

SFEIS DEFICIENCIES - RECAP

- Failed to address all comments
- Incomplete Historic Resource Analysis & Consultation
- Traffic & Parking data outdated
- Shoehorning
- Wetland permit requirements not addressed
- Landbanked parking violation

SFEIS DEFICIENCIES - RECAP

ANY RESPONSES ?

SFEIS DEFICIENCIES – NEW ISSUES

- Comments from Town Wetland Consultant
- More wetland buffer impacts (M'Ville Rd)
- Insufficient and conflicting design drawings
- Incorrect Floor Area Calculation
- Inadequate Parking

SFEIS DEFICIENCIES – NEW ISSUES

Town Wetland Consultant Comments

December 11, 2008

Mr. Thomas Heaslip, Chairman
Harrison Planning Board
One Heinenen Place
Harrison, New York 10528

**RE: Parcel B Office Building; Comments on DSEIS
2 Manhattanville Road
Block 631 Lot 17**

Dear Chairman Heaslip and Members of the Planning Board:



As requested, we have reviewed the following items

- Draft Supplemental Environmental Impact Statement Volume I, dated January 2007, prepared by John Meyer Consulting.
- Draft Supplemental Environmental Impact Statement Volume II, dated January 2007, prepared by John Meyer Consulting.
- Site Plans SP-1 through SP-12, dated 06/03/2008, prepared by John Meyer Consulting.
- "Stormwater Management Supplement" dated 06/03/2008, prepared by John Meyer Consulting.

General Comment

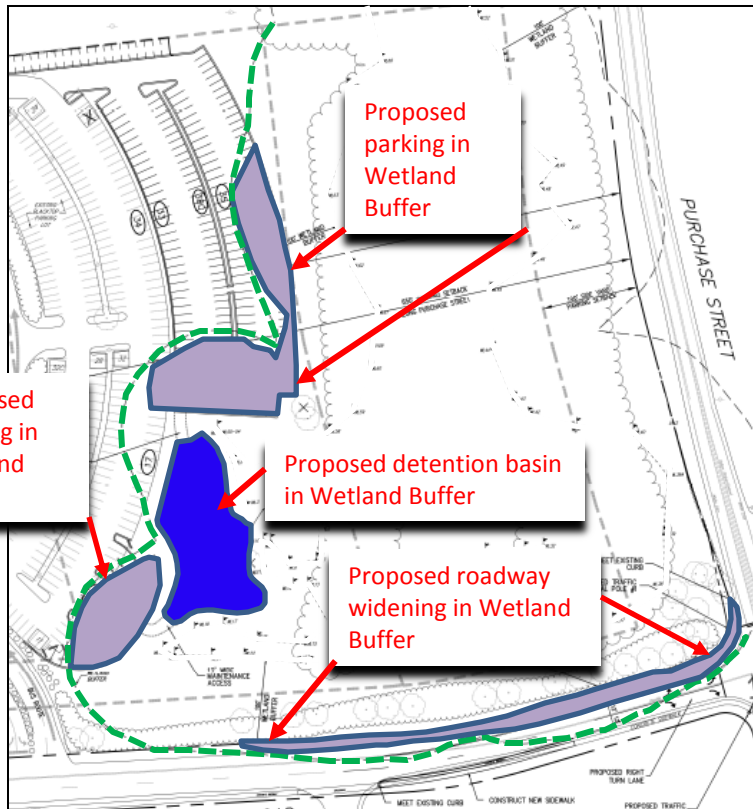
1. As quantified in the text, total buffer disturbance equals 1.52 acres. The applicant states that of this 1.52 acres, the stormwater basin accounts for 0.74 acres of disturbance. The Applicant states that the planted basin will provide habitat, and therefore should be counted as part of the compensatory mitigation. While we agree that planted stormwater basins serve important functions typically associated with wetlands, provision of habitat is not one of them as the basins collect and treat polluted runoff from developed areas. For this reason, stormwater basins are not counted towards the mitigation area, particularly when they are located within the regulated area. As no other form of compensatory mitigation is offered, the proposed impacts to the wetland buffer will have a potential adverse impact on the wetland. Some form of compensatory mitigation should be proposed by the Applicant and detailed in the FEIS.

