MINUTES OF THE PLANNING BOARD MEETING
HELD ON SEPTEMBER 27, 2016, AT 7:30 P.M. AT THE MUNICIPAL BUILDING,
1 HEINEMAN PLACE, HARRISON, NY

MEMBERS PRESENT
Thomas Heaslip, Chairman
Anthony Spano
Mark Rinaldi
Nonie Reich
Marshall Donat
Kate Barnwell
Paul Genovese

MEMBERS ABSENT

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

The Chairman opened the meeting with the Pledge of Allegiance.

COMMITTEE REPORTS

- Adopt minutes from July 5, 2016 and July 19, 2016

  Motion to accept minutes from July 5, 2016 made by Nonie Reich, seconded by Mark Rinaldi. Vote carried 7-0.

- **122 LINCOLN AVENUE SUBDIVISION** – 122 Lincoln Avenue, Block 641, Lot 19 (2 Lots) – 5th 90 Day Extension

  Motion to grant 5th 90 day extension made by Anthony Spano, seconded by Kate Barnwell. Vote carried 7-0.

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1. **3040 WESTCHESTER AVENUE – NEW BUILDING** (15-769) – 3040 Westchester Avenue, Block 602, Lot 2 – Site Plan Review, Special Exception Use Permit, Steep Slope Review, SEQR Review, **Public Hearing**

   Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the applicant. He discussed the garage being moved off of the property line as requested by the Zoning Board.

A discussion took place regarding the new location of the garage and landscaping between the new garage and the adjacent corporate park.

Motion to open the Public Hearing made by Anthony Spano, seconded by Mark Rinaldi. Vote carried 7-0.

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

Motion to close the Public Hearing made by Nonie Reich, seconded by Mark Rinaldi. Vote carried 7-0.

Motion to grant Special Exception Use permit made by Mark Rinaldi, seconded by Anthony Spano. Vote carried 7-0.

Motion to grant Site Plan approval made by Mark Rinaldi, seconded by Marshall Donat. Vote carried 7-0.

Motion to grant Steep Slope permit made by Mark Rinaldi, seconded by Marshall Donat. Vote carried 7-0.

2. **TRINITY PRESBYTERIAN CHURCH – HOUSE OF WORSHIP/BUILDING ADDITION** (13-433) – 526-530 Anderson Hill Road, Block 643, Lots 7, 44, 49 – Site Plan Review, Special Exception Use Permit, **Public Hearing**

James Staudt, Esq. with McCullough Goldberger and Staudt appeared before the Board on behalf of the applicant.

Andrew Tung with Divney Tung & Schwalbe appeared before the Board and gave a PowerPoint presentation.

Motion to open the Public Hearing made by Anthony Spano, seconded by Mark Rinaldi. Vote carried 7-0.

Christopher Feldman with Harris Beach appeared on behalf of PEPA.

Niek Veraart with Lewis Berger appeared on behalf of PEPA. He addressed his concerns.

Elizabeth Schaper appeared before the Board stated her concerns of the project and asked several questions.

Arnold Ursaner of 6 Pond's Lane in Morningside appeared before the Board and went

over his concerns.

Jan Linhart of 7 Orchard Drive appeared before the Board and addresses his concerns.

Cheryl Pine of 19 Scott Circle appeared before the Board and went over her concerns.

John Joayers of 34 New Street appeared before the Board his concerns of the traffic

Andy Gross appeared before the Board and reviewed his concerns of traffic, height of the steeple and will there be a cross at the top.

Steward Alper of 10 Harrow's Lane addressed the Board with his concerns about traffic and children walking to the Purchase School.

James Staudt stated to the Board that all of the questions asked have been answered in the Boards own FEIS.

Motion to continue to the Public Hearing on October 25, 2016 made by Kate Barnwell, seconded by Mark Rinaldi.

3. **THE HARRISON MARKET – UPGRADES** (16-1284) – 341-385 Halstead Avenue, Block 174, Lot 9 – Site Plan Review, Wetland Permit Review, SEQR Review, **Public Hearing**

Joe Carmele with Kellard Sessions appeared before the Board on behalf of the applicant. He gave an overview of the project.

A discussion took place regarding the sign, parking layout, loading dock and delivery times.

Andy who represents the property owner also appeared before the Board.

Motion to open the Public Hearing made by Nonie Reich, seconded by Mark Rinaldi. Vote carried 7-0.

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

Motion to close the Public Hearing made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 7-0.

Motion to grant Site Plan approval made by Nonie Reich, seconded by Marshall Donat. Vote carried 7-0.

Motion to grant Wetland permit made by Kate Barnwell, seconded by Nonie Reich. Vote carried 7-0.

