

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON JANUARY 26, 2021, AT 7:00 P.M.
VIA VIDEO CONFERENCE USING THE PLATFORM ZOOM,
HARRISON, NY**

MEMBERS PRESENT

*Thomas Heaslip, Chairman
Nonie Reich
Joseph Stout
Chip Marrano
Jeffrey Spano
Ethan Levinson*

MEMBERS ABSENT

Marshall Donat

Patrick Cleary, Planning Consultant to the Board, Benjamin Heaslip, Assistant Planning Consultant to the Board, Mike Amodeo, Town Engineer and Beth Evans, Wetland Consultant to the Town were present tonight.

The Chairman opened the meeting with the Pledge of Allegiance.

COMMITTEE REPORTS

- Adopt minutes from December 22, 2020

Motion to accept the December 22, 2020 minutes made by Chip Marrano, seconded by Nonie Reich. Vote carried 6-0.

- **TRINITY PRESBYTERIAN CHURCH – HOUSE OF WORSHIP – AMENDMENT** (18-1433) – 526-530 Anderson Hill Road, Block 643, Lots 7 – Amended Site Plan Approval 2nd 1 Year Extension

Seth Mendelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the applicant with a request for a 2nd 1 year extension. He noted that a building permit had been obtained by the Church.

Motion to grant a 2nd one year extension made by Jeffrey Spano, seconded by Chip Marrano. Vote carried 6-0.

-
1. **RIVERSIDE MANOR CLUSTER SUBDIVISION A/K/A HARRISON HAMLET** (17-1322) – 390 Mamaroneck Avenue, Block 482, lot 16 – Preliminary Plat Review, SEQR Review, **Public Hearing**

Motion to open the Public Hearing made by Ethan Levinson, seconded by Nonie Reich.

Vote carried 6-0.

Patrick Cleary stated that the applicant has been working with the Town engineering Department and making progress.

The Chairman asked Peter Catizone, applicant's engineer, to begin the presentation.

Mike Charitou asked if the Public Hearing could be closed and approved because the engineering comments are minor.

Patrick Cleary stated that this is a cluster development so it's a little different than a conventional subdivision.

Peter Catizone, gave an overview of the revised drawings and the adjustments made as a result of the Town engineer's comments. He discussed the placement of homes, road grading and width, driveways, roadway plantings and street lighting.

The Chairman asked if the lighting was the Town's recommend lighting.

Peter Catizone said they will use whatever the Town requires. They have also provided an intersection plan and will go to the County for their comments. They have been in discussions with WJWW on the water main and looping the water supply.

The Chairman asked if anyone wanted to comment on this application or if the Board had any questions or comments.

Joe Stout thanked the applicant for taking into consideration the comments of the Board.

Nonie Reich noted that she also said that the applicant did a good job working with the site.

Motion to close the Public Hearing made by Joseph Stout, seconded by Nonie Reich.
Vote carried 6-0.

The Chairman noted that the applicant would need to work with the Building Inspector and the Town Engineer regarding their comments.

Patrick Cleary noted that the application is a minor subdivision and will go to preliminary plat first.

The Chairman asked if the lots could accommodate pools in the backyards.

Peter Catizone discussed the backyards and if they could be graded to accommodate pools.

Patrick Cleary noted in a cluster subdivision if a homeowner wants to install a pool and it wasn't included in the original plat approval then the subdivision would have to come back to the Planning Board for plat amendment.

Peter Catizone stated that they will adjust the drawings to show pool locations in the rear yards.

Motion to prepare preliminary subdivision plat made by Joseph Stout, seconded by Jeffrey Spano. Vote carried 6-0.

2. **11 PURDY STREET – NEW MULTI-FAMILY BUILDING** (PB20-013) – 11 Purdy Street, Block 171, Lot 36 – Site Plan Review, Special Exception Use Permit, SEQR Review, **Public Hearing**

Motion to open the Public Hearing made by Joseph Stout, seconded by Nonie Reich. Vote carried 6-0.

Motion to adjourn the Public Hearing made by Nonie Reich, seconded by Joseph Stout. Vote carried 6-0.

3. **ALSTODT RESIDENCE – POOL** (PB20-019) – 117 Stonewall Circle, Block 1004, Lot 8 – Wetland Permit Review, SEQR Review

Robert Sherwood, Landscape Architect appeared before the Board on behalf the application and gave an overview of the proposed alternative pool location.

Joseph Stout asked if Robert could point out the wetland boundary line and whether the new location is still in the buffer.

Nonie Reich asked if Beth Evans had a chance to look at the planting plan.

Beth Evans noted that prepared a memo but it may have not gotten to the Board. The planting plan is a duplicate of the last plan. There could be more mitigation and they did reorient the pool.

The Chairman asked Rob if the pergola had been relocated and if additional removal of lawn area would be a further enhancement to the wetland. If you get rid of the lawn and agree to an ongoing maintenance plan, the Board may find the plan more agreeable.

Joseph Stout stated that this comes down to my comments if it's not a significant improvement then we should not entertain the application.

Robert Sherwood indicated that the mitigation as proposed is a benefit to the wetlands. He pointed out that a pool installed on an adjacent property which was more in the buffer and had less mitigation was granted by this Board.

The Chairman asked if during the subdivision approval process was there something the builder was supposed to delineate on the plat.

Beth Evans noted that this subdivision was built in the late 80's or early 90's and was not sure if the Planning Board at the time of the approval discussed that the builder was to

passed along information to the owners about the buffer.

