

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON APRIL 28, 2015, AT 7:30 P.M. AT THE MUNICIPAL BUILDING,
1 HEINEMAN PLACE, HARRISON, NY**

MEMBERS PRESENT

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

MEMBERS ABSENT

*Anthony Spano
Nonie Reich*

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 March 24, 2015

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

- **HARRISON HAMLET SUBDIVISION RE-APPROVAL** – 390 Mamaroneck Avenue, Block 482, Lot 16 – 2nd 180 Day Extension

Motion to grant a 2nd 180 day extension made by Mark Rinaldi, Marshall Donat.
Vote carried 5-0.

- **103-105 CORPORATE PARK DRIVE** – 103-105 Corporate Park Drive, Block 621, Lot 3 – Confirmation of Lead Agency Designation, adoption of Positive Declaration and Acceptance of Scoping Document

Motion for Confirmation of Lead Agency Designation made by Joe Stout,
seconded by Marshall Donat. Vote carried 5-0.

Motion to Accept Scoping Document made by Marshall Donat, seconded by Kate Barnwell. Vote carried 5-0.

- **STERLING ROAD CLINTON LANE LLC – SUBDIVISION & STEEP SLOPE** – Sterling Road, Block 507, Lot 2 (2 Lots) – Subdivision Final Approval and SEQR Negative Declaration, Steep Slope Review, Resolutions

Motion to grant Negative Declaration made by Joe Stout, seconded by Kate Barnwell. Vote carried 5-0.

Motion to grant Steep Slope Permit made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 5-0.

Motion to grant Final Plat Approval made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 5-0.

1. **BRIGHTVIEW SENIOR LIVING OF HARRISON** – 600 Lake Street, Block 995, Lots 11 & 12, Block 994, Lot 6 – Petition for Zoning Amendment, Site Plan Review, Steep Slope Permit, Special Exception Use Permit, SEQR Review

David Steinmetz, Esq. of Zarin & Steinmetz appeared before the Board on behalf of the application for a senior living. He went over with the Board the senior independent living, assisted living and the Alzheimer care.

Jim Ryan, Principal with JMC gave an overview of the existing site and provided a 3d video presentation of the future site.

Eric Anderson, Architect with JAL appeared before the Board and presented of the design of the building.

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

Site visit to be scheduled and boundary's marked for the site visit.

Motion to retain Evans Associates made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 5-0.

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

Steven Marchesani, Architect, appeared before the Board on behalf of a re-approval for the 2 lot subdivision.

Motion to open the Public Hearing made by Marshall Donat, seconded by Joe Stout.
Vote carried 5-0.

The Chairman noted that the Engineering memo states that the applicant has to contact DEC.

Motion for the Public Hearing to remain open made by Marshall Donat, seconded by Kate Barnwell. Vote

3. **590 HARRISON AVENUE SUBDIVISION** – 590 Harrison Avenue, Block 441, Lots 50 (PO15) (5 Lots) – Preliminary Plat Review, SEQR Review, **Public Hearing**

Mike Finan with Langan Engineering appeared before the Board on behalf of the preliminary plat review.

Motion to open the Public Hearing made by Mark Rinaldi, seconded by Marshall Donat.
Vote carried 5-0.

A discussion took place regarding the wetlands.

4. **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. appeared before the Board on behalf of the application. He discussed the proposal of a higher berm and plantings being proposed and the material of the tennis bubble which is opaque.

The Chairman asked Zack Pearson the Engineer if something could be done for the closest neighbors that will be affected in the winter view for the tennis enclosures.

Zack Pearson said that they will review the planting plan and will coordinate the new plan with Patrick Cleary.

5. **249 HALSTEAD AVENUE – MIXED USE BUILDING** – 249 Halstead Avenue, Block 131, Lot 21 – Site Plan Review, Special Exception Use Permit, SEQR Review

Michael Tisi, Esq. with the Law office of John Voetsch appeared before the Board and stated that no variances are needed for this application as per statement of the Building Inspector.

Motion to grant Negative Declaration made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 5-0.

Motion to Special Exception Use Permit made by Mark Rinaldi, seconded by Marshall Donat. Vote carried 5-0.

Motion to grant Site Plan approval made by Mark Rinaldi, seconded by Marshall Donat. Vote carried 5-0.

6. **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.

A discussion took place regarding the site visit.

Motion to schedule a Public Hearing for May 19th made by Kate Barnwell, seconded by Marshall Donat. Vote carried 5-0.

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

Charlie Gottlieb, Esq. with Cuddy & Feder appeared before the Board on behalf of the application for the pool complex and site improvements.

Zack Pearson, Engineer with Insite Engineering appeared before the Board and gave a detailed overview of the project.

Tony Panza, AIA with James G. Rogers Architects appeared before the Board on behalf of the architecture of the pool house.

Motion to retain Evans Associates made by Kate Barnwell, seconded by Marshall Donat. Vote carried 5-0.

The Board will go out for a site visit before the next meeting.

Motion to declare the Board Lead Agency made by Mark Rinaldi, seconded by Marshall Donat. Vote carried 5-0.

Motion to schedule a Public Hearing for May 19th made by Mark Rinaldi, seconded by Marshall Donat. Vote carried 5-0.

This Meeting was adjourned at 9:40 pm on a motion by Mark Rinaldi, seconded by Marshall Donat. Vote carried 5-0.

The next regular Board meeting is scheduled for May 19, 2015.

Jacqueline Greer

Rosemarie Cusumano
Rosemarie Cusumano, Secretary

Town Clerk's Office

RECEIVED
2015 MAY 22 PM 12:05
TOWN CLERK
HARRISON, N.Y.