

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON JULY 19, 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 May 24, 2016, June 28, 2016 and July 5, 2016

Motion to accept the minutes from May 24, 2016 and June 28, 2016 meetings made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 7-0.

- **DIPAULO RESIDENCE WETLAND PERMIT EXTENSION** – 79
Westerleigh Road, Block 611, Lot 21 – 4th One Year Extension

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the request for a 4th one year extension. The applicant has been unable sell the lot.

Motion to grant the 4th one year extension made by Nonie Reich, Mark Rinaldi. Vote carried 7-0.

- **103-105 CORPORATE PARK DRIVE** (14-646) – 103-105 Corporate Park Drive, Block 621, Lot 3 – Site Plan, Special Exception Use, Steep Slopes, Wetland Permit Resolutions

Patrick Cleary stated that the Board has four resolutions to approve with one modification to the site plan approval condition 31 requiring the applicant to study the sewer line.

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

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

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

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

1. **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. He discussed the visual impact concerns of the Board from last month and stated that the applicant has decided to keep the pools on the plan.

A discussion took place regarding tree removal, planting plan, construction equipment to access the pool area, buffer between the closest neighbor, steep slope, stormwater mitigation, pool cabanas, lighting and the agreement between the adjacent subdivisions for the road.

The Board asked for a drawing showing pool cabanas and a cross section to the neighboring property and the access to the pools.

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

2. **21 BBD REALTY GROUP SUBDIVISION** (16-869) – 21 Brae Burn Drive, Block 951, Lot 4 (3 Lots) – Preliminary Plat Review, Steep Slope Review, SEQR Review, **Public Hearing**

Chuck Utschig with Langan Engineering appeared before the Board on behalf of the applicant. He discussed the trees and grading of the driveways.

A discussion took place regarding tree removal, engineering comments and the use of some retaining walls to reduce cuts, moving of one home to the old pool area.

The Board requested a planting plan and tree removal plan.

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

Michael Cole of 10 Tam-o-Shanter discussed his concerns.

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

Motion to grant Negative Declaration made by Marshall Donat, seconded by Paul Genovese. Vote carried 7-0.

Motion to grant Final Plat approval subject to engineering comments, the submission of a tree removal plan, tree replacement and landscaping plans to be reviewed by staff and Chairman made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 7-0.

Motion to grant Steep Slope permit made by Paul Genovese, seconded by Kate Barnwell. Vote carried 7-0.

3. **189 FREMONT STREET SUBDIVISION** (16-946) – 189 Fremont Street, Block 132, Lot 1 – Sketch Plan Review, SEQR Review, **Public Hearing**

Michael Stein, President of Hudson Engineering appeared before the Board on behalf of the applicant.

A discussion took place regarding the orientation of lots A & B to face on Broadway, traffic on Broadway, retaining walls, stormwater management, reduction of height of fence along Broadway, landscaping,

Joe Minishi of 183 Park Avenue appeared before the Board and asked about the retaining wall and fence.

Diana Minishi of 183 Park Avenue appeared before the Board and asked that the homes not front on Broadway.

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

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

Motion to grant Site Plan approval subject to engineering comments, landscaping plan and fence to be reviewed by staff and Chairman made by Mark Rinaldi, seconded by

Marshall Donat. Vote carried 7-0.

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

Joe Carmele with Kellard Session Consulting appeared before the Board on behalf of the applicant. He presented the improvement plan and the request for a new monument sign.

A discussion took place regarding parking spaces and handicap accessible spaces, entrances and exit, landscaping, lighting designated, cart areas, sign and county comments.

Motion to schedule a Public Hearing for September 28, 2016 made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 7-0.

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

Zac Pearson with Insite Engineering appeared before the Board on behalf of the applicant. He went over the application for solar canopies.

A discussion took place regarding stormwater management, visual impacts from the surrounding roadways, glare, life expectancy of the panels, and connection to the electrical service.

The Board will conduct a site visit before the next meeting.

Frank Robins with MicroGrid appeared before the Board and went over the canopy system.

Motion to schedule a Public Hearing for September 27, 2016 made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 7-0.

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

Michael Stein, President of Hudson Engineering appeared before the Board on behalf of the applicant. He went over the amended site plan.

A discussion took place regarding the original subdivision plan, current easement and stormwater management.

Motion to schedule a Public Hearing for September 27, 2016 made by Mark Rinaldi, Kate Barnwell. Vote carried 7-0.

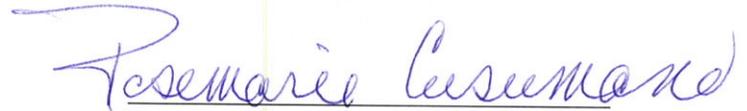
7. **FALCON GROUP SUBDIVISION – WETLAND PERMIT – STEEP SLOPE PERMIT** (16-907) – Sherman Avenue, Block 691, Lot 5 (12 Lots) – Cluster Subdivision Review

Nima Badaly, Architect appeared before the Board on behalf of the application. He provided the Board with an update regarding his meeting with the Town Engineer, Town Planning Consultant, Fire Marshal and Building Inspector.

A discussion took place regarding the amount of disturbance for the homes and road as well as the height of the houses.

This Meeting was adjourned at 10:00 pm on a motion by Marshall Donat, seconded by Mark Rinaldi. Vote carried 7-0.

The next regular Board meeting is scheduled for September 27, 2016.


Rosemarie Cusumano, Secretary


Tillä Tely, deputy
Town Clerk's Office

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