

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON OCTOBER 28, 2014, 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
Joe Stout*

MEMBERS ABSENT

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

The Chairman opened the meeting with the Pledge of Allegiance. The Chairman announced the following applications have been adjourned Cascino Subdivision Amendment, Goulas Residence and Delfico Subdivision.

1. **TRINITY PRESBYTERIAN CHURCH – HOUSE OF WORSHIP/BUILDING
ADDITION** – 526-530 Anderson Hill Road, Block 643, Lots 7, 44, 49 – Draft
Environmental Impact Statement Review, **Public Hearing**

The Chairman noted that we have a large agenda tonight and we have allocated one hour for this Public Hearing. We have scheduled the next public meeting on December 2, 2014.

Jim Staudt, Esq., with McCullough Goldberger & Staudt appeared before the Board and stated that we have a court stenographer here tonight so that we can record all comments for use in preparing or responses.

Andrew Tung with Divney Tung & Schwalbe appeared before the Board and gave an overview of the project. He discussed the height of the building, tree removal, buffer and replacement trees as well as traffic.

Arnold Ursaner of 6 Pond's Lane spoke regarding the traffic problems in the area.

Yan Linhart spoke of the original subdivision and it being rejected by a previous Board.

Elizabeth Schaper asked if there is going to be a permanent resident living in the church. If the rock wall at the end of 620 Anderson Hill Road would be dismantled and replaced. She stated that in April when the traffic study was done the 7 country clubs were not opened. She mentioned the master plan and how it pertains to Purchase. Where will the overflow parking go when they have weddings, funerals and other functions.

Kristin Wilson, with Harris Beach appeared before the Board and went over some comments. The Draft DEIS is missing pages E1-E4. Also not sure if the PepsiCo and the new projects at SUNY will be included in the traffic study. She asked the Board to reach out to the Purchase Fire Department for their concerns with the proposed project as well as the new senior living facility being proposed at SUNY. Also the alternatives that have been proposed are not sufficient.

Carla Lobel at 4 Pond's Lane discussed the trees that are being proposed to be removed.

Michael Tokarz, Chairman of PEPA proposes that the Church rent the vacant church at Manhattanville College or another vacant location that he is aware of. He discussed the different events at SUNY and Manhattanville College that take place and the road being closed for the events. He discussed the slope of Anderson Hill Road, the height of the steeple, parking lot lighting and outdoor events.

Elizabeth Schaper said that many churches provide a food bank will Trinity Church have one and how are they going to provide for that. Will there be AA meetings or any other substance abuse meetings. Will they be offering any overnights to help the homeless.

Michael Tokarz asked if there will be a school.

Yan Linhart asked about the view for the people that live around the church.

Brian Lobel of Morningside asked if a CYO will be offered and if a study will be done by the police because we don't have police or ambulance in Purchase.

Kristen Wilson asked if another traffic study is going to be done.

The Chairman stated that the Board has hired a traffic consultant.

Roberta Ursaner of 6 Pond's Lane said that she was there the day they did the traffic study and she was the only one on the road. She asked how do we monitor if the church says they will not have a school, who will check in the next 3 or 5 years to see if they are complying.

The Chairman said the Board can put controls in the resolution.

Arnold Ursaner of 6 Pond's Lane said when SUNY has concerts on Sundays the road is backed up about a mile and imagine if the church is letting out at the same time.

Josh Schraeter of 5 Purchase Hills Drive stated that he has been only in Purchase for 6 months and was almost killed twice in the intersection. Traffic is very bad.

Andy Gross asked what is the Boards strategy on this project. Should we leave or stay in Purchase.

The Chairman stated that every applicant has the right to come before this Board. Also written comments can be submitted.

Motion to adjourn to December 2, 2014 made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 7-0.

COMMITTEE REPORTS

- Adopt minutes from September 23, 2014

Motion to accept minutes made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 7-0.

