

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON JANUARY 26, 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
Joe Stout*

MEMBERS ABSENT

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

The Chairman opened the meeting with the Pledge of Allegiance.

COMMITTEE REPORTS

- Adopt minutes from December 15, 2015

Motion to accept minutes made by Kate Barnwell, seconded by Mark Rinaldi.
Vote carried 7-0.

- **SEVILLE PLAZA** – 55-33 Calvert Street, Block 121, Lots 22-25, 29 – 7th 1 Year Extension

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the 1 year extension request.

Motion to grant the 1 year extension made by Joe Stout, seconded by Mark Rinaldi. Vote carried 7-0.

- **IANNACCHINO SUBDIVISION RE-APPROVAL** – 3 Rockland Road, Block 1031, Lots 1 & 2 – 180 Day Extension

Patrick Cleary stated that the Westchester Joint Water Works at this point is not able to service the home with adequate water pressure so the applicant has to review the plat to show a well on the property.

Motion to grant a 180 day extension made by Kate Barnwell, seconded by Joe Stout. Vote carried 7-0.

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1. **HARRISON STATION TRANSIT ORIENTED DEVELOPMENT** – Halstead Avenue, Block 182, Lots 12 & 15 – Petition for Zoning Amendment, SEQR Review

Mark Weingarten, Esq. appeared before the Board on behalf of the application for rezoning for the TOD project. A presentation was given.

Grant Jabber the Senior Development Director with Avalon Bay also appeared before the Board.

Motion to designate the Board Lead Agency made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 7-0.

Motion to schedule the public scoping for February and March meetings made by Mark Rinaldi, seconded by Joe Stout. Vote carried 7-0.

The draft scoping document will be posted on line and the Board will visit the site before the next meeting.

2. **FORDHAM UNIVERSITY / MEMORIAL SLOAN KETTERING – MONUMENT SIGN** (15-827) – 400 Westchester Avenue, Block 631, Lot 13 – Site Plan Review, SEQR Review, **Public Hearing**

Peter Scherer with H Plus, Inc. appeared before the Board on behalf of Fordham University regarding the public hearing for the monument sign.

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

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

3. **103-105 CORPORATE PARK DRIVE – NEW BUILDING** (14-646) – 103-105 Corporate Park Drive – FEIS, **Public Hearing**

Seth Mandelbaum, Esq. appeared before the Board on behalf of the application.

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

Ted Demirjian appeared before the Board and submitted a list of his concerns with the FEIS and questions that he believes have not been answered.

Leo with Louis Berger Group representing PEPA, appeared before the Board and stated that their concerns were not answered in the FEIS.

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

4. **3040 WESTCHESTER AVENUE – NEW BUILDING** (15-769) – 3040 Westchester Avenue, Block 602, Lot 2 – Site Plan Review, Special Exception Use Permit, Steep Slope Review, SEQR Review, **Public Hearing**

Motion to adjourn the Public Hearing to the March meeting made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 7-0.

5. **TREDICI OF WESTCHESTER – PARKING LOT EXPANSION** (15-766) – 578 Anderson Hill Road, Block 643, Lot 9 – Site Plan Review, SEQR Review, **Public Hearing**

Seth Mandelbaum, Esq. appeared before the Board on behalf of Tredici of Westchester for the Public Hearing. He stated that an agreement has been reached with the neighbor.

Motion to grant Site Plan approval subject to the conditions of the agreement made by Nonie Reich, seconded by Marshall Donat. Vote carried 7-0.

6. **WOODLAND ROAD SUBDIVISION** (15-633) – 8 Woodland Road, Block 1033, Lot 2 (4 Lots) – Subdivision Review, SEQR Review

Steve Demoski, Architect appeared before the Board on behalf of the application.

Amanda DeCesare went over with the Board the three options for the cul-de-sac that were discussed with the Town Engineer and the engineering department's preferred design.

The memo from the Board's Environmental Consultants Beth Evans, was discussed as well as the street parking issues.

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

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

7. **493 MAIN STREET SUBDIVISION & WETLAND PERMIT** (15-826) – 493 Main Street, Block 811, Lot 28 – Sketch Plan Review, Wetland Permit Review, SEQR Review

William Locknouer with Hudson Engineering appeared before the Board on behalf of the application. Discussed was the memo from Evans associates and the parking.

A discussion took place regarding the wetlands, the loss of parking spaces on the street, the water retention in the rear of the property.

Paul Jaehnig, the Applicant's Wetland Consultant appeared before the Board and presented a historical overview of the wetland and the piped water course from 1932 to present.

8. **TRINITY PRESBYTERIAN CHURCH – HOUSE OF WORSHIP/BUILDING ADDITION** (13-433) – 526-530 Anderson Hill Road, Block 643, Lots 7, 44, 49 – Site Plan Review, Special Exception Use Permit

Jim Staudt, Esq. appeared before the Board on behalf of the applicant.

Andy Tung, with Divney Tung & Schwalbe appeared before the Board on behalf of the applicant and presented an overview of the site as well as a description of the planned improvements.

A discussion took place regarding the driveway locations the parking layout, land banked parking, the number of congregants the church has and the height of the addition.

9. **RIGUZZI SUBDIVISION** (15-849) – 229 Lincoln Avenue, Block 912, Lot 4 (2 Lots) – Sketch Plan Review, SEQR Review

Mark Mustacato, Architect appeared before the Board on behalf of the applicant and addressed some of the staff comments.

A discussion took place regarding the pitch of the driveways.

Motion to declare the Board Lead Agency made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 7-0.

10. **POLERA SUBDIVISION** (15-855) – 172 Woodside Avenue, Block 893, Lot 7 (2 Lots) – Sketch Plan Review, SEQR Review

Jim Polera appeared before the Board on behalf of the 2 lot subdivision application. He discussed the driveways and retaining wall in the rear of the properties.

A discussion took place regarding the fill, grading, retaining wall, stormwater management, removing the rock in the street so it can be widened.

Motion to declare the Board Lead Agency made by Joe Stout, seconded by Kate

Barnwell. Vote carried 7-0.

11. **14 HIGHLAND RIDGE LANE SUBDIVISION** (16-857) – 14 Highland Ridge Lane, Block 546, Lot 46 (2 Lots) – Sketch Plan Review, SEQR Review

Mike Finan with Langan Engineering appeared before the Board on behalf of the applicant.

A discussion took place regarding the property lines. The Board will schedule a site visit before the next meeting also. The Board requested that the applicant have the driveway, the new home sites and the property boundaries marked off for the site visit.

Motion to declare the Board Lead Agency made by Mark Rinaldi, seconded by Nonie Reich. Vote carried 7-0.

12. **249 HALSTEAD AVENUE – MIXED USE BUILDING - AMENDMENT** (16-858) – 249 Halstead Avenue, Block 131, Lot 21 – Site Plan Review, SEQR Review

Mike Tisi, Esq. with John Voetsch office appeared before the Board on behalf of the amendment site plan application.

A discussion took place regarding the open space and the size of the 3 apartments as well as the office.

This Meeting was adjourned at 10:30 pm on a motion by Nonie Reich, seconded by Mark Rinaldi. Vote carried 7-0.

The next regular Board meeting is scheduled for February 23, 2016.


Rosemarie Cusumano, Secretary


Town Clerk's Office

TOWN CLERK
HARRISON, N.Y.

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