

**MINUTES OF THE PLANNING BOARD MEETING  
HELD ON JULY 23, 2015, AT 7:30 P.M. AT THE MUNICIPAL BUILDING,  
1 HEINEMAN PLACE, HARRISON, NY**

**MEMBERS PRESENT**

*Thomas Heaslip, Chairman  
Anthony Spano  
Nonie Reich  
Kate Barnwell  
Joe Stout*

**MEMBERS ABSENT**

*Marshall Donat  
Mark Rinaldi*

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

The Chairman opened the meeting with the Pledge of Allegiance.

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**COMMITTEE REPORTS**

- Adopt minutes from June 23, 2015

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

- **33 STRATFORD ROAD SUBDIVISION** – 33 Stratford Road, Block 518, Lot 19 – Final Subdivision Plat Approval – 180 Day Extension

Motion to grant 180 day extension made by Kate Barnwell, seconded by Nonie Reich. Vote carried 5-0.

- **DIPAULO RESIDENCE WETLAND PERMIT EXTENSION** – 79 Westerleigh Road, Block 611, Lot 21 – 3rd One Year Extension

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the request for a 3<sup>rd</sup> one year extension.

Motion to grant a 3<sup>rd</sup> one year extension made by Anthony Spano, seconded by Joe Stout. Vote carried 4-0 (Nonie Reich recused herself).

- **TRINITY PRESBYTERIAN CHURCH – HOUSE OF WORSHIP/BUILDING ADDITION** – 526-530 Anderson Hill Road, Block 643, Lots 7, 44, 49 – Consideration of Acceptance of Final Environmental Impact Statement Review and Public Hearing

The Chairman asked the Board for their comments and concerns.

A discussion took place regarding concerns for the time that was given for the review of the document and needing more time. Also discussed was parking and the excessive amount being provided, the full use of the building would be nice to know. The Board requested full sets of the appendix.

- **DILUNA SUBDIVISION – BOND & INSPECTION FEE** – 180-190 Underhill Avenue, Block 806, Lot 10

Patrick Cleary stated to the Board that a request from Michael Amodeo, Town Engineer to revise the final resolution to reflect new bond and inspection fee amounts.

Motion to amend the final resolution made by Nonie Reich, seconded by Kate Barnwell. Vote carried 5-0.

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1. **103-105 CORPORATE PARK DRIVE** – 103-105 Corporate Park Drive, Block 621, Lot 3 – DEIS, **Public Hearing**

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the Public Hearing for the DEIS.

Lucile Held appeared in opposition of the project.

Ted Demirjian of 33 Century Ridge Road appeared on behalf of the taxes and infrastructure of the project.

The Board asked if they could be provided with the number of school children that come from apartments and the affordable housing percentage, sitting of sources for the school portion of the DEIS, fire response time of the Purchase Fire Department. The Board asked the applicant if they would agree to a 45 day written comment period as opposed to a 30 day period and the applicant agreed.

Motion to close the Public Hearing with the written comment to be held open for 45 days which would be September 6<sup>th</sup> made by Joe Stout, seconded by Kate Barnwell. Vote carried 5-0.

2. **590 HARRISON AVENUE SUBDIVISION** – 590 Harrison Avenue, Block 441, Lots 50 (PO15) (5 Lots) – Preliminary Plat Review, Wetland Permit, SEQR Review, **Public**

## Hearing

Charles Utschig, with Langan appeared before the Board on behalf of the 5 lot subdivision. He stated that he worked with the Towns engineer and the wetland consultant on lot 3 and believes that they are satisfied with the lot.

A discussion took place regarding lot 3 wetlands buffer, the retaining wall and a stone wall will delineate the buffer area; a deed restriction will be provided to the Towns Attorney for review.

Motion to close the Public Hearing made by Kate Barnwell, seconded by Nonie Reich. Vote carried 5-0.

Motion to grant preliminary plat approval made by Kate Barnwell, seconded by Nonie Reich. Vote carried 5-0.

Motion to grant Negative Declaration made by Anthony Spano, seconded by Nonie Reich. Vote carried 5-0.

3. **IANNACCHINO SUBDIVISION RE-APPROVAL** – 3 Rockland Road, Block 1031, Lots 1 & 2 – Sketch Plan Review, SEQR Review, **Public Hearing**

Stephen Marchesani, Architect appeared before the Board on behalf of the re-approval.

Motion to open the Public Hearing made by Anthony Spano, seconded by Nonie Reich. Vote carried 5-0.

There was no one in the audience who wanted to speak nor were there any comments from the Board so the Chairman asked for a motion to close the Public Hearing.

Motion to close the Public Hearing made by Kate Barnwell, seconded by Nonie Reich. Vote carried 5-0.

Motion to grant Negative Declaration made by Kate Barnwell, seconded by Nonie Reich. Vote carried 5-0.

Motion to grant Final Subdivision Re-approval made by Anthony Spano, seconded by Kate Barnwell. Vote carried 5-0.

4. **BRIGHTVIEW SENIOR LIVING OF HARRISON** – 600 Lake Street, Block 995, Lots 11 & 12, Block 994, Lot 6 – Petition for Zoning Amendment, Site Plan Review, Steep Slope Permit, Special Exception Use Permit, SEQR Review, **Public Hearing**

Jim Ryan with John Meyer Consulting appeared before the Board on behalf of Brightview Senior Living. He stated they had received comments from the Towns

consultants and are working with them.