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

Motion to grant a 180 Day Extension made by Anthony Spano, seconded by Marshall Donat. Vote carried 7-0.

- **FRENCH SUBDIVISION** – Sunnyridge Road, Block 444, Lot 5 – 90 Day Extension

Steven Wrable with McCullough, Goldberger & Staudt appeared before the Board on behalf of the applicant and requested an extension of the Board's approval of 90 days.

Motion to grant a 90 Day Extension made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 7-0.

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

Application was not heard, adjourned.

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

Review, **Public Hearing**

Steven Wrable with McCullough, Goldberger & Staudt appeared before the Board on behalf of the applicant and he stated that the application does not involve any wetland or any wetland buffer. We did meet with the Head Building Inspector and the Engineer and they are comfortable with blasting. Also discussed was the removal of vegetation to increase site distance.

Chuck Utschig, with Langan Engineering appeared before the Board. He discussed the blasting, reducing the removal of the rock and cut and fill. The 3 or the 4 acres are not being touched and a no development clause on lot 5 with a conservation easement on lot 2. Also discussed was the coverage amount for the blasting.

A discussion took place regarding blasting, insurance amounts, drainage, flooding in the area, environmental impact, traffic, impact during building and safety where the new entrance will be.

The Chairman stated that the Public Hearing will be kept open so we can get some clarity from the town.

4. **SCARSDALE MEDICAL GROUP – SIGN** – 550 Mamaroneck Avenue, Block 482, Lot 47 – Site Plan Review, SEQR Review, **Public Hearing**

John Vrooman with Signarama appeared before the Board on behalf for the applicant for the Public Hearing.

Motion to open the Public Hearing made by Kate Barnwell, seconded by Nonie Reich. Vote carried 7-0.

The Chairman asked if anyone in the audience wanted to speak on this matter. There being no one he asked if anyone on the Board has any questions or comments.

Motion to close the Public Hearing made by Kate Barnwell, seconded by Nonie Reich. Vote carried 7-0.

Motion to grant Site Plan approve made by Anthony Spano, seconded by Nonie Reich. Vote carried 7-0.

5. **550 HALSTEAD AVENUE – MULTI-FAMILY BUILDING** – 550 Halstead Avenue, Block 192, lot 15 – Site Plan Review, SEQR Review

Davie Steinmetz, Esq. with Zarin & Steinmetz appeared before the Board on behalf of the application and stated that everything has been worked out with the Town Engineer on the sanitary sewer system.

Motion to approve SEQR made by Mark Rinaldi, seconded by Anthony Spano. Vote carried 7-0.

Motion to grant Site Plan approval made by Anthony Spano, seconded by Kate Barnwell. Vote carried 7-0.

6. **GOULAS RESIDENCE – 100 FOOT BUFFER** – 1 Old Lyme Road, Block 703, Lot 47 – Site Plan Review, SEQR Review

Application was not heard, adjourned.

7. **GRBIC SUBDIVISION AMENDMENT** – 348 Woodlands Road, Block 472, Lot 30 – Sketch Plan Review, SEQR Review

Chuck Utschig with Langan Engineering appeared before the Board on behalf of applicant as requested by the Towns staff.

Patrick Cleary noted that since 2006 we are more explicated with approvals and because there was a Neg Dec for the approved plan this is the reason they are back.

A discussion took place regarding the new plan which includes not removing the rock outcropping and the relocation of the driveway.

Motion to grant the Amendment to the development plan made by Anthon Spano, seconded by Mark Rinaldi. Vote carried 7-0.

8. **DIGESTIVE DISEASE & NUTRITION CENTER OF WESTCHESTER – SIGN** – 2&4 Westchester Park Drive, Block 631, Lot 19 – Site Plan Review, SEQR Review

Dr. Pawan Arya with Digestive Disease appeared before the Board and explained the need for the monument sign.

A discussion took place regarding the number of monument signs on the property.

Nonie Reich suggested the applicant go to Life Time Fitness to develop additional business.