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Bethany, CT 06524
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e-mail: evans.associates@evansfa.com



SFEIS DEFICIENCIES

New parking, stormwater basin and road widening in wetland buffer (SFEIS)



TOWN CODE REQUIREMENTS FOR WETLAND PERMIT PLACES BURDEN OF PROOF ON APPLICANT TO DEMONSTRATE THAT:

- The proposed regulated activity is compatible with the public health and welfare;
- The proposed regulated activity is reasonable and necessary; and
- There is **no reasonable alternative** for the proposed regulated activity on a site which is not a freshwater wetland or adjacent area.

IS THERE REALLY NO REASONABLE ALTERNATIVE TO:

- IMPACTING WETLAND BUFFER WITH PARKING?
- IMPACTING WETLAND BUFFER WITH STORM BASIN?
- IMPACTING WETLAND BUFFER WITH ROAD WIDENING?

INCOMPLETE/INCONSISTENT PLANS

INCOMPLETE SITE AND BUILDING PLANS:

1. NO CROSS SECTIONS
2. NO ELEVATIONS
3. NO PERSPECTIVES
4. NO TRAFFIC CIRCULATION

RESULT: BUILDING AND SITE DIFFICULT TO UNDERSTAND & VISUALIZE

1. UNCLEAR HOW PARKING ACCESS AT LOWER LEVEL CAN BE PROVIDED
2. CONTRADICTORY FLOOR PLANS
3. EMERGENCY (FIRE) ACCESS TO THE BUILDING IS UNCLEAR

