MINUTES OF THE PLANNING BOARD MEETING
HELD ON JANUARY 28, 2014, AT 7:30 P.M. AT THE MUNICIPAL BUILDING,
1 HEINEMAN PLACE, HARRISON, NY

MEMBERS PRESENT
Thomas Heaslip, Chairman
Anthony Spano
Raymond Kraus
Nonie Reich
Marshall Donat
Kate Barnwell

MEMBERS ABSENT
Mark Rinaldi

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 December 17, 2013

  Motion to adopt the December 17, 2013 minutes made by Raymond A. Kraus, seconded by Nonie Reich. Vote carried 6-0.

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1. **TRINITY PRESBYTERIAN CHURCH – HOUSE OF WORSHIP/BUILDING ADDITION** – 526-530 Anderson Hill Road, Block 643, Lots 7, 44, 49 – Site Plan Review, Special Exception Use Permit, SEQR Review, **Public Scoping Session**

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

Mr. Tung of Divney Tung and Schwalbe appeared before the Board and gave an overview of the application.

Patrick Cleary explained the public scoping session process to those gathered. The purpose of the public scoping session is to suggest what will be studied by the applicant in their environmental impact study.

The public scoping session began at 7:45. The following topics are to be studied in the environmental impact study:

- Traffic on Anderson Hill Road
- Accidents
- Traffic when PepsiCo re-opens
- Emergency Vehicles
- Effect on water
- Lights and steeple impact on the airport
- SUNY new projects
- MasterCard's new expansion
- Rye Brook subdivision
- Site distance
- Noise
- Morningside's entrance and how it will be effected
- Parking
- What kind of heat will they be using
- Purchase Elementary School and the effect it will have on it
- With the church have activities during the week
- Will the church have a preschool
- Purchase Elementary School is used on the weekends for ball games and the traffic and parking should be studied
- Children that live in the area and go to Purchase Elementary School have to walk what effect will it have
- Water runoff
- Air quality
- Legality of a religious instate buying a home
- Country clubs in the area and the increase of traffic during their season
- Burden on the taxpayers converting a home to a religious institution

Patrick Cleary stated that the written comment period will be held open until Feburary18th. The Board confirmed that they are lead agency and voted on the draft resolution.

Motion to accept the resolution for lead agency made by Anthony Spano, seconded by Kate Barnwell. Vote carried 6-0.

2. **MANHATTANVILLE COLLEGE – GREENHOUSE** – 2900 Purchase Street, Block 631, Lot 5 (PO 11) – Site Plan Review, SEQR Review, **Public Hearing**

Adjourned to February Meeting.

3. **AQUA TOTS – GENERATOR** – 45 West Red Oak Lane, Block 622, Lot 9 – Site Plan Review, SEQR Review, **Public Hearing**

John Gismondi appeared before the Board on behalf of the applicant.

Motion to open the Public Hearing made by Anthony Spano, seconded by Raymond A. Kraus. Vote carried 6-0.

The Chairman asked if anyone would like to speak on this matter or if the Board had any questions.

Motion to close the Public Hearing made by Anthony Spano, seconded by Raymond A. Kraus. Vote carried 6-0.

Motion to grant Site Plan approval made by Anthony Spano, seconded by Raymond A. Kraus. Vote carried 6-0.

4. **ALBANESE SUBDIVISION – RE-APPROVAL** – West Street (Vacant Land), Block 282, Lot 3 & 5 – Final Plat Review, SEQR Review, **Public Hearing**

Raymond A. Kraus recused himself.

Mike Finan with Langan Engineering appeared before the Board on behalf of the applicant.

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

The Chairman asked if anyone would like to speak on this matter or if the Board had any questions.

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

Motion to grant Negative Declaration made by Anthony Spano, seconded by Marshal Donat. Vote carried 6-0.

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

5. **YOUNG RESIDENCE – STEEP SLOPES & WETLAND PERMIT** – 85 Winfield Avenue, Block 482, Lot 15 – Steep Slopes Review, Wetland Permit Review, SEQR Review

Mark Mustacato appeared before the Board on behalf of the applicant. He went over the revised plan with the Board.

The Chairman noted that the engineering department had no further comments.

Beth Evans stated that she had no further comments.

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

Motion to grant Freshwater Wetland approval made by Anthony Spano, seconded by Marshall Donat. Vote carried 6-0.

6. **LAKESIDE DRIVE REALTY LLC RESIDENCE – STEEP SLOPES** – Lakeside Drive, Block 545, Lot 100 – Steep Slopes Review, SEQR Review

Mark Mustacato appeared before the Board on behalf of the applicant and went over the revised plan with the Board.

The garage was discussed which was relocated under the house and the retaining walls have been removed.

Motion to grant Steep Slopes approval made by Nonie Reich, seconded by Raymond A. Kraus. Vote carried 6-0.

7. **MORGAN STANLEY – FUEL CELL** – 2000 Westchester Avenue, Block 625, Lot 1 – Site Plan Review, Special Exception Use Permit, SEQR Review

Raymond A. Kraus recused himself.

Chris Fisher, Esq. with Cuddy & Feder appeared before the Board on behalf applicant. He reviewed with the Board the application for the fuel cell.

Amy Shanahan with Bloom Energy appeared before the Board and gave an overview of the project.

The Board discussed size, slab, cost savings and eco savings.

Public Hearing scheduled for February 25, 2014.

8. **WESTMED – PARKING ATTENDANT BOOTH** – 210 Westchester Avenue, Block 692, Lots 1 & 2 – Site Plan Review, Wetland Permit Review, SEQR Review

Tony Gioffre, Esq. with Cuddy & Feder on appeared behalf of the applicant for a parking attendant booth.

Discussed was HVAC for the booth. Also discussed was lighting on the property.

Motion to schedule a Public Hearing for February 25, 2014 made by Raymond A. Kraus,

seconded by Nonie Reich. Vote carried 6-0,

Motion to refer to the Zoning Board with a positive recommendation made by Raymond A. Kraus, seconded by Kate Barnwell. Vote carried 6-0.

9. **64 BROADWAY REALTY LLC – SUBDIVISION** – 64 Broadway, Block 92, Lot 2 (2&60) – Sketch Plan Review, SEQR Review

Mark Mustacato appeared before the Board on behalf of the applicant.

Discussed were curb cuts, lot configuration, garages, grading, utilities and water retention.

Motion to schedule a Public Hearing for February 25th made by Kate Barnwell, seconded by Marshall Donat. Vote carried 6-0.

This Meeting was adjourned at 9:45 pm on a motion by Raymond A. Kraus, seconded by Marshall Donat. Vote carried 6-0.

The next regular Board meeting is scheduled for February 25, 2014.

Rosemarie Cusumano

Rosemarie Cusumano, Secretary

Jacqueline Green

Town Clerk's Office

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