

**MINUTES OF THE PLANNING BOARD MEETING  
HELD ON MARCH 20, 2013, AT 7:30 P.M. AT THE MUNICIPAL BUILDING,  
1 HEINEMAN PLACE, HARRISON, NY**

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

*Anthony Spano  
Nonie Reich*

*Patrick Cleary, Planning Consultant to the Board was present tonight.*

The Chairman opened the meeting with the Pledge of Allegiance.

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**COMMITTEE REPORTS**

- Adopt minutes from February 26, 2013

Motion to adopt the February 26, 2013 minutes made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 4-0. (Raymond A. Kraus abstained)

- **PASSARELLA SUBDIVISION** – 8 Woodlands Road, Block 1033, Lot 2 (2 thru 5) – Final Plat 180 Day Extension

Patrick Cleary explained the reason for the extension to the Board.

Motion to grant 180 day extension made by Kate Barnwell, seconded by Raymond A. Kraus. Vote carried 5-0.

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1. **CONGREGATION EMANU-EL – MONUMENT SIGN & PATIO** – 2125 Westchester Avenue, Block 601, Lot 1 – Site Plan Review, Special Exception Use Permit, SEQR Review, **Public Hearing**

Bill Simmons with Lothrop Associates appeared before the Board.

Motion to open the Public Hearing made by Mark Rinaldi, seconded by Kate Barnwell.  
Vote carried 5-0.

The Chairman asked if any one in the audience would like to speak on this matter. There being no one he asked if the Board had any questions.

Motion to close the Public Hearing made by Mark Rinaldi, seconded Marshall Donat.  
Vote carried 5-0.

Motion to grant Special Exception Use permit made by Kate Barnwell, seconded by Marshall Donat. Vote carried 5-0.

Motion to grant Site Plan approval made by Marshall Donat, seconded by Mark Rinaldi.  
Vote carried 5-0.

2. **GOULAS RESIDENCE – 100 FOOT BUFFER** – 1 Old Lyme Road, Block 703, Lot 47 – Site Plan Review, SEQR Review

Jonathan Villani appeared before the Board on behalf of the applicant regarding its proposal to construct an addition in the 100 foot buffer.

It was pointed out that the entire property is in the buffer.

Motion to refer to the Zoning Board of Appeals with a position recommendation made by Raymond Kraus, seconded by Marshall Donat. Vote carried 5-0.

3. **DILUNA SUBDIVISION** – 81 Gainsborg Avenue, Block 847, Lot 12 (12,13,14,15) – Sketch Plan Review, SEQR Review

John DiLuna appeared before the Board and stated that they have met with engineering and resolved all of the issues.

Patrick Cleary told the Board that Engineering has reviewed the new submission and has no concerns; the Board can schedule a Public Hearing.

Motion to schedule Public Hearing for April 30, 2013 meeting.

4. **GILLESPIE RESIDENCE – STEEP SLOPES** – 5 Dawson Court, Block 1001, Lot 72 – Steep Slopes Review, ESQR Review

Greg McWilliams, Architect appeared before the Board and noted that a site visit did take place on March 6<sup>th</sup>.

Discussed were the site visit and the slope being man made.

Motion to grant Steep Slopes made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 5-0.

5. **LUISO SUBDIVISION** – 33 Bentay Drive, Block 281, Lot 10 – Sketch Plan Review, SEQR Review

Application was not heard; adjourned to April meeting.

6. **OLD OAKS COUNTRY CLUB – GENERATOR** – 3100 Purchase Street, Block 681, Lot 5 – Site Plan Review, SEQR Review

David Muratore, Werner & Tietjen appeared before the Board on behalf of the applicant regarding their intent to install a new and larger emergency generator.

The location of the generator was discussed.

Motion to schedule a Public Hearing for April 30, 2013 made by Mark Rinaldi, seconded by Raymond A. Kraus. Vote carried 5-0.

7. **EGAN CRONIN SUBDIVISION – RE-APPROVAL** – 59 Sunnyridge Road, Block 232, Lot 22 – (2 Lot Subdivision) – Sketch Plan Review, SEQR Review

Edward Cronin appeared before the Board on behalf of the re-approval.

A discussion took place regarding the reason for the re-approval.

Motion to schedule a Public Hearing for April 30, 2013 made by Mark Rinaldi, seconded by Marshall Donat.

This Meeting was adjourned at 8:30 pm on a motion by Raymond A. Kraus, seconded by Marshall Donat. Vote carried 5-0.

The next regular Board meeting is scheduled for April 30, 2013.

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Rosemarie Cusumano, Secretary

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Town Clerk's Office