MINUTES OF THE PLANNING BOARD MEETING
HELD ON JANUARY 22, 2013, AT 7:30 P.M. AT THE MUNICIPAL BUILDING,
1 HEINEMAN PLACE, HARRISON, NY

MEMBERS PRESENT	MEMBERS ABSENT
Thomas Heaslip, Chairman	
Anthony Spano	
Mark Rinaldi	
Raymond Kraus	
Nonie Reich	
Marshall Donat	
Kate Barnwell	

Patrick Cleary, Planning Consultant to the Board, Bob FitzSimmons, Building Inspector, Mike Amodeo, Town Engineer were present tonight.

The Chairman opened the meeting with the Pledge of Allegiance.

COMMITTEE REPORTS

- Adopt minutes from December 18, 2012

  Motion to adopt minutes from December 18, 2012 made by Mark Rinaldi, seconded by Nonie Reich. Vote carried 7-0.

- **DIPAOLO SUBDIVISION** – 79 Westerleigh Road, Block 611, Lot 21 – 90 Day Extension

  Seth Mandelbaum, Esq. of McCullough Goldberger & Staudt appeared before the Board on behalf of a 90 day extension.

  Motion to grant the 90 Day Extension made by Anthony Spano, seconded by Kate Barnwell. Vote carried 7-0.

- **LIFE TIME FITNESS** – 1 Gannett Drive, Block 631, Lot 12 & 20 – Steep Slope Permit – 180 Day Extension

  Seth Mandelbaum, Esq. of McCullough Goldberger & Staudt appeared before the Board on behalf of his client to request a steep slope 180 day extension.

  Motion to grant a 180 day extension made by Anthony Spano, seconded by Kate

Barnwell. Vote carried 7-0.

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1. **FRENCH SUBDIVISION** – Sunny Ridge Road, Block 444, Lot 5 (6 Lot SD) – Final Subdivision Plat Review, SEQR Review, Acceptance of Final Subdivision Approval Resolution

French was not heard.

2. **MASTERCARD – GUARD BOOTH** – 2000 Purchase Street, Block 621, Lot 2 – Site Plan Review, SEQR Review, **Public Hearing**

Edward Tiano, of Cushman Wakefield appeared before the Board on behalf of his client regarding the application for a guard booth and requested the Board open the Public Hearing.

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

The Chairman asked if any one would like to speak on this matter or if the Board has any questions.

Motion to close the Public Hearing made by Raymond A. Kraus, seconded by Nonie Reich. Vote carried 7-0.

Motion to grant Site Plan approval made by Raymond A. Kraus, seconded by Anthony Spano. Vote carried 7-0.

3. **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

Kory Salomone, Esq. with Veneziano & Associates appeared before the Board on behalf of the applicant.

Ms. Sylvan from School of the Holy Child appeared before the Board and went over the grant and the need for the design studio.

Andréa Steel, Architect appeared before the Board and went over the plans with the Board.

A discussion took place regarding the colors for the building and the path to the building.

Motion to schedule a Public Hearing for February 26th made by Raymond A. Kraus, seconded by Mark Rinaldi. Vote carried 7-0.

4. **PEPSICO – PROJECT RENEW AMENDED SITE PLAN** – 700 Anderson Hill Road, Block 651, Lot 1-5, 10, 11, 25 – Amended Site Plan Review, Amended Wetland Permit Review, Amended Steep Slope Review, Amended Master Plan Review, SEQR Review

Frank McCullough, Esq. with McCullough, Goldberger & Staudt appeared before the Board on behalf of the applicant. He noted that he has reviewed the draft resolutions prepared by the Board.

Patrick Cleary indicated the Town Engineer and the applicant have agreed on the bond amounts which have to be added to the resolutions.

Motion to grant Negative Declaration made by Mark Rinaldi, seconded by Raymond a. Kraus. Vote carried 7-0.

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

Motion to grant Steep Slope Permit made by Marshall Donat, seconded by Mark Rinaldi. Vote carried 7-0.

Motion to grant Site Plan approval made by Marshall Donat, seconded by Raymond A. Kraus. Vote carried 7-0.

5. **YAU SUBDIVISION** 22 Buckout Road, Block 1001, Lot 7 – Sketch Plan Review, Steep Slopes Review, SEQR Review, Wetland Permit Review

Seth Mandelbaum, Esq. appeared before the Board and went over the project.

A discussion took place regarding a secondary means of egress for emergency access.

Ralph Paragine with TRC gave an overview of the project to the Board as its been a long time since they last appeared.

A discussion took place regarding the passive open space and who will maintain it.

Michael Stevenson of 50 Forest Lake Drive appeared before the Board in opposition to the green space that is being proposed for the access road.

Joe Grillo of 7 Park Lane appeared before the Board and wanted to confirm the location of the road being right up along his property. He stated that there are vernal pools on the property.

Michael Stevenson of 50 Forest Lake Drive noted that an easement for sewer for a home on Buckout Road took down trees and the trees that were replanted all died.

A discussion took place regarding the secondary egress for emergency access to Forest Lake Drive and the Town taking the property by eminent domain and how that would happen.

6. **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 a two lot subdivision in the B zone.

A discussion ensued regarding parking fronting the proposed subdivision.

The Chairman noted that the applicant should meet with the town engineering department before the next meeting to discuss zoning concerns put forth by the engineers.

The applicant stated that they will.

7. **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

Ari Tran with McCullough Goldberg appeared before the Board and went over the application for the upgrades to the site along with a backup generator.

Gerry Schwalbe with Divney Tung & Schwalbe appeared before the Board and noted that this is a small project compared to some other projects the college has undertaken. He stated that they met with the Fire Marshall.

A discussion took place regarding the trees being removed and the new trees being added. Also discussed was the roadway leading to Reid Hall.

Greg Palmer VP of Operations also appeared before the Board.

Motion to declare the Board Lead Agency made by Mark Rinaldi, seconded by Raymond A. Kraus. Vote carried 7-0.

Motion to schedule a Public Hearing for February 26th made by Raymond A. Kraus, seconded by Mark Rinaldi. Vote carried 7-0.

This Meeting was adjourned at 9:15 pm on a motion by Raymond A. Kraus, seconded by Mark Rinaldi. Vote carried 7-0.

The next regular Board meeting is scheduled for February 26, 2013.

Rosemarie Cusumano, Secretary

Town Clerk's Office

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TOWN CLERK
HARRISON, N.Y.