

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON FEBRUARY 23, 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
Kate Barnwell*

MEMBERS ABSENT

Marshall Donat

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 January 26, 2016

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

- **103-105 CORPORATE PARK DRIVE – NEW BUILDING** (14-646) – 103-105 Corporate Park Drive – Adoption of SEQR Findings Statement and Zoning Amendment Petition Town Board Recommendation

Motion to adopt Findings Statement made by Mark Rinaldi, seconded by Anthony Spano. Vote carried 5-0.

Motion to adopt Recommendation to the Town Board for Zoning Text Amendment made by Kate Barnwell, seconded by Nonie Reich. Vote carried 5-0.

- **STERLING ROAD & CLINTON LANE – STEEP SLOPE** (14-536) – Sterling Road & Clinton Lane, Block 507, Lot 2 – 180 Day Extension

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the client 180 day extension.

Motion to grant the 180 day extension made by Anthony Spano, seconded by Nonie Reich. Vote carried 5-0.

- **ALBANESE SUBDIVISION – BOND REDUCTION** (13-434) – 215 West Street, Block 281, Lot 13.1 – Bond Reduction

Patrick Cleary stated a bond reduction is being requested by the Engineering Department.

Motion to grant the bond reduction made by Nonie Reich, seconded by Kate Barnwell. Vote carried 5-0.

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1. **HARRISON STATION TRANSIT ORIENTED DEVELOPMENT** (16-860) – Halstead Avenue, Block 182, Lots 12 & 15 – DEIS Scoping Session

David Schiff with BFV appeared before the Board on behalf of the application. He gave an overview of the project.

Allie gave an overview of the environmental impact statement that will be prepared and what will be covered.

Patrick Cleary noted that the scoping session will be kept open to the March meeting.

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

All submission in any form should be handed in to Rosemarie.

2. **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**

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the applicant.

Rich Pearson, with JMC gave an overview of the changes to the plans.

A discussion took place regarding screening along the new building and the proposed parking garage, architecture of the parking structure and the new traffic flow.

John Collins, with Maser Consulting discussed the traffic study and stated that the new flow does work.

3. **HARRISON PLAYHOUSE LOFTS** (14-543) – 227-239 Harrison Avenue, Block 133, Lots 35 & 11 – Site Plan Review, Special Exception Use Permit, SEQR Review

John Verni, owner, appeared before the Board on behalf of the application. He stated that all of the engineering comments have been addressed.

Patrick Cleary stated that all of the engineering comments have been addressed and there are no further issues to consider.

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

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

4. **493 MAIN STREET SUBDIVISION & WETLAND PERMIT** (15-826) – 493 Main Street, Block 811, Lot 28 – Sketch Plan Review, Wetland Permit Review, SEQR Review

William Locknauer with Hudson Engineering appeared before the Board and presented a new site plan.

A discussion took place regarding the elimination of the garages, buffer, variance that are needed for the parking and the wetland mitigation being proposed.

5. **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

James Staudt, with McCullough Goldberger & Staudt appeared before the Board on behalf of the application.

Andy Tung with Divney Tung & Schwalbe appeared before the Board on behalf of the application. He stated that the parking has been reduced to 119 spaces and 12 grass spaces have been added.

A discussion took place regarding screening, height, architecture of the existing house and the addition, variances required for the addition, use of operations and the impact to the neighborhood.

Motion to refer to the Zoning Board of Appeals for the height made by Anthony Spano, seconded by Kate Barnwell with a positive recommendation. Vote carried 5-0.

6. **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 application. The plans have been revised to accommodate a neighbor's request.

Motion to refer to the Zoning Board of Appeals made by Kate Barnwell, seconded by Mark Rinaldi with a positive recommendation. Vote carried 5-0.

7. **14 HIGHLAND RIDGE LANE SUBDIVISION** (16-857) – 14 Highland Ridge Lane, Block 546, Lot 46 (2 Lots) – Sketch Plan Review, SEQR Review

Chuck Utschig with Langan appeared before the Board on behalf of the application.

A discussion took place regarding the slope, moving the shared driveway, moving the house on lot 2 and the rock outcroppings.

8. **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's office appeared before the Board behalf of the application. He requested a referral to the Zoning Board for the open space that is needed.

Patrick Cleary stated that the Building Inspector is requiring a modification to the site plan because of the windows on the adjacent building.

Applicant will meet with the Building Inspector and return to the Board.

9. **ISRAEL RESIDENCE – STEEP SLOPE** (16-866) – 8 Oak Valley Lane, Block 981, Lot 60 – Steep Slope Permit, SEQR Review

Albert Pirro, Esq. appeared before the board and requested a withdrawal of their application because a steep slope permit is no longer needed.

10. **MANHATTANVILLE COLLEGE – SOLAR CAR PORTS** (16-867) – 2900 Purchase Street, Block 631, Lot 5 – Amended Site Plan Review, Steep Slope Permit, Wetland Permit, SEQR Review

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the application.

Jon Strauss, President of Manhattanville College appeared before the Board on behalf of

the application and the importance of the colleges need to minimize carbon footprint.

Matt Steinberg with Divney Tung & Schwalbe appeared before the Board and went over the future solar sites on the campus. He discussed the different car ports being used. Chris Sears with Cenergy appeared before the Board and gave an overview of the way the solar panels work.

Motion to retain Evans Associates made by Anthony Spano, seconded by Nonie Reich. Vote carried 5-0.

Motion to schedule a Public Hearing for March 22, 2016 made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 5-0.

The Board will conduct a site visit before the next meeting.

11. **LIFETIME FITNESS – SUPPORT BUILDING** (16-868) – 1 Westchester Park Drive, Block 631, Lot 12 – Amended Site Plan Review, SEQR Review

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the application to add a support building for the bistro.

A discussion took place regarding the location and size of the support building.

Motion to schedule a Public Hearing for March 22, 2016 made by Nonie Reich, seconded by Kate Barnwell. Vote carried 5-0.

12. **21 BBD REALTY GROUP SUBDIVISION** (16-869) – 21 Brae Burn Drive, Block 951, Lot 4 (4 Lots) – Sketch Plan Review, SEQR Review

Chuck Utschig with Langan Engineering appeared before the Board on behalf of the application for a 4 lot subdivision.

A discussion took place regarding the pond on the adjacent country club property, easement, front yard setbacks and a site visit to be scheduled before the next meeting.

This Meeting was adjourned at 10:30 pm on a motion by Mark Rinaldi, seconded by Nonie Reich. Vote carried 5-0.

The next regular Board meeting is scheduled for March 22, 2016.

Jacqueline Sheer

Town Clerk's Office

Rosemarie Cusumano
Rosemarie Cusumano, Secretary

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