

the PEPA

PERSPECTIVE



PEPA

*Purchase Environmental
Protective Association*



Anne Gold
Executive Director,
PEPA

Dear Neighbor,

Your support continues to change the course of history in our town and helps preserve our community. Since our last newsletter, we have launched our brand new website www.pepany.com. The website has gone through a dramatic redesign but our mission and commitment to fostering community and environmental sustainability remains the same. Our new look and feel strives to reflect a modern “green” environmental attitude, while offering an experience that is simpler to navigate and much more informative for the you, the user.

We encourage you to take a moment to visit the website, and very much hope you check out the interactive PEPA Discussion Forum: www.pepany.com/phpBB3/ The forum aims to strengthen our community by encouraging Member Discussion about environmental concerns and Town issues. Please note you may read discussions as a guest, but you must register (with a username) to participate. By joining our online community you will be able to take part in existing discussions and post new topics. Registration is fast, simple and absolutely free so please, join our community board today. If you have any problems with the registration process or your account login, please call the PEPA office at 914-323-5360 or send an email to info@pepany.com so we can assist you.

PEPA is a nonprofit, advocacy organization committed to fostering community and environmental sustainability by improving the quality of life of people and protecting our local environment. The environmental philosophy of sustainable development forms the guiding principles for all our programs, activities and core initiatives. To help us in this effort and maintain our impact on land use and other development decisions, please consider a tax-deductible donation. Please also feel free to contact us with your questions and suggestions.

Thank you again for your support.

Sincerely,

Anne Gold
Executive Director, PEPA

FEATURED STORY

Spotlight on Environmental Art exhibition at the Neuberger Museum of Art

PEPA IS PLEASED to share news of this exhibit, right here in our neck of the woods, since the area of environmental arts is a place where people, art, and nature meet.

“Hauntingly beautiful and morally provocative, *Future Tense: Reshaping the Landscape* presents work by sixty artists who are taking a critical look at the state of the environment. While based in the present, the exhibition references the past as it forecasts the future, and at the same time advances the landscape genre in art.

Conveying current global realities in images that range from depictions of true-life events to fictional narratives and biting satire, sixty artists show their concerns with a constellation of factors that have caused global change.

Some artists question the past, others forecast the future, and some provide solutions for alternative, potentially sustainable conditions for human life, while others present sobering information from recent events that, all together, indicate a moral imperative.

This exhibition concentrates on painting, the medium historically associated with the landscape tradition. Works on paper, sculpture and installations created since 2001 are also included, as the focus of the show is not materials but the complex political and social dimensions of landscape, architecture, science



Susanne Kuhn; Mond (Moon), 2004; 67 x 63 inches; oil on canvas; courtesy of Bobbi and Stephen Rosenthal, New York

and technologies.” — *Courtesy of Neuberger Museum of Art*

The museum is located on the campus of Purchase College, 735 Anderson Hill Road, Purchase NY. To plan a visit or for more information please call 914-251-6100. ♦

Future Tense: Reshaping the Landscape – Open now through July 20, 2008.

NEWS & INFORMATION

A MEETING OF THE TOWN OF HARRISON PLANNING BOARD took place on June 24, 2008 in the Municipal Building, 1 Heineman Place, Harrison NY. Among the important and controversial applications heard were Parcel B and Sherman Avenue. Updates on both have been included on the next page. To comment, question or read recent information on these applications, as well as other issues facing our community, visit the new PEPA website and discussion forum at www.pepany.com/phpBB3/.

Featured Forum Post: “Other Development Projects”

“Dear Forum Reader:

My concern is the application for PARK LANE PHASE XB WETLANDS PERMIT & STEEP SLOPES – Forest Lake Drive, Block 1005, Lots 9-16 and Block 1001, Lot 19 – Wetland Permit Review, Steep Slopes Review, SEQR Review. Empire Homes want to build homes on the other side of Forest Lake.

The issues are two-fold. Much of the land that they want to build upon is REALLY steep. It is impossible to imagine a home on several of these lots. Many, if not all, of the land they want to build upon will require them to build within the 100-ft. buffer from Forest Lake. The current homes on the other side of the lake are built outside the 100-ft. buffer and the homeowners are forbidden to do anything within the buffer. A few years ago, one of the current homeowners did attempt to fill in some uneven land in his backyard (he had permits to fill), but he pushed it into the 100-ft. buffer. He paid heavily for that mistake because he got caught by the same people that may give Empire Homes permission to build entire homes within the buffer.

