

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON JANUARY 20, 2015, 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*

MEMBERS ABSENT

Joe Stout

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 2, 2014 and December 17, 2014

Motion to accept minutes made by Anthony Spano, seconded by Nonie Reich.
Vote carried 6-0.

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1. **CASCINO SUBDIVISION AMENDMENT – STEEP SLOPES – WETLAND PERMIT** – 417 West Street, Block 302, Lots 29 & 147 (2 Lots) – Amended Subdivision Improvement Plan, Wetland Permit, Steep Slopes Permit, **Public Hearing**

David Weiner, West Street Corp. appeared before the Board on behalf of the discussion with the engineer and the solution that they have come up with.

Patrick Cleary noted that the solution that Mr. Weiner stated was correct.

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

Motion to draft resolutions made by Mark Rinaldi, seconded by Marshall Donat. Vote carried 6-0.

2. **STERLING ROAD CLINTON LANE LLC – SUBDIVISION & STEEP SLOPE** – Sterling Road, Block 507, Lot 2 (2 Lots) – Subdivision Review, Steep Slope Review, SEQR Review, **Public Hearing**

The Chairman noted that the independent blaster that was hired by the Board has not had enough time to prepare for this meeting so we are going to adjourn this matter.

Motion to adjourn to the February 24, 2015 meeting made by Kate Barnwell, seconded by Nonie Reich. Vote carried 6-0.

3. **HARRISON SHOPPING CENTER – GENERATOR** – 341-385 Halstead Avenue, Block 174, Lot 9 – Site Plan Review, SEQR Review, **Public Hearing**

Steve Marchesani appeared before the Board and stated that the generator has been moved to the Oakland Avenue and away from the residential street.

The Chairman noted that the engineering department stated the generator is in a flood zone and it must be elevated.

Steve Marchesani stated that he is working with the building department to get the proper elevation.

A neighbor appeared before the Board and noted that they prefer the new location and would like it to go through.

Kate Barnwell asked if the generator could be tested when there are no children in the park.

4. **225 HIGHLAND ROAD SUBDIVISION** – 225 Highland Road, Block 523, Lot 20 (3 Lots) – Final Plat Review, Steep Slopes Review, SEQR Review, **Public Hearing**

Steve Warbel, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the public hearing.

The Chairman stated that he was happy with the landscaping plan but wanted additional landscaping as well.

Mike Final with Langan Engineering stated that when the property is sold and during the building process that is when the landscaping is done. But if the board wanted more we will provide it.

A discussion took place regarding the water issue, installing a sewer main for the entire project, and landscaping.

Motion to close the Public Hearing made by Kate Barnwell, seconded by Nonie Reich.

Vote carried 6-0.

The Board directed the applicant to prepare final subdivision plat.

5. **GABRIELE SUBDIVISION** – 393 Columbus Avenue, Block 911, Lots 10 & 13 – Sketch Plan Review, SEQR Review, **Public Hearing**

Pellegrino Orsini, Architect appeared before the Board on behalf of the application and went over the new design.

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

The Chairman asked if anyone would like to speak on this matter. Since there wasn't anyone or any questions or comments from the Board he asked for a motion to close the Public Hearing.

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

The Board directed the applicant to prepare the final subdivision plat.

6. **33 STRATFORD ROAD AMENDED SUBDIVISION** – 33 Stratford Road, Block 518, Lot 19 – Sketch Plan Review, SEQR Review, **Public Hearing**

Charlie Gottlieb, Esq. with Cuddy & Feder appeared before the Board and went over the application and stated that they have received Zoning Board approval.

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

The Chairman asked if any would like to speak on this matter. Since there wasn't anyone or any questions or comments from the Board he asked for a motion to close the Public Hearing.

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

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

7. **103-105 CORPORATE PARK DRIVE** – 103-105 Corporate Park Drive, Block 621, Lot 3 – Petition for Zoning Amendment, Site Plan Review, Special Exception Use Permit, Steep Slopes Review, SEQR Review, **Public Hearing**

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

Mike Junghans of VHB, went over the project with the Board. Discussed was the topography, the number of units, height, amenities, the front entry used for restaurant patrons, visitors and drop off and pick up, the parking garage, walking paths and ponds.

