

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON APRIL 26, 2016, AT 7:30 P.M. AT THE MUNICIPAL BUILDING,
1 HEINEMAN PLACE, HARRISON, NY**

MEMBERS PRESENT

*Thomas Heaslip, Chairman
Mark Rinaldi
Nonie Reich
Marshall Donat
Kate Barnwell
Paul Genovese*

MEMBERS ABSENT

Anthony Spano

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.

COMMITTEE REPORTS

- Adopt minutes from March 22, 2016

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

- **225 HIGHLAND ROAD SUBDIVISION** – 225 Highland Road, Block 523, Lot 20 – Steep Slope 1 Year Extension

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

Motion to grant a 1 year extension made by Nonie Reich, seconded by Marshall Donat. Vote carried 6-0.

- **STERLING ROAD CLINTON LANE LLC – SUBDIVISION** – Sterling Road, Block 507, Lot 2 (2 Lots) – 2nd 180 Day Extension

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of his clients request for a 2nd 180 day extension.

Motion to grant a 2nd 180 day extension made by Kate Barnwell, seconded by Nonie Reich. Vote carried 6-0.

- **BRIGHTVIEW SENIOR LIVING** – 600 Lake Street, Block 995 Lots 11 & 12, Block 994, Lot 6 – SEQR Determination of Significance

Patrick Cleary noted that the applicant has modified the request for the zoning amendment.

Motion to accept the Negative Declaration made by Marshall Donat, seconded by Mark Rinaldi. Vote carried 6-0.

- **HARRISON HAMLET SUBDIVISION RE-APPROVAL** – 390 Mamaroneck Avenue, Block 482, Lot 16 – 4th 180 Day Extension

Patrick Cleary stated that there are some questions as to why the extension is needed. The Board can grant an extension next month retroactive if the reason(s) for the extension are acceptable to the Board.

The Board will adjourn the extension for the May meeting.

- **GREENWOOD UNION CEMETERY** – 4 North Street, Block 201, Lot 15 – Steep Slope 1 Year Extension

Thomas Heaslip recused himself from the application.

The Acting Chairperson asked if the Board had any questions. There being no questions she asked for a motion for the 1 year extension.

Motion to grant a 1 year extension made by Kate Barnwell, seconded by Marshall Donat. Vote carried 6-0.

- **SCHOOL OF THE HOLY CHILD – FIELD HOUSE / STUDIO / AUDITORIUM** – 2225 Westchester Avenue, Block 601, Lots 4-4.5 – Release of Performance Bond

Patrick Cleary stated that a memo from the Town Engineer requested a release of the performance bond.

Motion to release the performance bond made by Mark Rinaldi, seconded by Nonie Reich. Vote carried 6-0.

1. **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. appeared before the Board on behalf of the application for solar car ports and ground mounted panels.

A discussion took place regarding the installation of gravel trenches and the removal and replacement of several dead trees.

Motion to close the Public Hearing made by Mark Rinaldi, seconded by Nonie Reich.
Vote carried 6-0.

Motion to grant Negative Declaration made by Kate Barnwell, seconded by Nonie Reich.
Vote carried 6-0.

Motion to grant Site Plan approval made by Mark Rinaldi, seconded by Marshall Donat.
Vote carried 6-0.

Motion to grant Steep Slope permit made by Nonie Reich, seconded by Marshall Donat.
Vote carried 6-0.

Motion to grant Wetland permit made by Kate Barnwell, seconded by Mark Rinaldi.
Vote carried 6-0.

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

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

Motion to open the Public Hearing made by Mark Rinaldi, seconded by Kate Barnwell.
Vote carried 6-0.

A discussion took place regarding setbacks.

Motion to close the Public Hearing made by Nonie Reich, seconded by Mark Rinaldi.
Vote carried 6-0.

Motion to grant Negative Declaration made Nonie Reich, seconded by Mark Rinaldi.
Vote carried 6-0.

Motion to grant Final Plat approval made by Marshall Donat, seconded by Nonie Reich.
Vote carried 6-0.

3. **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, **Public Hearing**

Zac Pearson with Insite Engineering appeared before the Board on behalf of the applicant.

Motion to open the Public Hearing made by Mark Rinaldi, seconded by Nonie Reich.
Vote carried 6-0.

A brief discussion took place regarding a sewer easement, wetlands and stabilizing a watercourse that has eroded during some storms.

Motion to close the Public Hearing made by Kate Barnwell, seconded by Mark Rinaldi.
Vote carried 6-0.