INCOMPLETE/INCONSISTENT PLANS

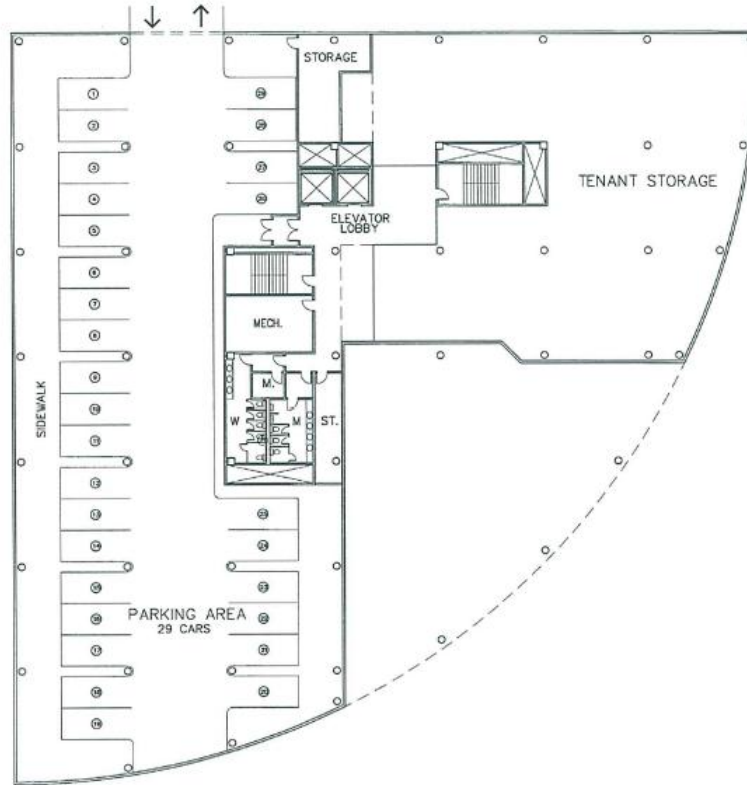


FIGURE II.Ca-1

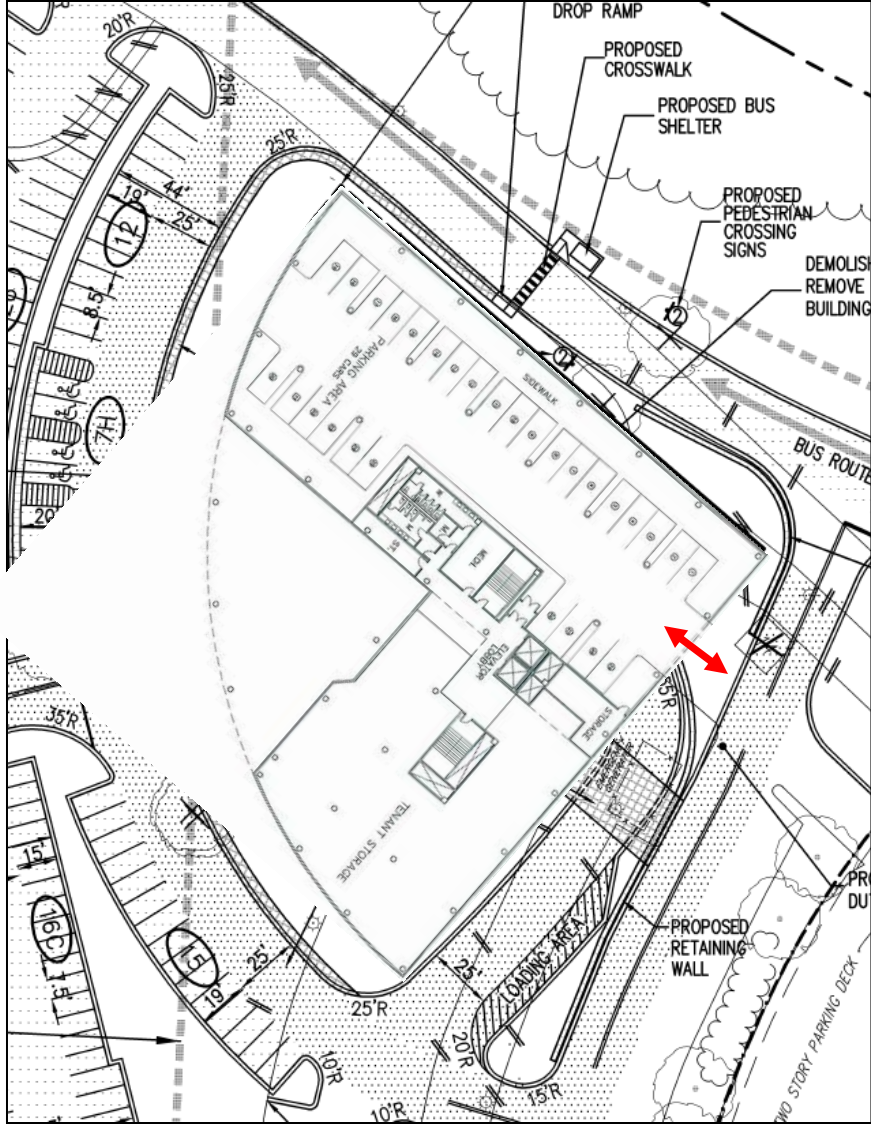
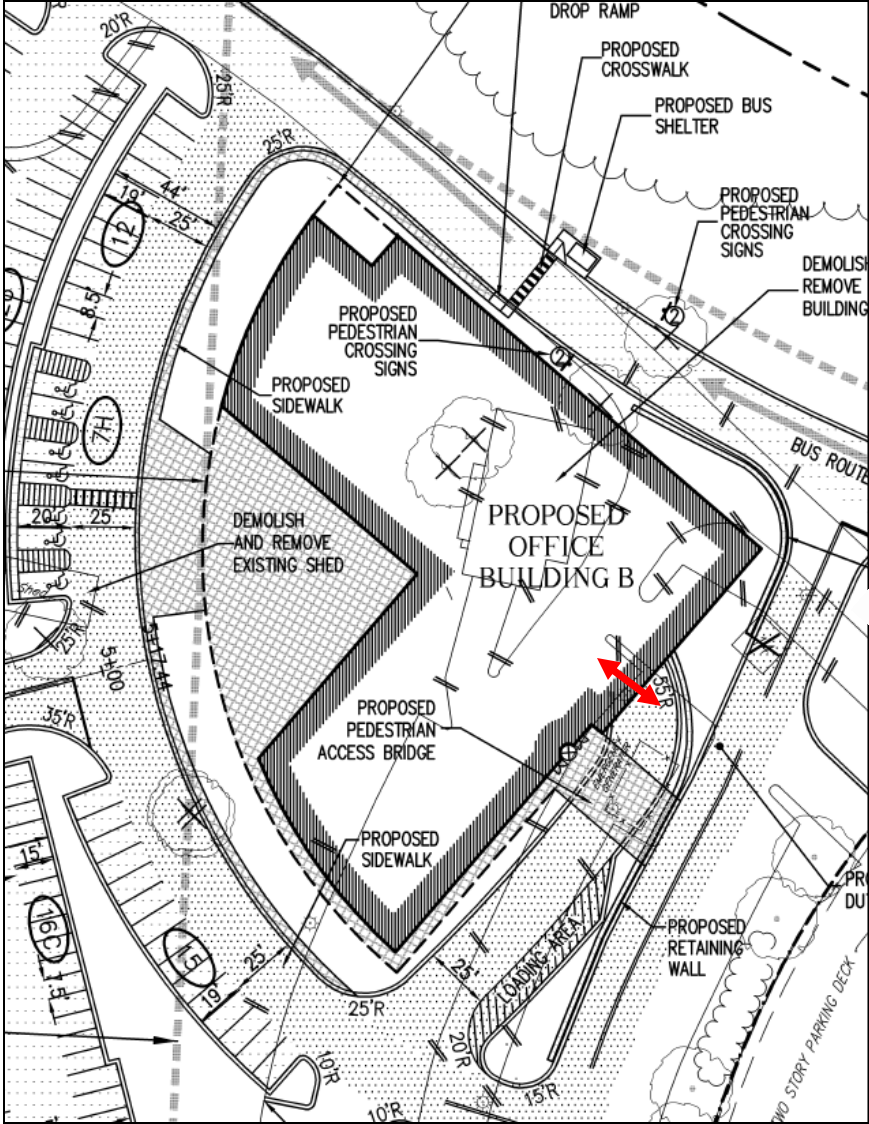
spectorgroup
19 West 44th Street, 17th Street
New York, New York 10036
212 509 1000
212 509 1043 Fax
3115 New Hyde Park Road
North 10th, New York 11040
516 305 4240
516 353 3624 Fax
Architecture
Interior
Master Planning
Project Management