The Board was not inclined to vote in favor of the additional monument sign, so the applicant asked for an adjournment.

Adjourned to the November meeting.

9. **DI LUNA SUBDIVISION** – 180 & 190 Underhill Avenue, Block 806, Lot 10 – Sketch

Plan Review, SEQR Review

Michael Rino, Architect appeared before the Board on behalf of the applicant and the four lot subdivision.

A discussion took place regarding the lots being deeper and one common driveway that will serve all of lots.

Motion to schedule a Public Hearing for November 18, 2014 made by Mark Rinaldi, seconded by Marshall Donat. Vote carried 7-0.

Motion to declare the Board Lead Agency made by Mark Rinaldi, seconded by Marshall Donat. Vote carried 7-0.

10. **122 LINCOLN AVENUE SUBDIVISION** – 122 Lincoln Avenue, Block 641, Lot 19 – Sketch Plan Review, SEQR Review

Neil Alexander, Esq. with Cuddy & Feder appeared before the Board on behalf of the applicant.

Joelito Villaluz with The Quill Group appeared before the Board on behalf of the application for a two lot subdivision.

A discussion took place regarding the cul-de-sac and the width of the road, runoff, shared driveway needing a variance and if the property is sewer or septic.

Motion to declare the Board as Lead Agency made by Joe Stout, seconded by Anthony Spano. Vote carried 7-0.

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

Stephen Marchesani, Architect appeared before the Board on behalf of the application for an emergency generator.

A discussion took place regarding the size, testing, time of testing and the location of the generator.

Motion to schedule a Public Hearing for November 18, 2014 made by Kate Barnwell, seconded by Joe Stout. Vote carried 7-0.

12. **33 STRATFORD ROAD AMENDED SUBDIVISION** – 33 Stratford Road, Block 518, Lot 19 – Sketch Plan Review, SEQR Review

Philip Butler, Esq. with Keane & Beane appeared before the Board on behalf of the application to amend the subdivision.

Joe Sarchino with JMC appeared before the Board and went over the amendments.

A discussion took place regarding the merging of two lots so that the owner could retain the tennis court, relocation of the driveway to service the rear lot, drainage, site distance and plantings.

Motion to declare the Board Lead Agency made by Mark Rinaldi, seconded by Nonie Reich. Vote carried 7-0.

Motion to schedule a Public Hearing for November 18, 2014 made by Nonie Reich, seconded by Mark Rinaldi. Vote carried 7-0.

Motion to refer application to the Zoning Board of Appeals with a positive recommendation for a side yard for the tennis court made by Kate Barnwell, seconded by Joe Stout. Vote carried 7-0.

13. **DELFIKO SUBDIVISION** – 540 Anderson Hill Road, Block 643, Lot 45 – Sketch Plan Review, SEQR Review

Application was not heard, adjourned.

14. **38 IRVING PLACE SUBDIVISION** – 38 Irving Place, Block 94, Lot 15 – Sketch Plan Review, SEQR Review

George Mottarella, Engineer appeared before the Board on behalf of the application for a two lot subdivision.

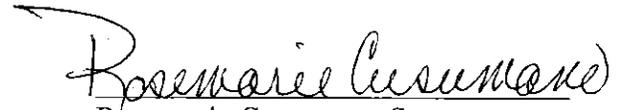
A discussion took place regarding the placement of the driveways and the loss of parking spaces on the street.

Motion to declare the Board Lead Agency made by Mark Rinaldi, seconded by Nonie Reich. Vote carried 7-0.

Motion to prepare Final Plat and schedule a Public Hearing for November 18, 2014 made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 7-0.

This Meeting was adjourned at 11:00 pm on a motion by Marshall Donat, seconded by Kate Barnwell. Vote carried 7-0.

The next regular Board meeting is scheduled for November 18, 2014.


Rosemarie Cusumano, Secretary


Nancy Mauro, Deputy
Town Clerk's Office

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