MINUTES OF THE PLANNING BOARD MEETING
HELD ON FEBRUARY 24, 2014, AT 7:30 P.M. AT THE MUNICIPAL BUILDING,
1 HEINEMAN PLACE, HARRISON, NY

MEMBERS PRESENT
Thomas Heaslip, Chairman
Anthony Spano
Nonie Reich
Kate Barnwell
Joe Stout

MEMBERS ABSENT
Mark Rinaldi
Marshall Donat

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

The Chairman opened the meeting with the Pledge of Allegiance.

COMMITTEE REPORTS

- Adopt minutes from January 20, 2015

  Motion to accept minutes made by Kate Barnwell, seconded by Nonie Reich. Vote carried 5-0.

- **CASCINO SUBDIVISION AMENDMENT – STEEP SLOPES – WETLAND PERMIT** – 417 West Street, Block 302, Lots 29 & 147 (2 Lots) – Amended Subdivision Improvement Plan, Wetland Permit, Steep Slopes Permit – Adopt Resolutions

  Adjourned to the March Meeting.

- **260 HARRISON AVENUE** – 260 Harrison Avenue, Block 253, Lot 31 - Petition for Zoning Amendment

  Patrick Cleary addressed the Board regarding the petition for rezoning. It is before the Board for comments and recommendations form the Town Board.

  A discussion took place regarding eliminate the retail space on the first floor, open space prevision to have the Planning Board use their discursion.

  Patrick Cleary noted that there is a deadline to respond and a recommendation should be made tonight. A letter will be drafted and circulated to the Board members for their comments.

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1. **220-230 WESTCHESTER AVENUE – MONUMENT SIGN** – 220-230 Westchester Avenue, Block 692, Lot 3 – Site Plan Review, SEQR Review, **Public Hearing**

Motion to open the Public Hearing made by Nonie Reich, seconded by Anthony Spano. Vote carried 5-0.

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

Motion to close the Public Hearing made by Anthony Spano, seconded by Nonie Reich. Vote carried 5-0.

Motion to grant Site Plan approval made by Nonie Reich, seconded by Kate Barnwell. Vote carried 5-0.

2. **STERLING ROAD CLINTON LANE LLC – SUBDIVISION & STEEP SLOPE** – Sterling Road, Block 507, Lot 2 (2 Lots) – Subdivision Review, Steep Slope Review, SEQR Review, **Public Hearing**

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

Niek Veraart with The Louis Berger Group appeared before the Board on behalf of the neighbors and gave an overview as to why he believes that a full environmental assessment report should be done and also other questions that they have.

Andrew McKown, with McKown Associates, LLC appeared before the Board. He stated that the Board has retained his services to do an independent analysis of the proposed blasting.

A discussion took place regarding how the depth to drill for the blast is calculated, sound waves, the amount of insurance that should be provided and chipping as opposed to blasting.

The Public Hearing to remain open to March, 24, 2015.

3. **HARRISON SHOPPING CENTER – GENERATOR** – 341-385 Halstead Avenue, Block 174, Lot 9 – Site Plan Review, SEQR Review, **Public Hearing**

Steve Marchesani, Architect appeared before the Board on behalf the applicant.

Patrick Cleary noted that the elevation is correct for the flood elevation.

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

Motion to close the Public Hearing made by Joe Stout, seconded by Nonie Reich. Vote carried 5-0.

Motion to grant Site Plan approval made by Kate Barnwell, seconded by Nonie Reich. Vote carried 5-0.

4. **3000-3050 WESTCHESTER AVENUE – MONUMENT SIGN** – 3000-3050 Westchester Avenue, Block 602, Lot 2 – Site Plan Review, SEQR Review, **Public Hearing**

Michael Santoliquido with San Signs & Awnings appeared before the Board on behalf of the monument sign. He went over the new design being proposed.

Discussed was the sign sitting on a piped water course and the use of the existing concrete slab.

Motion to open the Public Hearing made by Anthony Spano, seconded by Nonie Reich.

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

Motion to close the Public Hearing made by Anthony Spano, seconded by Nonie Reich. Vote carried 5-0.

Motion to grant Site Plan approval subject to engineering issues, made by Nonie Reich, seconded by Kate Barnwell. Vote carried 5-0.

5. **244 WESTCHESTER AVENUE – MONUMENT SIGN** – 244 Westchester Avenue, Block 692, Lot 5 – Site Plan Review, SEQR Review, **Public Hearing**

Motion to open the Public Hearing made by Nonie Reich, seconded by Anthony Spano. Vote carried 5-0.

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

Motion to close the Public Hearing made by Anthony Spano, seconded by Nonie Reich. Vote carried 5-0.

Motion to grant Site Plan approval made by Nonie Reich, seconded by Kate Barnwell. Vote carried 5-0.