Motion to grant Negative Declaration made by Kate Barnwell, seconded by Marshall Donat. Vote carried 6-0.

Motion to grant Special Exception Use Permit made by Kate Barnwell, seconded by Marshall Donat. Vote carried 6-0.

Motion to grant Site Plan approval made by Nonie Reich, seconded by Kate Barnwell.
Vote carried 6-0.

Motion to grant Steep Slope permit made by Mark Rinaldi, seconded by Marshall Donat.
Vote carried 6-0.

Motion to grant Wetland permit made by Marshall Donat, seconded by Mark Rinaldi.
Vote carried 6-0.

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 Locknouer with Hudson Engineering appeared before the Board and presented a new plan.

A discussion took place regarding the wetlands and the placement of improvements totally within the wetland buffer.

5. **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 on behalf of the applicant. He stated that the Building Inspector has determined that no variances are

required for the project.

Motion to schedule a Public Hearing for May 24th made by Kate Barnwell, seconded by Marshall Donat. Vote carried 6-0.

6. **21 BBD REALTY GROUP SUBDIVISION** (16-869) – 21 Brae Burn Drive, Block 951, Lot 4 (3 Lots) – Sketch Plan Review, SEQR Review

Chuck Utschig with Langan Engineering appeared before the Board on behalf of the application the redesigned plans for the subdivision reduce the lot count from four lots to three lots.

A discussion took place regarding the tree removal, the use of the existing driveway for all 3 homes, and eliminating some impervious services.

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 Engineering appeared before the Board on behalf of the applicant.

A discussion took place regarding the steep slopes, retaining walls and location of the pools.

Motion to grant Preliminary Plat approval and schedule a Public Hearing for May 24th made by Mark Rinaldi, seconded by Marshall Donat. Vote carried 6-0.

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

Application was not heard. Adjourned to the May meeting.

9. **POLLY PARK SUBDIVISION – WETLAND – 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. appeared before the Board on behalf of the applicant.

Chuck Utschig with Langan Engineering also appeared before the Board on behalf of the applicant.

Beth Evans appeared before the Board and stated that the wetlands need to be delineated to the end of the lots.

A discussion took place regarding a potential conservation easement, the locations of the driveways and site distances. In addition the Board wanted to know the owners plans for the balance of his property.

10. **JACOBSON RESIDENCE – WETLAND PERMIT** (16-949) – 19 Rockledge Road, Block 601, Lot 19 – Wetland Permit Review, SEQR Review

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

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

Motion to retain Evans Associates made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 6-0.

Motion to schedule a Public Hearing for May 24th made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 6-0.

11. **POWELL CATERING – SITE PLAN** (16-940) – 58 Harrison Avenue, Block 45, Lot 10 – Site Plan Review, SEQR Review

Bill Powell owner appeared before the Board on behalf of the application.

A discussion took place regarding a letter sent by a neighbor, the existing deck, the proposed awning and the existing freezer boxes.

Motion to schedule a Public Hearing for May 24th made by Mark Rinaldi, seconded by Nonie Reich. Vote carried 6-0.

12. **189 FREMONT STREET SUBDIVISION** (16-946) – 189 Fremont Street, Block 132, Lot 1 – Sketch Plan Review, SEQR Review

William Locknouer with Hudson Engineering appeared before the Board on behalf of the applicant.

A discussion took place regarding the location of the HVAC units, buffering and off street parking. The Board will conduct a site visit before the next meeting.

13. **VERIZON WIRELESS** (16-951) – 2900 Purchase Street, Block 631, Lot 5 – Site Plan Review, Special Exception Use Permit, SEQR Review

Michael Sheridan, Esq. with Snyder & Snyder appeared before the Board on behalf of the

applicant.

A discussion took place regarding the structural integrity of the smokestack and the number of existing antennas.

Motion to retain Ron Graiff Radio Frequency Consultant made by Nonie Reich, seconded by Marshall Donat. Vote carried 6-0.

Motion to schedule a Public Hearing for May 24th made by Mark Rinaldi, seconded by Nonie Reich. Vote carried 6-0.

This Meeting was adjourned at 10:00 pm on a motion by Mark Rinaldi, seconded by Marshall Donat. Vote carried 6-0.

The next regular Board meeting is scheduled for May 24, 2016.

Jacqueline Sheer

Town Clerk's Office

Rosemarie Cusumano
Rosemarie Cusumano, Secretary

RECEIVED
2016 MAY 27 PM 3:11
TOWN CLERK
HARRISON, N.Y.