

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON NOVEMBER 18, 2013, 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, were present tonight.

The Chairman opened the meeting with the Pledge of Allegiance.

COMMITTEE REPORTS

- Adopt minutes from October 22, 2013

Motion to adopt minutes from October 22, 2013 made by Raymond A. Kraus, seconded by Marshall Donat. Vote carried 6-0.

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1. **CASTLE BROOKE ROAD SUBDIVISION** – 5 Castle Brooke Road, Block 996, Lot 57 – Sketch Plan Review, SEQR Review, **Public Hearing**

James Polera appeared before the Board and presented a new landscape plan. He stated that the trees that were dead have all been removed, the dead tree in the wetlands has been cut the stump turned upright and left as Beth Evans wanted.

Patrick Cleary stated that the easements were reviewed by Chris Cipolla in the Law Department and there are no restrictions.

Jennifer Stagg of 7 Castle Brooke Road asked that the proposed screening be keep up and maintained.

Phillip Fruchter of 6 Golden Pond Road stated that he is glad that the trees were cleaned up and would like an opportunity to review the planting plan. He stated that he did not think the amount of trees being proposed were enough.

Discussed the trees that are being proposed. The Board and the applicant agreed to plant a total of 12 trees; also discussed was the road and the turnaround.

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

Motion to grant Negative Declaration made by Kate Barnwell, seconded by Nonie Reich. Vote carried 6-0.

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

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

Application not heard, adjourned to the December 17, 2013 meeting.

3. **3000 CENTER MANAGEMENT – DAY CARE CENTER** – 3000 Westchester Avenue, Suite 100, Block 602, Lot 2.01 – Site Plan Review, Special Exception Use Permit, SEQR Review

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

Motion to grant Negative Declaration made by Marshall Donat, seconded by Kate Barnwell. Vote carried 6-0.

Motion to grant Special Exception Use Permit made by Raymond A. Kraus, seconded by Nonie Reich. Vote carried 6-0.

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

4. **550 HALSTEAD AVENUE – MULTI-FAMILY BUILDING** – 550 Halstead Avenue, Block 192, lot 15 – Site Plan Review, SEQR Review

Jody Cross, Esq. with Zarin & Steinmetz appeared before the Board on behalf of the applicant.

Discussed were the four variances needed, height, side yard, parking and open space.

Jim Ryan with JMC went over the project site, stormwater retention, parking and utilities.

Collin Growth Architect went over the units and the amenities of each apartment. He also indicated that plan is to make the building as green as possible.

Discussed were the four variances that are needed, height, side yard parking and open space. Also discussed was the landscaping, open space, windows, the orientation of the building, staging of construction, traffic and a parking study that will be provided to the Board.

Motion to declare the Board Lead Agency made by Anthony Spano, seconded by Marshall Donat. Vote carried 6-0.

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5. **MORGAN STANLEY ACCESSORY SOLAR FACILITY – AMENDED WETLAND PERMIT** – 2000 Westchester Avenue, Block 625, Lots 1 & 2 – Wetland Permit Review, SEQR Review

Bill Moran, with Tectonic appeared before the Board on behalf of the applicant.

The amended wetland permit proposed to replace the 10 foot wide gravel path with a 12 foot paved path.

Motion to retain Evans Associates made by Anthony Spano, seconded by Raymond A. Kraus. Vote carried 6-0.

6. **STERLING ROAD & CLINTON LANE – WETLAND PERMIT** – Sterling Road and Clinton Lane, Block 507, Lot 5 – Wetland Permit Review, SEQR Review

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

Progressive Mortgage owns the property now.

Chuck Utschig, with Langan Engineering appeared before the Board and went over the project.

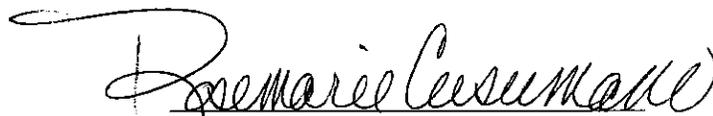
Discussed was the flooding in the neighborhood, as well as the wetland, wetland buffer and fill.

Motion to retain Evans Associates made by Anthony Spano, seconded by Nonie Reich. Vote carried 6-0.

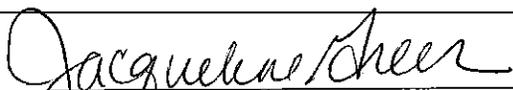
Motion to retain Leonard Jackson made by Raymond A. Kraus, seconded by Nonie Reich. Vote carried 6-0.

This Meeting was adjourned at 9:15 pm on a motion by Raymond A. Kraus, seconded by Marshall Donat. Vote carried 6-0.

The next regular Board meeting is scheduled for December 17, 2013.



Rosemarie Cusumano, Secretary



Town Clerk's Office

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