

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON MAY 19, 2015, AT 7:30 P.M. AT THE MUNICIPAL BUILDING,
1 HEINEMAN PLACE, HARRISON, NY**

MEMBERS PRESENT

Thomas Heaslip, Chairman
Anthony Spano
Nonie Reich
Marshall Donat
Kate Barnwell
Joe Stout

MEMBERS ABSENT

Mark Rinaldi

Patrick Cleary, Planning Consultant to the Board, Beth Evans, Wetland Consultant to the Town.

The Chairman opened the meeting with the Pledge of Allegiance.

COMMITTEE REPORTS

- Adopt minutes from April 28, 2015

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

- **103-105 CORPORATE PARK DRIVE** – 103-105 Corporate Park Drive, Block 621, Lot 3 – DEIS Completeness and Scheduling a Public Hearing for June 23, 2015

Motion to accept the DEIS as complete made by Nonie Reich, seconded by Kate Barnwell. Vote carried 5-0.

- **PEPSICO – PROJECT RENEW AMENDED STEEP SLOPE** – 700 Anderson Hill Road, Block 651, Lot 1-5, 10, 11, 25 – 3rd 180 Day Extension

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the 180 day extension for the steep slope for the PepsiCo project.

Motion to grant the 3rd 180 Day Extension made by Marshall Donat, seconded by Nonie Reich. Vote carried 5-0.

- **OLD OAKS COUNTRY CLUB – SHORT GAME PRACTICE AREA & TENNIS ENCLOSURES** – 3100 Purchase Street, Block 681, Lot 5 – Adoption of Resolutions

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

Motion to grant Negative Declaration made by Marshall Donat, seconded by Kate Barnwell. Vote carried 4-0 (Nonie Reich recused herself).

Motion to grant Site Plan approval made by Anthony Spano, seconded by Marshall Donat. Vote carried 4-0 (Nonie Reich recused herself).

Motion to grant Special Exception Use Permit made by Marshall Donat, seconded by Anthony Spano. Vote carried 4-0 (Nonie Reich recused herself).

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

Adam Wekstein, Esq. with Hocherman Tortorella & Wekstein appeared before the Board on behalf of the application. He stated that the Zoning Board of Appeals is preparing finding to approve for their next meeting and would like the Board to direct staff to prepare finding for next month.

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

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 6-0.

Motion to direct staff to prepare the resolutions for the next meeting made by Nonie Reich, seconded by Joe Stout. Vote carried 6-0

2. **590 HARRISON AVENUE SUBDIVISION** – 590 Harrison Avenue, Block 441, Lots 50 (PO15) (5 Lots) – Preliminary Plat Review, Wetland Permit, SEQR Review, **Public Hearing**

Chuck Utschig, Engineer with Langan Engineering appeared before the Board and asked if this applicant could be put over to next month so that the comments from the wetland consultant could be addressed.

A discussion took place regarding the comments from the wetland consultant which effects lot 1 and 2 and the buffer, winding the entrance, restricting the planting area at the entrance.

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

This application was not heard the applicant asked to be adjourned to the June Meeting.

4. **WOODSIDE DEVELOPMENT CORP. SUBDIVISION** – 150 Woodside Avenue, Block 893, Lot 17 (17 thru 20), Block 893, Lot 37 (37 thru 40) – Sketch Plan Review, SEQR Review, **Public Hearing**

Mark Mustacato, Architect appeared before the Board on behalf of the application for a two lot subdivision.

A discussion took place regarding the driveways which are now on the first floor, the grades between the houses and the design of the new homes.

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

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

5. **CENTURY COUNTRY CLUB – POOL COMPLEX** – 233 Anderson Hill Road, Block 681, Lot 1 – Amended Site Plan Review, Amended Special Exception Use Permit, Wetland Permit, Steep Slopes Permit, SEQR Review, **Public Hearing**

Zach Pearson, Engineer with Insite appeared before the Board on behalf of the application of the pool complex and other improvements.

Tony Panza, AIA with James G. Rogers Architects appeared before the Board.

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

A discussion took place regarding the fencing around the pool, trees on a neighboring property, and the applicant was directed to meet with our engineering department.

Motion to direct staff to prepare the resolutions for next month, made by Kate Barnwell, seconded by Nonie Reich. Vote carried 6-0.

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

Steve Dimoski Architect appeared before the Board on behalf of the 4 lot subdivision. He discussed the winding of the cul-de-sac as per the Engineering Department.

A discussion took place regarding the retaining walls, regarding of lot number 4 steep slopes, utilities, and storm water retention basin locations.

Motion to declare the Board Lead Agency made by Kate Barnwell, seconded by Nonie Reich. Vote carried 6-0.

The applicant was directed to meet with the Fire Marshall and the Town Engineer.

7. **225 HIGHLAND ROAD SUBDIVISION** – 225 Highland Road, Block 523, Lot 20 (3 Lots) – Final Plat Review, Steep Slopes Review, SEQR Review

Steve Warbel, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the final plat.

A discussion took place regarding screening for a neighbor, and the Board needs to get a copy of the engineering memo before it can be approved.

Motion to direct staff to prepare the resolutions for the June meeting made by Nonie Reich, seconded by Marshall Donat. Vote carried 6-0.

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

Stephen Marchesani, Architect appeared before the board on behalf of the 2 lot subdivision.

Phillip Grimaldi, Esq. appeared before the Board on behalf of the applicant.

A discussion took place regarding the 2 required variances that were granted by the court, the width of the entrance to Bentay Drive being narrow, driveway locations, and traffic study. Also discussed was asking the police department if a no parking from here to the corner could be posted and reaching out to DPW as well.

Motion to declare the Board Lead Agency made by Anthony Spano, seconded by Nonie Reich. Vote carried 6-0.

9. **GARFIELD RESIDENCE – WETLAND PERMIT** – 7 Meadow Lane, Block 611, Lot 74 – Wetland Permit, SEQR Review

Lou DiLeo, Architect appeared before the Board on behalf of the application for the pool addition in the wetland buffer.

Patrick Cleary went over with the Board the history of the wetlands on this property.

Motion to retain Evans Associates made by Joe Stout, seconded by Kate Barnwell. Vote carried 6-0.

A discussion took place regarding the wetland buffer and a site visit will be scheduled before the next meeting.

Mr. Garfield also spoke at the meeting.

10. **GREENWOOD UNION CEMETERY** 4 North Street, Block 201, Lot 15 – Site Plan, Steep Slope Review, SEQR Review

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

Frank McCullough, a Member of the Board for the Greenwood Union Cemetery and gave an overview of the application.

Bob Roth with JMC appeared before the Board on behalf of the storm water.

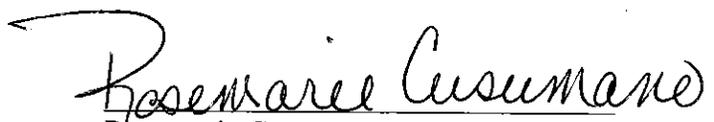
A discussion took place regarding the utilities to the project, lighting that will be provided; and the distance to the nearest house with is about 300 feet away.

Motion to schedule a Public Hearing for the June 23, 2015 made by Kate Barnwell seconded by Nonie Reich. Vote carried 6-0.

This Meeting was adjourned at 9:15 pm on a motion by Nonie Reich, seconded by Kate Barnwell. Vote carried 6-0.

The next regular Board meeting is scheduled for June 23, 2015.


Town Clerk's Office


Rosemarie Cusumano, Secretary

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