional Representatives)

Received By Harrison Planning Board (Date):

II. Project Information:



1. Name of Project Proposed material storage bins

2. Address of Project 3100 Purchase St, Purchase

3. Section/Block/Lot 681/5

4. Proposed Use Storage

5. Is the proposal a specific use identified in Section 235-17 of the Zoning Ordinance? _____

III. Applicant's Acknowledgement:

LAUREN GRANSON
COMMISSIONER OF DEEDS
CITY OF NEW ROCHELLE
COMMISSION EXPIRES OCT 2011

STATE OF NEW YORK
COUNTY OF WESTCHESTER

On the 31 day of Aug, 2012, before me personally came Lauren Stanziale
to me known and known to be the individual(s) described in the foregoing application, and that the
statements contained therein are true to the best of his/her knowledge,
sworn to on this 31 day of Aug, 2012.
Applicant:

Lauren Stanziale
[Signature]

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Robert Stanziale, Architect, PC
270 NORTH AVENUE
NEW ROCHELLE NEW YORK 10801
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RRSARCH @AOL.COM

Date: 05 June '12
To: Chairman Heaslip and Members of the
Town of Harrison Planning Board
From: Robert Stanziale, AIA
Re: Proposed material storage bins
Old Oaks Country Club
Purchase NY

Compliance with Section 235-16:

Old Oaks Country Club is seeking to install material storage bins and a storage silo on the site of their recently completed maintenance building. This will be the final step in consolidating all of their activities in this location and removing any maintenance related use from the former location (non-conforming).

The larger of the two bins proposed will be located between the maintenance building and the general parking lot. The single one proposed is actually scaled down from the three approved on the initial site plan. This will be located on the "684 side" of the existing stone barn building. The proposed material silo will be installed near the new fueling area. All of these locations will conform with required setbacks as stated in Section 235-17.

We offer the following in response to the general considerations for the Special Permit approval:

- No extension of internal roadways or disruption to the current internal building access flow will be effected. Emergency access will not be effected.
- The proposed uses will be screened for any adjoining neighbors by the maintenance building itself.
- The effect on stormwater runoff will be minimal and can be accommodated in the existing system
- There are no additional municipal services required for the installation
- The construction period for the bins will be less than one month

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**PLANNING BOARD RESOLUTION PB2012/47
JULY 24, 2012**

**SPECIAL EXCEPTION USE RESOLUTION APPROVAL FOR
OLD OAKS COUNTRY CLUB MAINTENANCE FACILITY STORAGE BINS
FOR PROPERTY LOCATED AT
3100 PURCHASE STREET, KNOWN & DESIGNATED
AS BLOCK 681, LOT 5**

WHEREAS, Old Oaks Country Club (hereinafter referred to as "The Applicant") has submitted a Special Exception Use application for property located at 3100 Purchase Street, more specifically known and designated as Block 681 Lot 5; and

WHEREAS, the Applicant proposes to construct four new concrete material storage bins; and

WHEREAS, the subject site is located within the R-2 Residential Zoning District; and

WHEREAS, Old Oaks Country Club is considered a Special Exception Use in the R-2 Zoning District; and

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

WHEREAS, pursuant to Section 617 of the Environmental Conservation Law this Type II action and is exempt from further environmental review, and no significant environmental impact will result; and

NOW THEREFORE BE IT RESOLVED, that in accordance with the provision of Section 235-14E, the Planning Board finds that the proposal:

1. Will not prevent or substantially impair either the reasonable and orderly use or the reasonable and orderly development of other properties in the neighborhood. The proposal is not inconsistent with the Master Plan.
2. The disadvantages to the neighborhood from the location of such use at the property are outweighed by the advantage to be gained by either the neighborhood or the Town by authorizing this Special Exception Use Permit.
3. To the extent that the Town has authority to address applicable issues, the health, safety, welfare, comfort, convenience, and order of the Town will not be adversely affected by the use.
4. Such use will be in harmony with, and promote the general purpose and intent of the Special Exception Use provisions established in the Zoning Ordinance.