4. **MASTERCARD – SOLAR PARKING CANOPIES** (16-1285) – 2000 Purchase Street, Block 621, Lot 2 – Site Plan Review, SEQR Review, **Public Hearing**

Zac Pearson with Insite Engineering appeared before the Board on behalf of the application.

Motion to open the Public Hearing made by Nonie Reich, seconded by Mark Rinaldi. Vote carried 7-0.

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

Motion to close the Public Hearing made by Anthony Spano, seconded by Mark Rinaldi. Vote carried 7-0.

Motion to grant Negative Declaration made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 7-0.

Motion to grant Site Plan approval made by Anthony Spano, seconded by Nonie Reich. Vote carried 7-0.

5. **FORMER FRENCH SUBDIVISION – AMENDMENT** (16-1286) – 545 Harrison Avenue, Block 444, Lot 5 – Amended Site Plan Review, SEQR Review, **Public Hearing**

Michael Stein, President of Hudson Engineering appeared before the Board on behalf of the application to reconfigure an existing subdivision.

A discussion took place regarding the 3 dam's project, stormwater management and easement from the original subdivision.

Richard Horsemen, Landscape Architect appeared before the Board and addressed the planting plan for all three lots.

Motion to open the Public Hearing made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 7-0.

Hannah Kenny of 239 Sunnyridge Road appeared before the Board and stated that she has lived in Harrison for 6 weeks now and wanted to know about the construction time frame.

Jeff Grosso the Developer appeared before the Board and stated that he expects it will be about two to three years to complete the construction.

The Public Hearing to remain open so that the Engineering comments are addressed. Motion made by Mark Rinaldi, seconded by Anthony Spano. Vote carried 7-0.

6. **SHERIDAN RESIDENCE – WETLAND PERMIT** (16-1276) – 28 Winfield Avenue, Block 301, Lot 17 – Wetland Permit Review, SEQR Review

Tom Haynes, Architect appeared before the Board on behalf of the applicant. He stated that he has modified the drawing to address the Town's Engineer comment showing the sewer line.

Motion to grant Wetland Permit made by Nonie Reich, seconded by Kate Barnwell. Vote carried 7-0.

7. **RIGUZZI SUBDIVSION** (15-849) – 229 Lincoln Avenue, Block 912, Lot 4 (2 Lots) – Sketch Plan Review, SEQR Review

Mark Mustacato, Architect appeared before the Board on behalf of the applicant. He stated that we have received the necessary variances from the Zoning Board with a covenant and restriction on the new lot to hold a 10.1 setback between the existing home. Covenant and restriction to be lifted if the existing home is removed before the new home is built.

Motion to schedule the Public Hearing scheduled for October 25, 2016 meeting made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 7-0.

8. **POLLY PARK SUBDIVISION – WETLAND PERMIT – STEEP SLOPE PERMIT** (16-909) – Polly Park Road, Block 566, Lot 2 (4 Lots) – Sketch Plan Review, Wetland Permit Review, Steep Slope Review, SEQR Review

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the applicant regarding the alterative sketch plan.

Chuck Utschig with Langan Engineering was also present.

A discussion took place regarding the segmentation of the lot being proposed and the lot owned by the same owner.

The Board decided to wait until the legal issue is decided by the Town's Attorney.

9. **14 HIGHLAND RIDGE LANE SUBDIVISION** (16-857) – 14 Highland Ridge Lane, Block 546, Lot 46 (2 Lots) – Preliminary Plat Review, Steep Slope Review, SEQR Review

David Cooper, Esq. with Zarin & Steinmetz appeared before the Board on behalf of the applicant.

Mike Finan with Langan Engineering appeared before the Board on behalf of the applicant.

A discussion took place regarding the removal of the pools.

Motion to grant Negative Declaration made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 7-0.

Motion to grant Preliminary Plat approval made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 7-0.

10. **BINASCO SUBDIVISION** – 602 Anderson Hill Road, Block 643, Lot 36 – 100 Foot Buffer Site Plan Review, SEQR Review

Mehran Talai Architect appeared before the Board on behalf of the applicant. He gave an overview of the additions in the 100 foot buffer being proposed.

A discussion took place regarding the front and rear addition and the 100 foot buffer.

Referral with a positive recommendation to the Zoning Board of Appeals made by Nonie Reich, seconded by Mark Rinaldi. Vote carried 7-0.

This Meeting was adjourned at 10:20 pm on a motion by Mark Rinaldi, seconded by Paul Genovese. Vote carried 7-0.

The next regular Board meeting is scheduled for October 25, 2016.

Rosemarie Cusumano

TOWN CLERK HARRISON, NY

Rosemarie Cusumano, Secretary

Jacqueline Greer

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