

**MINUTES OF THE PLANNING BOARD MEETING  
HELD ON MARCH 24, 2015, AT 7:30 P.M. AT THE MUNICIPAL BUILDING,  
1 HEINEMAN PLACE, HARRISON, NY**

**MEMBERS PRESENT**

*Thomas Heaslip, Chairman  
Anthony Spano  
Mark Rinaldi  
Marshall Donat  
Kate Barnwell  
Joe Stout*

**MEMBERS ABSENT**

*Nonie Reich*

*Patrick Cleary, Planning Consultant to the Board were present tonight.*

The Chairman opened the meeting with the Pledge of Allegiance.

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**COMMITTEE REPORTS**

- Adopt minutes from February 24, 2015

Motion to accept minutes made by Joe Stout, seconded by Marshall Donat. Vote carried 6-0.

- **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

Motion to grant Subdivision Improvement Plan, Wetland Permit and Steep Slopes Permit made by Anthony Spano, seconded by Marshall Donat. Vote carried 6-0.

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1. **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.

A discussion took place regarding insurance amounts for blasting, flood zone, the adjacent wetlands, and stormwater management plan in the different tiers. Also discussed

was the special flood hazard zone on the site, EIF and the duration of the blasting.

Motion to close the Public Hearing made by Kate Barnwell, seconded by Marshall Donat.  
Vote carried 6-0.

Staff was directed to prepare the resolutions for the next month's meeting.

2. **103-105 CORPORATE PARK DRIVE** – 103-105 Corporate Park Drive, Block 621,  
Lot 3 – Petition for Zoning Amendment, Site Plan Review, Special Exception Use  
Permit, Steep Slopes Review, SEQR Review, **Public Hearing**

Seth Mandelbaum, Esq. with McCullough Berger & Staudt appeared before the Board on behalf of the application for a zoning amendment and retail and residential proposal. He went over the amended plan with the Board.

A discussion took place on the draft DEIS and April 7, 2015 will be the deadline for written comments.

Ted Demirjian, of 33 Century Ridge Road appeared before the Board and asked that the town experts be relied upon for this application.

Kristen Wilson, Esq. representing PEPA appeared before the Board and stated that she has not seen the draft DEIS. She made some suggestions for study.

Emil Toso asked if this application could provide affordable housing.

Jim Killoran, CEO with Habitat for Humanity appeared before the Board and asked that going forward that application to have affordable housing.

Niek Veraart with The Louis Berger Group stated that a 20 day written comment period is to short.

Adjourned to the April Meeting made by Mark Rinaldi, seconded by Kate Barnwell.  
Vote carried 6-0.

3. **DELFIKO SUBDIVISION** – 540 Anderson Hill Road, Block 643, Lots 45 (PO44) –  
Sketch Plan Review, SEQR Review, **Public Hearing**

Michael Mastrogiacomo, Engineer appeared before the Board on behalf of the applicant for the Public Hearing.

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

A discussion took place regarding a landscaping plan.

Motion to close the Public Hearing made by Mark Rinaldi, seconded by Joe Stout. Vote carried 6-0.

The applicant was directed to prepare a landscaping plan and final plat.

4. **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 Fire Marshall asked for some changes which have been made.

A discussion took place regarding the changes to the plan and the variances that will be required for the project.

Motion to open the Public Hearing made by Anthony Spano, seconded by Mark Rinaldi. Vote carried 6-0. The Public Hearing will remain open until to April Meeting.

Motion with a positive referral to the Zoning Board of Appeals made by Anthony Spano, seconded by Mark Rinaldi. Vote carried 6-0.

5. **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, **Public Hearing**

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the master plan and the two proposed projects.

A discussion took place regarding a proposed berm, landscaping and the new parking turnaround. The opaque tennis bubbles were also discussed.

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

A discussion took place regarding the type of trees to be planted, lighting around the bubbles, noise of the blowers, the manufacture of the bubbles, height of the bubbles, and water runoff from the bubbles.

Seth Mandelbaum, Esq. addressed some of the concerns that were brought up by the neighbors. He stated that the bubbles will be used from the months of October to April and will only be used by members and their guests.

Motion to close the Public Hearing made by Mark Rinaldi, seconded by Marshall Donat.

Vote carried 6-0.

6. **249 HALSTEAD AVENUE – MIXED USE BUILDING** – 249 Halstead Avenue, Block 131, Lot 21 – Site Plan Review, SEQR Review, **Public Hearing**

Michael Tisi, Esq. from the Law office of John Voetsch Michael Tisi with John Voetsch law firm appeared before the Board on behalf of the application for a mixed use building and the public hearing.

Motion to open the Public Hearing made by Mark Rinaldi, second by Kate Barnwell.  
Vote carried 6-0.

Emil Toso appeared before the Board on behalf of himself and the neighbors. He gave his objections to the lot in the B zone being used as a parking lot.

Motion to close the Public Hearing made by Marshall Donat, seconded by Kate Barnwell.  
Vote carried 6-0.

7. **122 LINCOLN AVENUE SUBDIVISION** – 122 Lincoln Avenue, Block 641, Lot 19 (2 Lots) – Final Plan Review, SEQR Review

Neil Alexander, Esq. with Cuddy & Feder appeared before the Board on behalf of the applicant. He noted that they have gotten their variances from the Zoning Board of Appeals.

The Chairman asked if the Board had any further questions.

Motion to grant Negative Declaration made by Anthony Spano, seconded by Joe Stout.  
Vote carried 6-0.

Motion to grant Final Subdivision approval made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 6-0.

8. **DI LUNA SUBDIVISION** – 180 & 190 Underhill Avenue, Block 806, Lot 10 (4 Lots) – Final Subdivision Approval, Review, SEQR Review

John DiLuna appeared before the Board on behalf of the application for a 4 lot subdivision.

Pellegrino Orsini, Architect also appeared before the Board.

The Chairman asked if any Board members had questions or comments.

Motion to grant Negative Declaration made by Anthony Spano, seconded by Kate

Barnwell. Vote carried 6-0.

Motion to grant Final Subdivision approval made by Anthony Spano, seconded by Kate Barnwell. Vote carried 6-0.

9. **GABRIELE SUBDIVISION** – 393 Columbus Avenue, Block 911, Lots 10 & 13 – Sketch Plan Review, SEQR Review

Pellegrino Orsini, Architect appeared before the Board on behalf of the applicant.

The Chairman asked for questions or comments from the Board.

Motion to grant Negative Declaration made by Kate Barnwell, seconded by Marshall Donat. Vote carried 6-0.

Motion to grant Final Subdivision approval made by Anthony Spano, seconded by Marshall Donat. Vote carried 6-0.

10. **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

Mark Mustacato, Architect appeared before the Board on behalf of the application for a 2 lot subdivision.

The Board directed the applicant to meet with the Town Engineer; they will schedule a site visit before the next meeting.

RECEIVED  
2015 MAY -14 PM 3:21  
TOWN ENGINEER  
HARRISON, N.Y.

This Meeting was adjourned at 11:15pm on a motion by Mark Rinaldi, seconded by Joe Stout. Vote carried 6-0.

The next regular Board meeting is scheduled for April 28, 2015.

*Rosemarie Cusumano*  
Rosemarie Cusumano, Secretary

*Meaghan Mewro, Deputy*  
Town Clerk's Office