BE IT FURTHER RESOLVED, that the proposed project complies with Special Exception Use General Considerations established in Section 235-16 of the Zoning Ordinance as follows:

1. The improvements proposed by the Applicant are located on the grounds of an existing country club. As such, the site represents a particularly suitable location for such use within the community.
2. The plot area is sufficient, appropriate and adequate for the proposed use. The proposed modification to the maintenance area will occur well within all applicable setback requirements.
3. The proposed project is not located unsuitably near a place of public assembly.
4. No change to existing access facilities is proposed.
5. No change to existing curb cuts is proposed.
6. Emergency access has been adequately addressed.
7. No special setbacks are necessary the applicant has agreed to review the existing landscaping with the neighbors to assure that it continues to adequately screen the maintenance facility from the adjacent neighbors.
10. The provision of public recreational areas is not required on this site, which is a private recreational facility.
11. The proposed improvements will have no impact on the site's existing stormwater management system. No impacts are anticipated.
12. The project will not result in any increase in the site's demand on municipal services.
13. The project will not generate excessive amounts of dirt, refuse or any other type of environmental pollution, including vibration, noise, electrical discharges, odors, smoke or irritants.
14. The hours of operation of this facility will not require regulation
15. No special conditions and safeguards apply to this use.

BE IT FURTHER RESOLVED, that this resolution shall have an effective date of July 24, 2012.

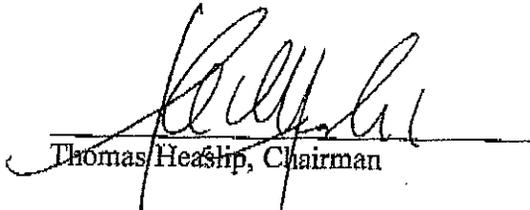
On the motion of Marshall Donat, seconded by Mark Rinaldi, it was adopted by the following vote:

AYES: Thomas Heaslip, Anthony Spano, Mark Rinaldi, Raymond A. Kraus,
Nonie Reich, and Kate Barnwell

NAYS: None

ABSTAINED: None

ABSENT: Marshall Donat



Thomas Heaslip, Chairman

The resolution was thereupon duly adopted.

PHOENIX CAPITAL PARTNERS
8300 W. BUCKINGHAM
SUITE 100
PHOENIX, AZ 85044

part of E-8

**PLANNING BOARD RESOLUTION PB2012/48
JULY 24, 2012**

**SITE PLAN APPROVAL FOR THE
OLD OAKS COUNTRY CLUB MAINTENANCE FACILITY
STORAGE BINS SITE PLAN
FOR PROPERTY LOCATED AT
3100 PURCHASE STREET, KNOWN & DESIGNATED
AS BLOCK 681, LOT 5**

WHEREAS, Old Oaks Country Club (hereinafter referred to as "The Applicant") has submitted a Site Plan application for property located at 3100 Purchase Street, more specifically known and designated as Block 681 Lot 5; and

WHEREAS, the Applicant proposes to construct four new concrete material storage bins; and

WHEREAS, the subject site currently is located within the R-2 Residential Zoning district; and

WHEREAS, the site supports an existing country club which is a nonconforming use; and

WHEREAS, the Applicant submitted site plans prepared in conformance with the Town of Harrison Zoning Ordinance, which included the following drawings:

- A-01.00, Site Plan with Proposed Material storage Bins, prepared by Robert Stanziale, Architect, New Rochelle, NY, dated May 16, 2012
- Building Survey, prepared by Ward Carpenter, Engineers, Mamaroneck, NY, dated August 25, 2011

WHEREAS, the application was heard by the Planning Board on June 26, 2012 and July 24, 2012, at which time interested members of the public were given an opportunity to comment on the application; and

WHEREAS, the Planning Board has determined that the proposed project is a Type II action and as such, no further SEQR environmental review is required; and

WHEREAS, on July 24, 2012, the Planning Board granted Special Exception Use approval, as set forth in resolution PB2012/47; and

WHEREAS, the applicable requirements for Site Plan approval contained in section 235-71 of the Town of Harrison Zoning Ordinance have been met by said Site Plan Application.

NOW THEREFORE BE IT RESOLVED, that based upon the foregoing, which is hereby incorporated as if fully set forth herein, the Planning Board hereby grants Site

Plan Approval for the proposal depicted on the Site Plans detailed above, subject to the conditions and limitations established on the plans, as well as the customary Town of Harrison Standard and Conditions, and the following conditions:

CONDITIONS PRIOR TO ENDORSEMENT OF SITE PLAN

The following conditions shall be completed by the Applicant prior to the endorsement of the Final Site Plan by the Planning Board Chairman:

