

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON MARCH 22, 2016, AT 7:30 P.M. AT THE MUNICIPAL BUILDING,
1 HEINEMAN PLACE, HARRISON, NY**

MEMBERS PRESENT

*Thomas Heaslip, Chairman
Anthony Spano
Kate Barnwell
Paul Genovese*

MEMBERS ABSENT

*Nonie Reich
Mark Rinaldi
Marshall Donat*

Patrick Cleary, Planning Consultant to the Board, Beth Evans, Wetland Consultant to the Town, were present tonight.

The Chairman opened the meeting with the Pledge of Allegiance and introduced the new Planning Board Member Paul Genovese.

COMMITTEE REPORTS

- Adopt minutes from February 23, 2016

Motion to accept minutes made by Kate Barnwell, seconded by Anthony Spano.
Vote carried 4-0.

- **PEPSICO PROJECT RENEW** – 700 Anderson Hill Road, Block 651, Lots 1-7, 10, 11, 25 & 26 – Release of Performance Bond and Establishment of Maintenance Bond

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board regarding the release of the performance bond and the establishment of a maintenance bond.

Motion to release the bond and establish a maintenance bond made by Kate Barnwell, seconded by Anthony Spano. Vote carried 4-0.

- **122 LINCOLN AVENUE SUBDIVISION** – 122 Lincoln Avenue, Block 641, Lot 19 (2 Lots) – 3rd 90 Day Extension

Charlie Gottlieb, Esq. with Cuddy & Feder appeared before the Board on behalf of his client regarding a request for a 3rd 90 day extension. He stated that they've been working with the town engineer to get off of septic and get on public sewer.

Motion to grant a 3rd 90 day extension made by Anthony Spano, seconded by Kate Barnwell. Vote carried 4-0.

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

Mark Weingarten, Esq. with DelBello Donnelian Weigarten Wise & Wederkehr, LLP appeared before the Board on behalf of the public scoping session.

Motion to adopt the Positive Declaration made by Anthony Spano, seconded by Kate Barnwell. Vote carried 4-0.

Patrick Cleary described the next step in the process which is the applicant will now prepare the DEIS.

Motion to adopt the DEIS Scoping Document made by Kate Barnwell, seconded by Anthony Spano. Vote carried 4-0.

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 and gave an update regarding the project. He presented the Board with a letter from the owners of 2900 Westchester Avenue indicating they had no issue with the proposed parking garage. The applicant has been in talks with the Village of Rye Brook.

3. **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, **Public Hearing**

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

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

Chris Sears from Cenergy also appeared before the Board and went over the project.

A discussion took place regarding lighting, visual impact, and the number of panels being proposed.

Motion to open the Public Hearing made by Anthony Spano, seconded by Kate Barnwell.

Vote carried 4-0.

The Chairman asked if anyone in the audience would like to speak on the matter there being no one he asked the Board if any comments.

Kate Barnwell stated that the Public Hearing should remain open until the new drawings are submitted in case of any neighbors wanted to comment on them.

A motion to close the Public Hearing made by Anthony Spano but no seconded the Public Hearing to remain open.

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

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

A discussion took place regarding the utilities and noise.

Motion to open the Public Hearing made by Anthony Spano, seconded by Kate Barnwell. Vote carried 4-0.

The Chairman asked if any in the audience would like to speak on this matter.

Motion to close the Public Hearing made by Anthony Spano, seconded by Kate Barnwell. Vote carried 4-0.

Motion to grant Site Plan approval made by Kate Barnwell, seconded by Paul Genovese. Vote carried 4-0.

5. **249 HALSTEAD AVENUE – MIXED USE BUILDING - AMENDMENT** (16-858) – 249 Halstead Avenue, Block 131, Lot 21 – Site Plan Review, SEQR Review

Michael Tisi, Esq. with John Voetsch's office appeared before the Board on behalf of the applicant. He stated that the applicant is requesting a favorable recommendation to the Zoning Board for an open space variance.

Tom Haynes Architect for the applicant went over the need for the variance for open space.

Kate Barnwell asked why the need for the variance, not sure that the layout of the apartments work and why do some rooms have no windows.

A discussion took place regarding the open space needed and the number of apartments. Applicant will return with the exact amount of square footage needed for the open space

variance.