Empire Homes is fighting this, even though their requests are so absurd, because they were given permits to build these homes years ago, before the steep slope and wetland laws existed. I guess they feel that they should be grandfathered. Is that even possible? They have been attempting to get these permits for so long, making requested



adjustments along the way. Will the Board give them what they want? Several years ago, after a long struggle they did give Empire Homes permission to build the road that runs over the lake. There are several concerned citizens that just want Empire Homes to live by the same rules as Harrison homeowners.

There is a group that is concerned about saving Forest Lake and, yes, this is a concern too. However, we cannot make that the issue in this particular case. The best defense in this case is that the Board should follow the laws of this town. There are fair variance requests, but this isn't one of them. If this doesn't pass, the lake has a better chance, but let's not 'muddy up the waters' by talking about the lake rather than the land. We have to save the land in this case.

Thank you,
Your Neighbor”

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[www.pepany.com/
phpBB3/](http://www.pepany.com/phpBB3/)

Notes from the Town Planning Board Meeting

Parcel B

PEPA'S LEGAL COUNSEL explained to the Board that since PEPA very recently received a copy of the Applicant's new supplemental Storm water Management Plan for Parcel B (the "New Supplement") in which the Applicant, for the first time, proposed to place all of the storm water detention facilities on Parcel B it is still under review to determine what impacts these significant changes have on Parcel B, Parcel C and that portion of Parcel C that Manhattanville College has a 99-year leasehold interest in (the "Deerfield Parcel"). Also of concern was the fact that to PEPA's knowledge the Applicant (Purchase Corporate Park Associates) had not submitted a revised Steep Slope Application reflecting the necessary changes as a result of the submission of the New Supplement.

The applicant's New Supplement presents a fundamental significant change in the proposed

development that PEPA contends will result in significant new environmental and legal concerns. For these reasons PEPA believes an amended SDEIS is necessary and urged the Board to keep the public hearings on the Steep Slope Application and the SDEIS open until all these issues have been addressed and the public, including PEPA, has had the opportunity to comment on same. At the end of the application's review at the June 24th meeting, one planning board member made a motion to close the public hearing but the motion was not seconded and failed. Therefore, the public hearing will continue and be on the Planning Board's agenda for July 22, 2008.

For background information on Parcel B please visit www.pepany.com/perspective-parcelb.htm ❖

Sherman Avenue

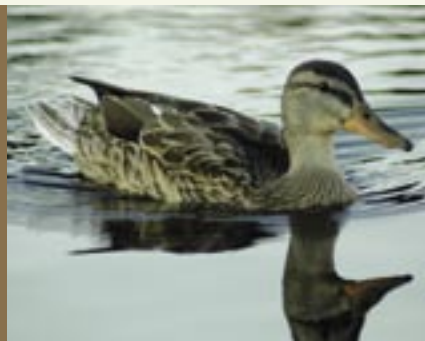
THE APPLICANT (Falcon Group) continued their efforts to build 13 homes on a steep slope and wetlands along the Mamaroneck River. The Applicant has submitted their Draft Environmental Impact Statement, which was accepted for completeness by the Planning Board. This was the first Public Hearing on this application before the planning Board and the opposition was well attended. Attendance at the planning board meetings is critical in order to properly oppose development plans.

This application calls for the removal of seven (7) acres of trees, possible blasting

and construction for approximately 4 years. Opponents told the Board that this application will permanently and irreversibly destroy the area, disrupt wildlife, increase flooding, increase traffic, burden our schools and destroy neighbor's oasis of nature surrounding the river corridor. The public hearing on the application was held open pending a review by the Town Law Department of the proposal to build a bridge at the end of Dorado Drive for emergency access vehicles. The public hearing was held open until and the Sherman Avenue application will be heard at the Planning Board meeting on July 22, 2008. ❖

PEPA Board of Directors

Michael Tokarz, *Chairman*
Richard Berman
Earl Doppelt
Peter Flanigan
Fran Klingenstein



GREEN TIP: Replace paper towels with a set of cloth towels or napkins and wash them when they get dirty for future use.