1. This Site Plan Approval authorizes the Applicant to undertake only the activities specifically set forth herein, in accordance with this Resolution of Approval and as delineated on the Final Site Plan as endorsed by the Planning Board Chairman. *Any change in use, alteration or modification to the Site Plan, or to the existing or approved facilities and site shall require the review and approval by the Planning Board of the Town of Harrison.*
2. The Applicant shall furnish the Planning Board with one (1) mylar set and one (1) print set of the Site Plan as described above, for endorsement by the Planning Board Chairman, as the approved Final Site Plan:
3. Upon payment of all required fees and the satisfaction of all conditions of this resolution and following the endorsement of the Final Site Plan by the Planning Board Chairman, the mylar set will then be returned to the applicant for copying; the print set will be retained by the Planning Board as a record copy.
4. No changes, additions, erasures, modifications or revisions shall be made to the Final Site Plan following endorsement by the Planning Board Chairman. Any changes detected after endorsement of the Site Plan as final, shall result in the immediate termination and revocation of this Resolution of Approval, thereby making it null and void.
5. Within ten (10) days after endorsement of the Site Plan by the Planning Board Chairmen as final, the Applicant shall deliver to the Planning Board Secretary three (3) printed sets, collated and folded, of the Final Site Plan as endorsed by the Chairman. No Building Permit shall be issued by the Building Inspector until the required Final Site Plan print sets are provided to the Planning Board Secretary.
6. The applicant shall obtain all other necessary permits and approvals, and shall pay all other fees as may be required by other applicable agencies prior to the execution of the Site Plan.
7. The applicant shall review the landscaping/buffering plan in consultation with the consultants for the neighboring property owners to the north, to assure that the screening will continue to minimize noise and visibility of the maintenance facility.

CONDITIONS PRIOR TO ISSUANCE OF A BUILDING PERMIT

The following conditions shall be completed by the Applicant prior to the issuance of a Building Permit by the Building Inspector:

8. The Building Inspector shall not issue a Building Permit pertaining to the activities approved herein until the Applicant has complied with Conditions 1 – 6.
9. The Applicant shall obtain all necessary permits and approvals that might be required from all other regulatory agencies.
10. Authorized issuance of a Building Permit by the Building Inspector shall be fully based on, and in accordance with this Resolution of Approval and the signed and filed Final Site Plan. The Building Inspector shall include reference to the Final Site Plan and this Resolution of Approval on any Building Permit.

GENERAL CONDITIONS OF IMPLEMENTATION AND CONSTRUCTION

The following conditions shall apply during the implementation of the site improvements and construction of the Project:

11. No construction activity shall take place on the Site prior to the issuance of a Building Permit by the Building Inspector.
12. The hours of construction activity shall take place in conformance with the applicable Town Regulations.
13. All site utilities shall be installed underground.
14. No motorized, noise-producing equipment shall be used in the immediate vicinity of the maintenance facility prior to 8:00 am.
15. A clean and legible copy of this Resolution (as signed by the Planning Board Chairman) and a copy of the signed Final Site Plan shall be maintained at the subject property at all times.

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

The following conditions shall be complied with prior to the issuance of a Certificate of Occupancy by the Building Inspector:

16. Prior to the issuance of a Certificate of Occupancy by the Building Inspector, an "As-Built" Plan showing the installed and completed improvements, certified by a New York State licensed Land Surveyor shall be prepared at the sole expense of the Applicant. Said As-Built Plan shall be provided to the Building Inspector, documenting satisfactory completion of all approved and authorized construction activities and zoning compliance.
17. Failure to comply with any of the conditions set forth herein shall be deemed a violation of this approval, which may lead to the revocation of the Approval

and/or Certificate of Occupancy, in accordance with the applicable provision of the Town of Harrison.

18. All conditions of the original approval, unless otherwise amended herein, shall commence in full force and effect.

BE IT FURTHER RESOLVED, That this Site Plan Approval shall remain valid for a period of one (1) year from the date of its endorsement by the Planning Board Chairman. This Site Plan Approval shall become null and void on July 24, 2013, unless construction is commenced pursuant to an authorized Building Permit.

BE IT FINALLY RESOLVED, that this Site Plan Approval resolution shall have an effective date of July 24, 2012.

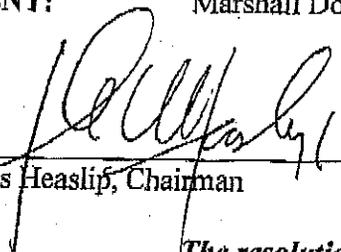
On the motion of Kate Barnwell, seconded by Raymond A. Kraus, it was adopted by the following vote:

AYES: Thomas Heaslip, Anthony Spano, Mark Rinaldi, Raymond Kraus, Nonie Reich and Kate Barnwell

NAYS: None

ABSTAINED: None

ABSENT: Marshall Donat


Thomas Heaslip, Chairman

The resolution was thereupon duly adopted.