6. **122 LINCOLN AVENUE SUBDIVISION** – 122 Lincoln Avenue, Block 641, Lot 19 (2 Lots) – Sketch Plan Review, SEQR Review

Charlie Gottlieb with Cuddy & Feder appeared before the Board and stated that we did appear before the ZBA and they have directed to prepared facts of findings for their next meeting.

Patrick Cleary noted that the Board can direct the applicant to prepare their final plat.

The Chairman noted to the applicant to prepare their final plat and by that time we will have the findings from the Zoning Board of Appeals.

7. **DELFICO SUBDIVISION** – 540 Anderson Hill Road, Block 643, Lots 45 (PO44) – Sketch Plan Review, SEQR Review

Mike Mastrogiacomo, Engineer appeared before the Board and went over the new plan for only one driveway.

Motion to schedule a Public Hearing for March 24, 2015 made by Joe Stout, seconded by Anthony Spano. Vote carried 5-0.

8. **PARCEL B OFFICE BUILDING** – 2 Manhattanville Road, Block 631, Lot 17 – Final Supplemental Environmental Impact Statement

Al Pirro, Esq. appeared before the Board on behalf of the applicant. On September 22, 2014 I submitted a letter in response to several issues raised at the Public Hearing for the FEIS.

The Chairman said that the Board needs to prepare SEQR findings.

9. **KEIO ACADEMY OF NEW YORK – STUDENT CENTER** – 3 College Road, Block 631, Lot 26, Amended Site Plan Review, Special Exception Use Permit, SEQR Review

Adam Wekstein, Esq. with Hocherman Tortorella & Wekstein appeared before the Board on behalf of the applicant and gave a brief presentation.

Motion to declare the Board Lead Agency made by Kate Barnwell, seconded by Nonie Reich. Vote carried 5-0.

A discussion took place regarding the location of existing tennis courts, the number of students 336 that are enrolled as of now and the number of seats being proposed for the student center.

Motion to schedule a Public Hearing for March 24, 2015 made by Kate Barnwell, seconded by Nonie Reich. Vote carried 5-0.

10. **OLD OAKS COUNTRY CLUB – SHORT GAME PRACTICE AREA & TENNIS ENCLOSURES** – 3100 Purchase Street, Block 681, Lot 5 – Amended Site Plan Review, Special Exception Use Permit, Steep Slope Review, SEQR Review

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

Zach Pearson with Insite Engineering also appeared before the Board and gave a presentation.

Chris McCagg, Architect also appeared before the Board.

A discussion took place regarding color of the tennis enclosures, light being illuminated at night from the enclosures, existing and proposed lighting for the tennis courts, hours of use, and views from adjacent properties. The Board will arrange a site visit before the next meeting. Discussed lighting proposed and existing, time of use,

Motion to Declare the Board Lead Agency made by Anthony Spano, seconded by Kate Barnwell. Vote carried 5-0.

Motion to schedule a Public Hearing for March 24, 2015 made by Kate Barnwell, seconded by Joe Stout. Vote carried 5-0.

11. **WOODLAND ROAD SUBDIVISION** – 8 Woodland Road, Block 1033, Lot 2 (4 Lots) – Sketch Plan Review, SEQR Review

Steve Dimoski Architect appeared before the Board on behalf of the application for a 4 lot subdivision.

A discussion took place regarding the design of the road, the steep slopes

Motion to Declare the Board Lead Agency made by Kate Barnwell, seconded by Nonie Reich. Vote carried 5-0.

12. **249 HALSTEAD AVENUE – MIXED USE BUILDING** – 249 Halstead Avenue, Block 131, Lot 21 – Site Plan Review, SEQR Review

Michael Tisi, Esq. from the Law office of John Voetsch appeared before the Board on behalf of the application for a new building with commercial space on the first floor and 2 apartments on the seconded floor.

Thomas Haynes, Architect appeared before the Board on behalf of the application.

A discussion took place regarding the size of the apartments, garbage pickup to be in the rear of the property and the effect on community services with two large apartments.

Motion to declare the Board Lead Agency made by Kate Barnwell, seconded by Joe Stout. Vote carried 5-0.

Motion to schedule a Public Hearing for March 24, 2015 made by Joe Stout, seconded by Nonie Reich. Vote carried 5-0.

13. **IANNACCHINO SUBDIVISION RE-APPROVAL** – 3 Rockland Road, Block 1031, Lots 1 & 2 – Sketch Plan Review, SEQR Review

Steve Marchesani, Architect appeared before the Board on behalf of the re-approval for the two lot subdivision.

Motion to declare the Board Lead Agency made by Kate Barnwell, seconded by Nonie Reich. Vote carried 5-0.

Motion to schedule a Public Hearing for April 28, 2015 made by Joe Stout, seconded by Kate Barnwell. Vote carried 5-0.

This Meeting was adjourned at 10:05 pm on a motion by Kate Barnwell, seconded by Nonie Reich. Vote carried 5-0.

The next regular Board meeting is scheduled for March 24, 2015.

R. Cusumano

Rosemarie Cusumano, Secretary

Jacqueline Green

Town Clerk's Office

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