

**MINUTES OF THE PLANNING BOARD MEETING  
HELD ON FEBRUARY 26, 2013, 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  
Kate Barnwell*

**MEMBERS ABSENT**

*Raymond Kraus  
Marshall Donat*

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

The Chairman opened the meeting with the Pledge of Allegiance.

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**COMMITTEE REPORTS**

- Adopt minutes from January 22, 2013

Motion to adopt January 22, 2013 minutes made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 5-0.

- **WOODFORD SUBDIVISION – STEEP SLOPE** – 7 Harrison Street, Block 821, Lot 35 – Steep Slope Seconded – 2<sup>nd</sup> 1 Year Extension

Peter Woodford and Kevin Woodford appeared before the Board on behalf of the request for the one year extension. Peter Woodford went over with the Board the reason for the extension.

Motion to grant the one year extension made by Anthony Spano, seconded by Nonie Reich. Vote carried 5-0.

- **OLD ORCHARD STREET SUBDIVISION** – Old Orchard Street, Block 1011, Lot 11 – 3<sup>rd</sup> 180 Day Extension

Patrick Cleary went over with the Board the reason for the extension.

Motion to grant 180 day extension made by Anthony Spano, seconded by Kate Barnwell. Vote carried 5-0.

- **DRAFT COMPREHENSIVE PLAN** – Referral to Town Board

Patrick Cleary went over the memo that he prepared for the Board to refer to the Town Board.

The Chairman asked for two changes to be made.

Motion to refer to Town Board made by Kate Barnwell, seconded by Anthony Spano. Vote carried 5-0.

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1. **SCHOOL OF THE HOLY CHILD – DESIGN STUDIO** – 2225 Westchester Avenue, Block 601, Lots 4-4.5 – Site Plan Review, Special Exception Use Permit, SEQR Review, **Public Hearing**

Application was not heard, withdrawn by applicant.

2. **MANHATTANVILLE COLLEGE – LIBRARY PLAZA & REID HALL IMPROVEMENTS** – 2900 Purchase Street, Block 631, Lot 5 (PO 11) – Amended Master Plan, Amended Site Plan Review, Steep Slopes Review, SEQR Review, **Public Hearing**

Ari Tran with McCullough Goldberger & Staudt appeared before the Board on behalf of the applicant.

Gerry Schwalbe with Divney Tung & Schwalbe appeared before the Board and went over the application.

Discussed were the trees being removed and the trees and shrubs being added.

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

The Chairman asked if anyone in the audience wanted to speak on this matter. There being no one he asked the Board if they had any questions.

Motion to close the Public Hearing made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 5-0.

Motion to grant Special Exception Use permit made by Anthony Spano, seconded by Kate Barnwell. Vote carried 5-0.

Motion to grant Site Plan approval made by Anthony Spano, seconded by Kate Barnwell. Vote carried 5-0.

Motion to grant Steep Slope permit made by Kate Barnwell, seconded by Nonie Reich. Vote carried 5-0.

3. **DILUNA SUBDIVISION** – 81 Gainsborg Avenue, Block 847, Lot 12 (12,13,14,15) – Sketch Plan Review, SEQR Review

Pellegrino Orsini, Architect appeared before the Board on behalf of his client regarding the side yard setbacks that have been changed.

Discussed were the heights of the new buildings and the grades of the proposed homes.

The applicant was given a copy of the Town Engineer memo.

4. **122 LINCOLN AVENUE SUBDIVISION** – 122 Lincoln Avenue, Block 641, Lot 19 – Sketch Plan Review, SEQR Review

Richard Hein, Architect appeared before the Board and went over the proposal for a two lot subdivision.

A discussion took place regarding a flag lot as apposed to a cull-de-sack. The flag lot would require a variance. Also discusses was the impervious services for each plan.

5. **CONGREGATION EMANU-EL – MONUMENT SIGN & PATIO** – 2125 Westchester Avenue, Block 601, Lot 1 – Site Plan Review, Special Exception Use Permit, SEQR Review

Bill Simmons from Lothrop Associates appeared before the Board on behalf of the monument sign and patio being proposed.

Discussed was lighting for the monument sign and color. Also discussed was the purpose of the patio and if any lighting or electricity was being proposed for the patio.

Also discussed were letters from two of the adjoining neighbors.

Motion to schedule a Public Hearing for March 20, 2013 made by Mark Rinaldi, seconded by Nonie Reich. Vote carried 5-0.

6. **GILLESPIE RESIDENCE – STEEP SLOPES** – 5 Dawson Court, Block 1001, Lot 72 – Steep Slopes Review, ESQR Review

Greg McWilliams, Architect appeared before the Board on behalf of the application for a steep slopes permit for a pool.

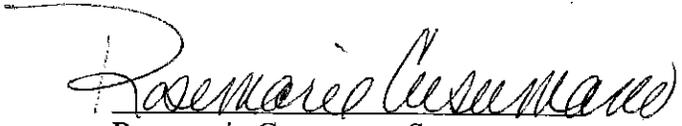
Discussed was the fill that is being removed for the pool and added to the back to help level out the property. The Board requested a site visit before the next meeting.

7. **GOULAS RESIDENCE – 100 FOOT BUFFER** – 1 Old Lyme Road, Block 703, Lot 47 – Site Plan Review, SEQR Review

Application was not heard. Adjourned to March 20, 2013

This Meeting was adjourned at 9:00 pm on a motion by Kate Barnwell, seconded by Nonie Reich. Vote carried 5-0.

The next regular Board meeting is scheduled for March 20, 2013.

  
Rosemarie Cusumano, Secretary

  
Town Clerk's Office

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TOWN CLERK  
HARRISON, N.Y.