A discussion took place regarding land across the street, fill removal and stormwater management for that piece of land. Also discussed were curb cuts, accident analysis and traffic generated by the ambulance substation.

Motion to open the Public Hearing made by Anthony Spano, seconded by Kate Barnwell. Vote carried 5-0.

Mark Tornello of 100 Old Lake Street appeared before the Board and stated his concerns of traffic and safety issues.

Elizabeth Pritchard of 320 Harrison Avenue appeared before the Board and read a letter into the record from Michael Daher of 125 Old Lake Street.

Anthony Grgas of 87 Old Lake Street gave a presentation of his concerns about property values. He listed other developments that were built by the developer, condensers on the rooftops, the noise levels, sanitary line.

Glen Daher of 99 Old Lake Street appeared before the Board and stated his concerns with the size of the development, noise of the rooftop units, kitchen smells, and asked of the ems substation should it have had a special mailing.

Michael Levesque of 25 Old Lake Street spoke about the compressors on the rooftop, traffic on Old Lake Street.

Lucille Held appeared before the Board and asked if the EMS substation was offered by the Town Board or the applicant.

Motion to keep the Public Hearing open made by Joe Stout, seconded by Nonie Reich. Vote carried 5-0.

David Cooper, Esq. with Zarin & Steinmetz appeared before the Board and stated that they will come back and address the traffic, noise and odors. He addressed the zoning petition. He asked if the Board would consider sending the zoning petition to the Town Board with a positive recommendation.

The Chairman asked Patrick Cleary if the Board were to send the zoning petition to the Town Board with a negative recommendation is there then an application.

Patrick Cleary stated that the Town Board does not have to follow the negative recommendation from your board they can do what ever they want to do.

The Chairman said he is not comfortable in sending it to the Town Board yet.

Patrick Cleary stated that the Board should make a determination on the environmental aspects first.

5. **LUISO SUBDIVISION** – 33 Bentay Drive, Block 281, Lot 10 – Sketch Plan Review, SEQR Review, **Public Hearing**

Phillip Grimaldi, Esq. appeared before the Board on behalf of the applicant.

Stephen Marchesani, Architect appeared before the Board on behalf of the application. He discussed the conversation that he had with engineering.

A discussion took place regarding a fence between the original house and the neighbor's yard and the height of the proposed house.

Al Stubenvoll appeared before the Board and discussed a traffic light, speed bumps and a shed that got a variance a few years ago.

Denese Stubenvoll appeared before the Board and asked for a fence between the original house and hers. She also stated that Bentay is very narrow.

John Stubenvoll appeared before the Board and stated that there have been accidents on the street. He gave the Board an alternative driveway plan.

Mike Bolink of 27 Bentay Drive appeared before the Board he stated that there are parking problems on Bentay Drive and even more when it snows. He asked the Board to have the applicant provide off street parking for both homes.

6. **WOODSIDE DEVELOPMENT CORP. SUBDIVISION** – 150 Woodside Avenue, Block 893, Lot 17 (17 thru 20), Block 893, Lot 37 (37 thru 40) – Final Plat Review, SEQR Review

Mark Mustacato, Architect appeared before the Board on behalf of the applicant and stated that the final plat has been submitted.

Motion to grant Negative Declaration made by Joe Stout, seconded by Nonie Reich. Vote carried 5-0.

Motion to grant Final Subdivision Plat approval made by Nonie Reich, seconded by Kate Barnwell. Vote carried 5-0.

7. **WOODLAND ROAD SUBDIVISION** – 8 Woodland Road, Block 1033, Lot 2 (4 Lots) – Sketch Plan Review, SEQR Review

Amanda with Dimovski Architecture appeared before the Board on behalf of the applicant. She stated that they did receive the engineering comments late today.

Motion to schedule a Public Hearing for September 29<sup>th</sup> made by Anthony Spano,

seconded by Kate Barnwell. Vote carried 5-0.

8. **GOLENBOCK RESIDENCE – POND DREDGING** – 105 Polly Park Road, Block 567, Lot 35 – Wetland Permit, SEQR Review

Matthew Vogt with New England Aquatic Services appeared before the Board and stated that at the last meeting the Board retained their Wetland consultant but he had not received any comments.

Patrick Cleary stated that the Board should receive the consultant's memo shortly. This is typical of pond dredging and it was his understanding that she had no problems with the project.

Motion to grant Wetland Permit conditional to wetland consultant to give a formal letter made by Anthony Spano, seconded by Joe Stout. Vote carried 5-0.

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

John Verni, Esq. appeared before the Board and stated that he all 5 variances were granted by the Zoning Board.

A discussion took place regarding the curb cut and the roof top open space.

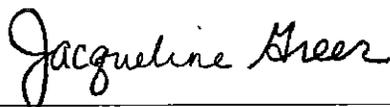
Motion to schedule a Public Hearing for September 29<sup>th</sup> made by Joe Stout, seconded by Kate Barnwell. Vote carried 5-0.

This Meeting was adjourned at 10:15 pm on a motion by Joe Stout, seconded by Anthony Spano. Vote carried 5-0.

The next regular Board meeting is scheduled for September 29, 2015.

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RECEIVED  
TOWN CLERK  
HARRISON, N.Y.

  
Rosemarie Cusumano, Secretary



Town Clerk's Office