Dave Minno of Minno Wasko appeared before the Board, discussed was the parking decking, a grilling area, materials being used, floor plans,

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

Ted Demirjian, of 33 Century Ridge Road, appeared before the Board and went over the reasons why he is in opposition of this project.

Holly Bukofser of 128 Old Lyme Road spoke in opposition of the application because of the school implications.

Kristen Wilson, Esq. with Harris Beach representing PEPA stated that a full EIS study should be done on the zoning text amendment along with the site specific as well.

Niek Veraart with The Louis Berger Group, Inc. appeared before the Board and went over his reasons why we thinks a full environmental impact statement should be done.

Jay Lee, Property Manager of 102-104 Corporate Park Drive spoke in favor of the application.

Seth Mandelbaum addressed some of the public comments.

8. **590 HARRISON AVENUE SUBDIVISION** – 590 Harrison Avenue, Block 441, Lots 50 (PO15) (5 Lots) – Sketch Plan Review, SEQR Review

Mike Finan with Langan Engineering appeared before the Board and noted that a site visit was held last week. In addition, at the last meeting the Board asked if the applicant would help with the Towns 3 dam project. He spoke with Mike Amodeo in engineering and said that the subdivision will not help that project. Also they will designate a 50 foot buffer to the front lot and the road will be private.

A discussion took place regarding landscaping, drainage and the front lot to the left which will have access to the private road, the stone wall and the widening of the entrance.

Motion to schedule a Public Hearing for February 24, 2015 made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 6-0.

9. **DELFINO SUBDIVISION** – 540 Anderson Hill Road, Block 643, Lots 45 (PO44) – Sketch Plan Review, SEQR Review

Michael Mastrogiacomo, Engineering appeared before the Board on behalf of the application for a re-approval of a 2 lot subdivision.

A discussion took place regarding the use of just one driveway severing both lots.

Motion to declare the Board Lead Agency made by Mark Rinaldi, seconded by Nonie Reich. Vote carried 6-0.

10. **3000-3050 WESTCHESTER AVENUE – MONUMENT SIGN** – 3000-3050 Westchester Avenue, Block 602, Lot 2 – Site Plan Review, SEQR Review

Michael Santoliquido with San Signs & Awnings appeared before the Board on behalf of the application for a new monument sign.

Motion to schedule a Public Hearing for February 24, 2015 made by Kate Barnwell, second by Nonie Reich. Vote carried 6-0.

11. **220-230 WESTCHESTER AVENUE – MONUMENT SIGN** – 220-230 Westchester Avenue, Block 692, Lot 3 – Site Plan Review, SEQR Review

Michael with Signarama appeared before the Board on behalf of the application for a monument sign.

A discussion took place regarding the size of the signs and plantings

Motion to schedule a Public Hearing for February 24, 2015 made by Kate Barnwell, second by Nonie Reich. Vote carried 6-0.

12. **244 WESTCHESTER AVENUE – MONUMENT SIGN** – 244 Westchester Avenue, Block 692, Lot 5 – Site Plan Review, SEQR Review

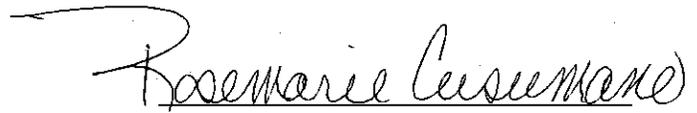
Michael with Signarama appeared before the Board on behalf of the application for a monument sign.

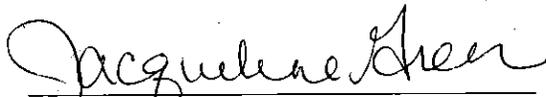
A discussion took place regarding the size of the signs and plantings

Motion to schedule a Public Hearing for February 24, 2015 made by Kate Barnwell, second by Nonie Reich. Vote carried 6-0.

This Meeting was adjourned at 10:30 pm on a motion by Mark Rinaldi, seconded by Nonie Reich.
Vote carried 6-0.

The next regular Board meeting is scheduled for February 24, 2015.


Rosemarie Cusumano, Secretary


Town Clerk's Office

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TOWN CLERK
HARRISON, N.Y.