

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON OCTOBER 23, 2012, AT 7:30 P.M. AT THE MUNICIPAL BUILDING,
1 HEINEMAN PLACE, HARRISON, NY**

MEMBERS PRESENT

*Thomas Heaslip, Chairman
Anthony Spano
Mark Rinaldi
Raymond Kraus
Marshall Donat
Kate Barnwell*

MEMBERS ABSENT

Nonie Reich

Patrick Cleary, Planning Consultant to the Board and Mike Amodeo, Town Engineer were present tonight.

The Chairman opened the meeting with the Pledge of Allegiance.

COMMITTEE REPORTS

- Adopt minutes from July 24, 2012 and September 24, 2012

Motion to adopt the July 24, 2012 and the September 24, 2012 minutes made by Mark Rinaldi, seconded by Marshall Donat. Vote carried 6-0.

- **HIGHLAND MEADOWS SUBDIVISION** – Highland Road & Highland Ridge Lane, Block 546, Lots 59 & 44 – 8th 90 Day Extension

Linda Whitehead, Esq. appeared before the Board and noted that the plat is in the health department waiting for a signature.

Motion to grant 90 Day Extension made by Mark Rinaldi, seconded by Raymond A. Kraus. Vote carried 6-0.

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1. **FRENCH SUBDIVISION** – Sunny Ridge Road, Block 444, Lot 5 (6 Lot SD) – Final Subdivision Plat Review, SEQR Review, Acceptance of Final Subdivision Approval Resolution

Application was not heard, applicant requested an adjournment.

2. **QUENAS RESTAURANT – SITE PLAN** – 109 Harrison Avenue, Block 73, Lot 24 – Site Plan Review, SEQR Review, **Public Hearing**

Edwin Llave the owner appeared before the Board.

A discussion regarding hours of operation, lighting, music and fencing took place.

Frank Mucci of 100 Fremont Avenue appeared before the Board in opposition.

Pat O’Connell of 92 Fremont Avenue appeared in opposition.

Motion to close the Public Hearing made by Kate Barnwell, seconded by Marshall Donat. Vote carried 6-0.

Motion to grant Site Plan approval with conditions: hours for outside dining only to be until 10:00 pm and no live music outside, music to be at 55 decibels, outside to be used between April 15th to October 15th, fence to be installed at 8’ and good side facing out. Motion made by Kate Barnwell, seconded by Raymond Kraus. Vote carried 6-0.

3. **FENOM FITNESS LLC – CHANGE OF USE** – 67 Grant Street, Block 152, Lot 24 – Site Plan Review, SEQR Review, **Public Hearing**

Paul Noto, Esq. appeared before the Board.

Motion to open the Public Hearing made by Anthony Spano, seconded by Marshall Donat. Vote carried 6-0.

The Chairman asked if anyone would like to speak on this matter, he asked the Board if any questions.

Motion to close the Public Hearing made by Mark Rinaldi, seconded by Raymond A. Kraus. Vote carried 6-0.

Motion to grant Site Plan approval made by Anthony Spano, seconded by Raymond A. Kraus. Vote carried 6-0.

4. **MASTERCARD COVERED WALKWAY** – 2000 Purchase Street, Block 621, Lot 2 – Site Plan Review, SEQR Review, **Public Hearing**

Philip Fruchter with Papp Architects appeared before the Board on behalf of the covered walk way.

Motion to open the Public Hearing made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 6-0.

The Chairman asked if anyone would like to speak on this matter, he asked the Board if any questions.

Motion to close the Public Hearing made by Raymond A. Kraus, seconded by Marshall Donat. Vote carried 6-0.

Motion to grant Site Plan approval made by Kate Barnwell, seconded by Marshall Donat. Vote carried 6-0.

5. **HARRISON SOAP & SUDS LAUNDRY** – 222 Harrison Avenue, Block 131, Lot 38 – Site Plan Review, Special Exception Use Permit, SEQR Review, **Public Hearing**

Mike Olsey appeared before the Board.

A discussion regarding the chemicals, maintenance plan and the drainage took place. Also discussed was the structural integrity of the building.

Motion to open the Public Hearing made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 6-0.

The Chairman asked if anyone would like to speak on this matter, he asked the Board if any questions.

Motion to close the Public Hearing made by Mark Rinaldi, seconded by Marshall Donat. Vote carried 6-0.

Motion to grant Site Plan approval made by Marshall Donat, seconded by Raymond A. Kraus. Vote carried 6-0.

Motion to grant Special Exception Use permit made by Kate Barnwell, seconded by Marshall Donat. Vote carried 6-0.

6. **GENTILE – SITE PLAN** – 179 Underhill Avenue, Block 824, Lot 29 – Site Plan Review, SEQR Review, **Public Hearing**

Chris from Joseph Crocco Architects appeared before the Board and noted that the application also needs a variance.

Motion to open the Public Hearing made by Kate Barnwell, seconded by Marshall Donat. Vote carried 6-0.

Angela Sinnott of 37 Beachwood Avenue appeared to discuss her concerns about the applicants past activity on the site.

A discussion took place regarding stormwater management, location of garbage

dumpster, number and types of cars parked, buffer and plantings.

7. **STARKER RESIDENCE – WETLAND PERMIT** – 5 Sarosca Farm Lane, Block 951, Lot 5 – Wetland Permit Review, SEQR Review

Michael Finan with Birdsall Engineering appeared before the Board on behalf of the applicant to discuss the 6 foot wide path that was installed in the wetland area.

A discussion regarding the wetland took place, also a discussion regarding the path and the use of gulf cart on the path.

A discussion on the need for a Public Hearing took place. The Board took a straw vote and voted not to hold a Public Hearing.

A motion was made to grant the Wetland permit made by Raymond A. Kraus, seconded by Kate Barnwell. The vote did not carry 3-3 (Marshall Donat, Anthony Spano, and Mark Rinaldi voted no). The Board decided to hold the matter over until the 7th member was present.

Pat Giordano the Builder also appeared before the Board and noted the gates were installed as part of the original wetland permit.

The Board decided a site visit would be helpful, so they will go before the next meeting.

A discussion took place about the path regarding removing the lights and making the path smaller and the applicant noted that they will come back with another plan.

8. **CODE REVISIONS**

Mike Amodeo, Town Engineer appeared before the Board on behalf of code changes being proposed. Some changes are that the Engineering will be the Land Development Coordinator.

A discussion regarding Land development, wetland and infrastructure to be given to the Engineer for review.

Motion to refer the code revisions to the Town Board made by Kate Barnwell, seconded by Raymond A. Kraus. Vote carried 6-0.

Motion for Executive Session at 9:50 made by Mark Rinaldi, seconded by Raymond A. Kraus. Vote carried 6-0.

Motion to return from Executive Session made by Raymond A. Kraus, seconded by Marshall

This Meeting was adjourned at 10:05 pm on a motion by Raymond A. Kraus, seconded by Marshall Donat. Vote carried 6-0.

The next regular Board meeting is scheduled for November 27, 2012.

Rosemarie Cusumano, Secretary

Town Clerk's Office