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

James Polera appeared fore the Board on behalf of the application for a 2 lot subdivision.

Motion to schedule a Public Hearing for April 26, 2016 made by Kate Barnwell, seconded by Anthony Spano. Vote carried 4-0.

7. **21 BBD REALTY GROUP SUBDIVISION** (16-869) – 21 Brae Burn Drive, Block 951, Lot 4 (4 Lots) – Sketch Plan Review, SEQR Review

Kip Konigsberg appeared before the Board on behalf of the application. He gave an update to the Board. The comments they received at the site visit were very helpful and they will be back to request a referral to the Town Board for a cluster development.

8. **CAPSTICK-DALE RESIDENCE – WETLAND PERMIT** (16-908) – 19 Beverly Road, Block 642, Lot 34 – Wetland Permit Review, SEQR Review

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

Robin Cramer the landscape designer and Mike Nowicki wetland consultant also appeared before the Board.

A discussion took place regarding the wetlands, location of the pool, driveway modification and the sewer easement. The Board will conduct a site visit before the next meeting.

Beth Evans appeared before the Board and stated that even though she has not been retained she did meet with the applicant and the engineer at the site.

Motion to retain Evans Associates made by Kate Barnwell, seconded by Paul Genovese. Vote carried 4-0.

9. **POLLY PARK SUBDIVISION – WETLAND PERMIT – STEEP SLOPE PERMIT** (16-909) – Polly Park Road, Block 566, Lot 2 (4 Lots) – Sketch Plan Review, Wetland Permit Review, Steep Slope Review, SEQR Review

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

Chuck Utschig with Langan Engineering appeared before the Board and gave an overview of the subdivision.

A discussion took place regarding the wetlands, connection to the municipal sewer, steep slopes, history of the property and further development of the second parcel, the Board will conduct a site visit before the next meeting.

Motion to retain Evans Associates made by Kate Barnwell, seconded by Anthony Spano. Vote carried 4-0.

Motion to declare the Board Lead Agency made by Kate Barnwell, seconded by Paul Genovese. Vote carried 4-0.

10. **FALCON GROUP SUBDIVISION – WETLAND PERMIT – STEEP SLOPE PERMIT** (16-907) – Sherman Avenue, Block 691, Lot 5 (12 Lots) – Subdivision Review, Steep Slope Review, Wetland Permit Review

Geraldine Tortorella, Esq. with DelBello Donnelian Weigarten Wise & Wederkehr, LLP appeared before the Board on behalf of the alternative layout.

Nima Badaly Architect appeared before the Board and addressed the proposed cluster development and the removal of the house at the bottom of the hill which would have been accessed from Dorado Drive; there are 11 lots and 1 lot to for the retention.

A discussion took place regarding clustering and open space. The Board will meet with the Town Attorney in executive session to review the court's decision.

11. **CENTURY COUNTRY CLUB – COURSE IMPROVEMENTS & TENNIS ENCLOSURE** (16-911) – 233 Anderson Hill Road, Block 681, Lot 1 – Amended Site Plan, Amended Special Exception Use Permit, Steep Slope Permit, Wetland Permit, SEQR

Charlie Gottlieb, Esq. with Cuddy & Feder appeared before the Board on behalf of the applicant.

Zac Pearson, with Insite Engineering appeared before the Board and gave an overview of the application.

A discussion took place regarding the color of the enclosure, blower equipment and nearest residential home to the enclosure. The Board will conduct a site visit before the next meeting.

Motion to retain Evans Associates made by Anthony Spano, seconded by Kate Barnwell. Vote carried 4-0.

Motion to declare the Board Lead Agency made by Kate Barnwell, seconded by Paul Genovese. Vote carried 4-0.

Motion to schedule a Public Hearing for April 26, 2016 made by Kate Barnwell, seconded by Paul Genovese. Vote carried 4-0.

This Meeting was adjourned at 10:00 pm on a motion by Kate Barnwell, seconded by Paul Genovese. Vote carried 4-0.

The next regular Board meeting is scheduled for April 26, 2016.

Jacqueline Sheer

Town Clerk's Office

Rosemarie Cusumano
Rosemarie Cusumano, Secretary

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TOWN CLERK
HARRISON, N.Y.