

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON NOVEMBER 17, 2015, AT 7:30 P.M. AT THE MUNICIPAL BUILDING,
1 HEINEMAN PLACE, HARRISON, NY**

MEMBERS PRESENT

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

MEMBERS ABSENT

Mark Rinaldi

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

Motion to go into executive session for advice of Counsel at 7:30 made by Kate Barnwell, seconded by Nonie Reich. Vote carried 6-0.

Motion to return from executive session at 8:15 made by Kate Barnwell, seconded by Joe Stout. Vote carried 6-0.

The Chairman opened the meeting with the Pledge of Allegiance.

COMMITTEE REPORTS

- Adopt minutes from October 28, 2015

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

- **PEPSICO – PROJECT RENEW EXTENSION OF PHASE 2 AMENDED SITE PLAN APPROVAL & AMENDED STEEP SLOPE PERMIT – 700 Anderson Hill Road, Block 651, Lot 1-5, 10, 11, 25 – Amended Site Plan Phase 2 One Year Extension and Steep Slope 4th 180 Day Extension**

Seth Mandelbaum, Esq. with McCullough Goldberger & Stoudt appeared before the Board and presented an overview of the projects evolution. A brief movie was provided showing the projects evolution.

Motion to grant a one Year Extension for Phase 2 made by Nonie Reich, seconded by Anthony Spano. Vote carried 6-0.

Motion to grant Steep Slope 180 Day Extension made by Anthony Spano, seconded by Marshall Donat. Vote carried 6-0.

- **103-105 CORPORATE PARK DRIVE – NEW BUILDING** 103-105
Corporate Park Drive – Acceptance of FEIS

Patrick Cleary explained the process for the draft FEIS and asked the Board if they would like to take action tonight.

Marshall Donat requested for more time to review the extensive documents and asked for a hard copy of the appendix.

The application will be put over to the December Meeting.

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

The Chairman stated that this application is scheduled for a Public Hearing and asked for a motion to open it.

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

Darius Chafizadeh Attorney representing PEPA went over some points contained in his letter that was submitted to the Board. No analysis of alternatives was provided. No mention of other projects in the area. We believe that the FEIS should be redone.

Neik Veraart with Louis Berger appeared before the Board and went over some of the items he believed were not addressed in the FEIS and asked for a supplemental FEIS to be prepared.

Darius Chafizadeh asked for an adjournment to the December 15th meeting.

Patrick Cleary went over the process if the Board was to accept the FEIS.

The Chairman stated that the issues being brought up are nothing new and have been addressed in the FEIS. We accepted the FEIS at the last meeting. The Board would not be inclined to ask for a supplemental FEIS.

Motion to close the Public Hearing made by Anthony Spano, seconded by Kate Barnwell,
Vote carried 5-1 (Joe Stout voted no).

Patrick Cleary noted that there is a time frame of 30 day to prepare findings and the Board is requesting more time to review the FEIS.

The Chairman asked the applicant for addition time to prepare the findings. The applicant agreed to provide the Board more time.

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

Amanda DeCesare with Dimovski Architecture appeared before the Board on behalf of the applicant and went over the alternatives to a cul-de-sac.

The Chairman stated that the Town's engineer prefers the vehicle maneuver plan.

Amanda DeCesare went over the revised drawings with the Board that were submitted and also the preferred plan.

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

The Chairman asked for final signoff from town engineer and fire marshal for next month.

3. **WESTCHESTER JOINT WATERWORKS – KENILWORTH BOOSTER STATION** – Kenilworth Road, Block 625, Lot 6 – Site Plan Review, Special Exception Use Permit, SEQR Review, **Public Hearing**

Tony Connetta Manager of the WJWW appeared before the Board on behalf of the application for the booster station at Kenilworth Road.

Patrick Cleary went over the concerns of the Zoning Board and suggested that the Planning Board adjourn until the ZBA approves the variances.

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

Motion to grant Special Exception Use permit Nonie Reich, seconded by Kate Barnwell. Vote carried 6-0.

4. **VERIZON WIRELESS – BACKUP GENERATOR** – 550 Mamaroneck Avenue, Block 482, Lot 72 – Site Plan Review, SEQR Review, **Public Hearing**

Edward Teyber, Esq with Snyder and Snyder appeared before the Board on behalf of the application and the public hearing.

Motion to open the Public Hearing made by Kate Barnwell, seconded by Marshall Donat.

Vote carried 6-0.

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

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

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

5. **3040 WESTCHESTER AVENUE – NEW BUILDING** – 3040 Westchester Avenue, Block 602, Lot 2 – Site Plan Review, Special Exception Use Permit, Steep Slope Review, SEQR Review

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the application for a new building and a parking garage. He asked for a referral to the Zoning Board of Appeals.

Rich Pearson with JMC appeared before the Board, he went over the site traffic patterns, signage and landscaping along the side that abuts the residents.

The Chairman asked about the waterway.

A discussion took place regarding the intersection at the traffic light, additional vehicles proposed entering and exiting, parking, view of the day care center from the parking garage second floor, and the variances that are required.

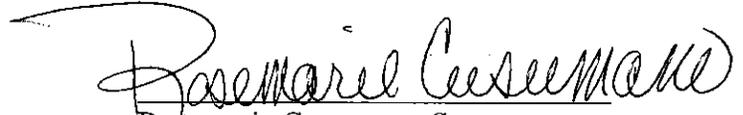
The Board discussed taking more time to study the application before they send it to the ZBA.

Motion to schedule a Public Hearing for December 15, 2015 made by Joe Stout, seconded by Marshall Donat. Vote carried 6-0.

Motion to retain a traffic and wetland consultant made by Marshall Donat, seconded by Kate Barnwell. Vote carried 6-0.

This Meeting was adjourned at 10:00 pm on a motion by Nonie Reich, seconded by Joe Stout. Vote carried 6-0.

The next regular Board meeting is scheduled for December 15, 2015.


Rosemarie Cusumano, Secretary


Town Clerk's Office

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TOWN CLERK
HARRISON, N. Y.