MINUTES OF THE PLANNING BOARD MEETING
HELD ON JUNE 28, 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, Beth Evans, Wetland Consultant to the Town were present tonight.

The Chairman opened the meeting with the Pledge of Allegiance.

The Chairman announced that 189 Fremont Street Subdivision and 21 BBD Realty Subdivision are adjournment to the July 19th meeting.

COMMITTEE REPORTS

- Adopt minutes from May 24, 2016

  The minutes will be adopted at the next meeting.

- **122 LINCOLN AVENUE SUBDIVISION** – 122 Lincoln Avenue, Block 641, Lot 19 (2 Lots) – 4th 90 Day Extension

  Motion to grant 4th 90 day extension made by Mark Rinaldi, seconded by Anthony Spano. Vote carried 7-0.

- **WOODLAND ROAD SUBDIVISION** (15-633) – 8 Woodland Road, Block 1033, Lot 2 – 180 Day Extension

  Motion to grant 180 day extension made by Nonie Reich, 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.

Motion to accept SEQR Negative Declaration Resolution made by Nonie Reich, seconded by Marshall Donat. Vote carried 7-0.

Motion to keep the Public Hearing open to the September 27th meeting made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 7-0.

2. **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, **Public Hearing**

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

Patrick Cleary stated that a letter has been received from the adjacent subdivisions Attorney regarding the bond and shared cost of the improvement between the two subdivisions.

The Chairman asked about restrictions for the lower portion of the lots and removing the pools.

Mike Finan stated that we did not discuss that and we do think we are proposing enough open space.

A discussion took place regarding drainage, tree removal, pools and steep slopes. A screening plan will be provided by the applicant.

David Cooper, Esq. with Zarin & Steinmetz appeared before the Board and stated the tree and planting plan has been submitted already.

3. **JACOBSON RESIDENCE – WETLAND PERMIT** (16-949) – 19 Rockledge Road, Block 601, Lot 19 – Wetland Permit Review, SEQR Review, **Public Hearing**

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

Mike Finan with Langan Engineering appeared before the Board and addressed the sewer connection.

Beth Evans appeared before the Board and asked if the covenant and restriction covered just the wetlands. She asked for a fence and a map to be included in the covenant and restriction.

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

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

4. **POWELL CATERING – SITE PLAN** (16-940) – 58 Harrison Avenue, Block 45, Lot 10 – Site Plan Review, SEQR Review, **Public Hearing**

Bill Powell appeared before the Board on behalf of the application.

The Chairman went over the list of items provided by the Building Inspector.

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

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

5. **103-105 CORPORATE PARK DRIVE** – 103-105 Corporate Park Drive, Block 621, Lot 3 – Site Plan Review, Special Exception Use Permit, Steep Slopes Review, Wetland Permit, **Public Hearing**

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

Dave Mino Architect appeared before the Board and went over the open space, amenities, façade and architecture.

John Canning with JHB appeared before the Board and went over the project, water, sewer, lighting and sidewalk upgrade along corporate park.

A discussion took place regarding the road as well as the small open space which are to be maintained by the owner.

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

Kevin Miller appeared before the Board, asked if the units are rentals and where would the children attend school.

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

Motion to direct the Planner to prepare resolutions for the July 19th meeting made by Nonie Reich, seconded by Kate Barnwell. Vote carried 7-0.

6. **21 BBD REALTY GROUP SUBDIVISION** (16-869) – 21 Brae Burn Drive, Block 951, Lot 4 (4 Lots) – Preliminary Plat Review, Steep Slope Review, SEQR Review, **Public Hearing**

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

Motion to adjourn the Public Hearing to July 19, 2016 made by Kate Barnwell, seconded by Nonie Reich. Vote carried 7-0.

7. **189 FREMOMT STREET SUBDIVISION** (16-946) – 189 Fremont Street, Block 132, Lot 1 – Sketch Plan Review, SEQR Review, **Public Hearing**

Not heard. Adjourned to the July 19, 2016 Meeting.

8. **CASARELLA RESIDENCE – SITE PLAN** (16-1104) – 43 Elmwood Avenue, Block 825, Lot 12 – Site Plan Review, SEQR Review, **Public Hearing**

Stephen Marchesani Architect appeared before the Board on behalf of the applicant.

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

The Chairman asked if anyone would like to speak on this matter.

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

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

9. **590 HARRISON AVENUE SUBDIVISION** – 590 Harrison Avenue, Block 441, Lots 50 (PO15) (5 Lots) – Final Plat Review, Wetland Permit

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

applicant and

Motion to grant Final Plat approval made by Anthony Spano, seconded by Mark Rianld. Vote carried 7-0.

10. **FALCON GROUP SUBDIVISION – WETLAND PERMIT – STEEP SLOPE PERMIT** (16-907) – Sherman Avenue, Block 691, Lot 5 (12 Lots) – Cluster Subdivision Review

Geraldine Tortorella, Esq. with Hocherman Tortorella & Wekstein, LLP appeared before the Board on behalf of the applicant.

Nima Badaly, Architect appeared before the Board on behalf of the application. He went over the original subdivision for anyone not on the board at the time and the alternative plan.

A discussion took place regarding retaining walls, steep slopes, backyards, sewer system, slope of the driveways, 93 trees proposed to be removed, number of lots adjoining the property that can be developed once the new road is put in which could be 9. Also discussed were some additional studies that need to be done.

This Meeting was adjourned at 10:15 pm on a motion by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 7.0.

The next regular Board meeting is scheduled for July 19, 2016.

Rosemarie Cusumano

Rosemarie Cusumano, Secretary

Jacqueline Greer

Town Clerk's Office

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2016 JUL 20 PM 4:53
TOWN CLERK
HARRISON, N.Y.