TITLE:
LOWER LEVEL PLAN

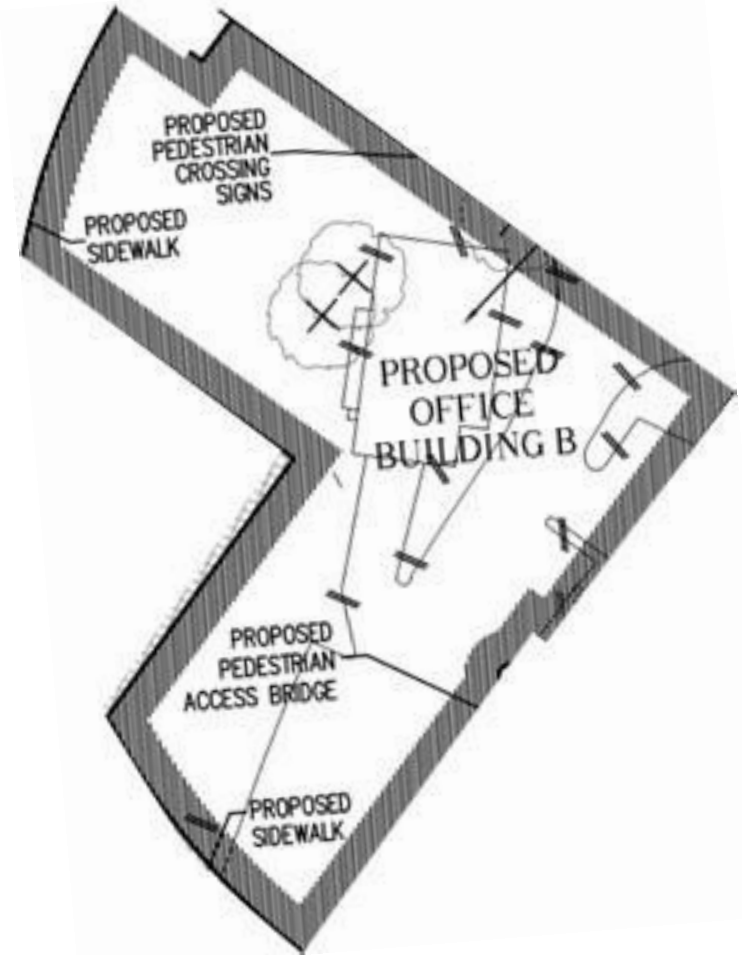
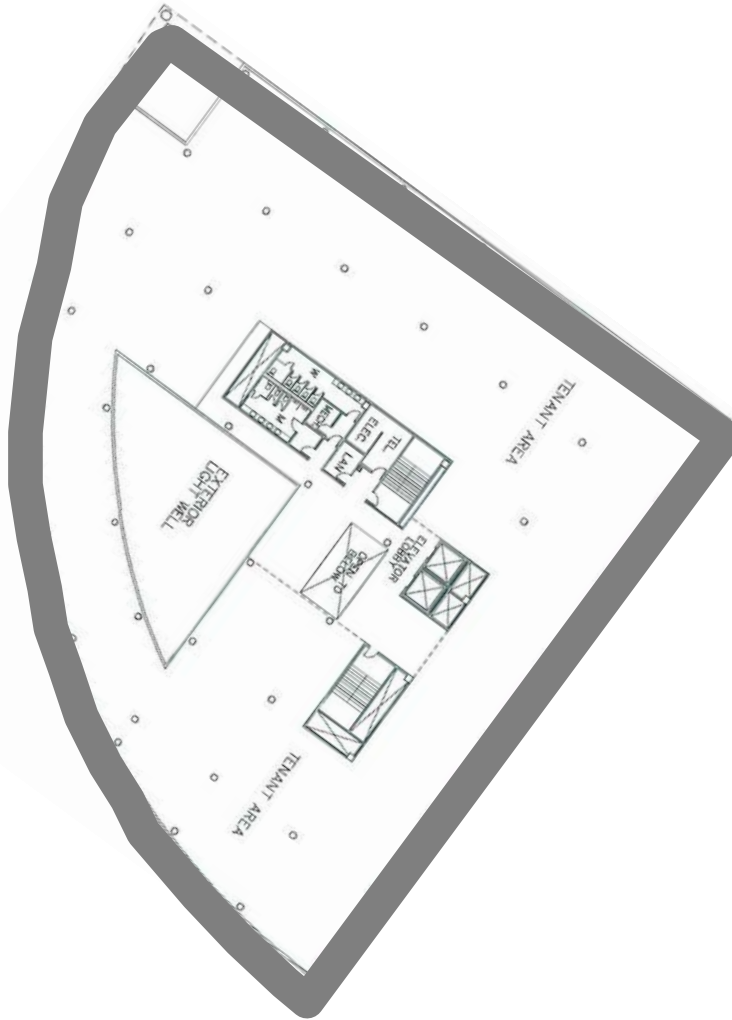
SCALE: 1" = 30'
26 MAY 2006