Joseph Stout asked Robert the square footage of the area of impervious surface and the proposed mitigation.

Robert stated that the impervious surface is 2000 square feet and not sure of the mitigation. He proposed that they could double the mitigation and try to move the pool a couple of feet and come back with a new plan to the Board.

4. **PEPSICO – AMENDED MASTER PLAN (PHASE 2) PAVILIONS** (PB21-001) – 700 Anderson Hill Road, Block 651, Lots 1-7, 10, 11, 25 – Amended Site Plan Review, Steep Slope Permit, SEQR Review

Seth Mendelbaum, with McCullough Goldberg and Staudt appeared before the Board on behalf of the applicant. He introduced the team, Carl Chaleksi, Rob Aiello and Victor Vizgatis. He outlined some the measures that PepsiCo's is currently dealing with as a result of the pandemic.

Rob Aiello with JMC appeared before the Board and gave an overview of the recent projects described the Phase I and Phase II projects that have not yet started. He addressed the applicant's request for the proposed two pavilions and future pavilion locations as well.

Vic Vizgatis, Lead Architect with Sasaki Architects appeared before the Board and gave an overview of the pavilions and described how they will blend into the current landscape. He said the two pavilions will be heated for the winter months but opened up during the good weather, and they are adding a sloped fully accessible walkway.

The Chairman asked if the plan is zoning compliant.

Patrick Cleary noted that it is fully compliant.

Motion to schedule a Public Hearing for February 23, 2021 made by Nonie Reich, seconded by Jeffrey Spano. Vote carried 6-0.

5. **FOUTS RESIDENCE – POOL** (PB21-002) – 6 Brook View Lane, Block 592, Lot 59 – Wetland Permit, SEQR Review

Jonathan Fouts appeared before the Board.

Sean Jancski, Landscape Architect appeared before the Board on behalf of the applicant and the request for a pool located entirely in the wetland buffer. He mentioned that a prior application receive planning board approval in 2010 for a pool which was granted but never followed through with the application.

The Chairman stated that this is actually the third iteration of a proposed for this property. The first was part of the original subdivision approval. The Town Engineer has noted

that a retaining wall will have to be installed and you should reach out to him.

Motion to retain Evans Associates made by Chip Marrano, seconded by Jeffrey Spano.
Vote carried 6-0.

6. **7 PURDY STREET – SECONDED FLOOR CHANGE OF USE** (PB21-003) – 7-9
Purdy Street, Block 171, Lot 37 – Amended Site Plan Review, Special Exception Use
Permit, SEQR Review

Joe Eriole, Esq. appeared before the Board on behalf of the applicant and gave an overview of their request for a change of use of the second floor from office to residential.

Stephen Marchesani, Architect, gave an overview of the proposed plans for the four residential units as well as the secondary egress for the residential units.

Patrick Cleary asked Steve if this requires modifications to utilities.

Steve Marchesani noted no modifications to the utilities or the site plan.

The Chairmen asked about parking.

Joe Eriole noted that they are in discussions with Town staff regarding the parking.

The Chairman said he believed that at one time there was a parking lot across the Purdy Street that this building owned and used as parking for the ground floor restaurant. He asked the applicant's attorney what happened to that parking lot.

Joe Eriole said that it was at one time.

The Chairman stated that the parking requirement in the zone is 1.25 for the residential.

Stephen Marchesani noted that the office required 14 spaces and the residential requires 5 spaces.

The Chairman questioned whether the former parking lot was a requirement for legality of the office space.

Patrick Cleary noted that is what is being looked into.

Nonie Reich stated that this is in the downtown revitalization area and 11 Purdy is not which is strange.

Patrick Cleary noted that 7 Purdy Street is also in the revitalization zone and the Town Board just made 11 Purdy Street part of that zone as well.

Joe Eriole noted that at the end of the day we think the parking will work out.

7. **HOROWITZ RESIDENCE -3 CAR GARAGE** (PB20-010) – 2 Fairway Drive, Block 951, Lot 92 – Wetland Permit Review, SEQR Review

Jeri Barrett, Landscape Architect appeared before the Board on behalf of the applicant and the request for an additional three car garage. He went over the existing plantings which have been overplanted which are not in good shape; he addressed the proposed planting plan in the buffer and around the garage. He discussed a deer fence which would be temporary for a few years so the plants would have a chance to take.

The Chairman asked about the basketball court and if it was part of the last wetland permit.

Motion to retain Evans Associates made by Chip Marrano, seconded by Nonie Reich. Vote carried 6-0.

Beth Evans noted that she had been out to the site and thinks the existing plantings are not in good shape.

Applicant will schedule a site visit with Beth Evans before the next meeting.

A discussion took place with the Board regarding future wetland permits:

Joseph Stout asked about the buffers and how they keep going away; are we able to use a deed restriction or is there something we can do to ensure it's done.

Patrick Cleary noted that the Board could impose a maintenance bond for Beth to revisit the site.

Also discussed were subdivisions and pools being added on final plats.

This Meeting was adjourned at 9:15 pm on a motion by Joseph Stout, seconded by Ethan Levinson. Vote carried 6-0.

The next regular Board meeting is scheduled for February 23, 2021.

Jacqueline Greer

RECEIVED
FEB 26 A 10:11
TOWN CLERK
HARRISON, NY

Rosemarie Cusumano
Rosemarie Cusumano, Secretary