THE CENTRE AT PURCHASE
PURCHASE, NEW YORK

LOWER LEVEL PARKING ISSUES



BUILDING REPRESENTATION



INCORRECT FLOOR AREA

<u>FLOOR (BELOW GRADE)</u>	<u>STAIRS</u>	<u>ELEVATORS</u>	<u>MECH. SHAFTS</u>	<u>MECH. RM.</u>	<u>STORAGE</u>	<u>TOILETS</u>
LOWER LEVEL	622	233	638	470	8,906	659

<u>FLOOR (ABOVE GRADE)</u>	<u>STAIRS</u>	<u>ELEVATORS</u>	<u>MECH. SHAFTS</u>	<u>MECH. RM.</u>	<u>MECH. CONV.</u>	<u>TEL. RM.</u>	<u>ELEC. RM.</u>	<u>COM. RM.</u>	<u>TOILETS</u>	<u>OPEN TO BELOW</u>
FIRST FLOOR	622	233	638	67	404	132	124	98	659	255
SECOND FLOOR	622	233	638	67	402	132	124	98	659	1278
THIRD FLOOR	622	233	638	67	501	132	124	98	659	3290
TOTAL (SQ. FT.)	1866	699	1914	201	1307	396	372	294	1977	4823

<u>FLOOR (ABOVE GRADE)</u>	<u>GROSS SQUARE FOOTAGE</u>		<u>NET SQUARE FOOTAGE</u>			<u>USABLE SQUARE FOOTAGE</u>			<u>PARKING SQUARE FOOTAGE</u>			
FIRST FLOOR	24,891	(-255)	24,636	24,636	(-1696)	22,940	24,636	(-1493)	23,143	24,636	(-2977)	21,659
SECOND FLOOR	26,693	(-1278)	25,415	25,415	(-1694)	23,721	25,415	(-1493)	23,922	25,415	(-2975)	22,440
THIRD FLOOR	34,806	(-3290)	31,516	31,516	(-1793)	29,723	31,516	(-1493)	30,023	31,516	(-3074)	28,442
TOTAL (SQ. FT.)			81,567			76,384			77,088			72,541

FLOOR AREA MINUS:
OPEN TO BELOW

GROSS MINUS:
ELEVATORS
MECH. SHAFTS
MECH. ROOM
MECH. CONV.
TEL. RM.
ELEC. RM.
COM. RM.

GROSS MINUS:
STAIRS
ELEVATORS
MECH. SHAFTS

GROSS MINUS:
ALL SPACES LISTED ABOVE
EXCEPT OPEN TO BELOW

INCOMPLETE/INCONSISTENT PLANS

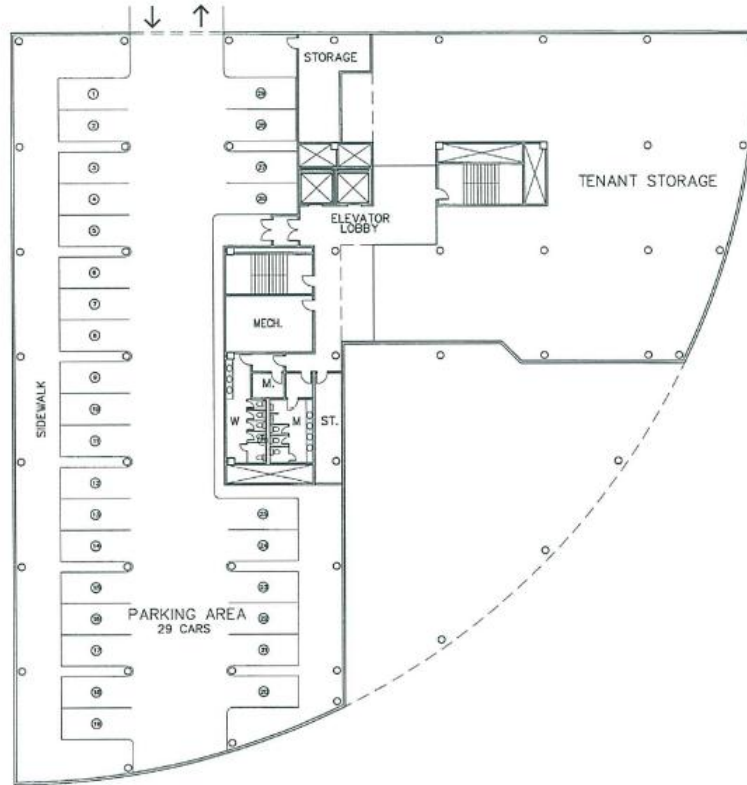


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TITLE:
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SCALE: 1" = 30'
26 MAY 2006

THE CENTRE AT PURCHASE
PURCHASE, NEW YORK

INCORRECT FLOOR AREA

DSEIS					
Floor	Total Floor Area	Gross Square Footage	Net Square Footage	Usable Square Footage	Parking Square Footage
1st	24,891	24,636	22,940	23,143	21,659
2nd	26,693	25,415	23,721	23,922	22,440
3rd	34,806	31,516	29,723	30,023	28,442
Total	86,390	81,567	76,384	77,088	72,541

Berger					
Floor	Total Floor Area	Gross Square Footage	Net Square Footage	Usable Square Footage	Parking Square Footage
1st	26,353	26,110	24,481	24,221	23,117
2nd	28,415	26,913	25,284	25,024	23,920
3rd	38,730	34,955	33,326	33,066	31,962
Total	93,498	87,978	83,091	82,311	78,999

Lower Level			8,906		
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Grand Total			91,997		
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INCORRECT FLOOR AREA/PARKING

	SF	Spaces Required (80%)	Spaces Required (100%)	Landbank Spaces Allowance /Provided
Building A (SDEIS/SFEIS)	265,682	1063	1328	266
Building B (SDEIS/SFEIS)	76,384	306	382	76
Total	342,066	1368	1710	342
PROVIDED		1364	1703	339
VARIANCE		-4	-7	-3

	SF	Spaces Required (80%)	Spaces Required (100%)	Landbank Spaces Allowance /Provided
Building A (SDEIS/SFEIS)	265,682	1063	1328	266
Building B (LBG)	91,997	368	460	92
Total	357,679	1431	1788	358
PROVIDED		1393	1703	310
VARIANCE		-38	-85	-48

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- Comments from Town Wetland Consultant
- More wetland buffer impacts (M'Ville Rd)
- Insufficient and conflicting design drawings
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- **WHEN WILL THEY BE ADDRESSED?**