

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON NOVEMBER 18, 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.

COMMITTEE REPORTS

- Adopt minutes from October 28, 2014

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

1. **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**

Nick Demos, Project Engineer appeared before the Board on behalf of the applicant.

Jonathan Bloom of 399 West Street appeared before the Board to report of the flooding issue on his property which is coming down from West Street.

A discussion took place regarding the flooding and the runoff from the street on the neighbor's property's.

David Weiner the Owners Rep. appeared before the Board and explained that the property is not contributing to the neighbor's water problem, but that they are willing to meet with the Town Engineer along with Mr. Bloom to find a solution.

Motion to keep the Public Hearing open for the December 17, 2014 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 – Subdivision Review, Steep Slope Review, SEQR Review, **Public Hearing**

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the applicant. He discussed the original wetland approval which was granted in 2006 and the new application for a 2 lot subdivision. He discussed blasting permits that have been given out by the town in past years on properties very close to the site one was issued for 414 Sterling Road in 2008 and Young Israel was also given a blasting permit in 2009.

Mark Seel an experienced Geological Engineer appeared before the Board on behalf of the applicant. He discussed the type of rock on the site and different techniques of blasting.

A discussion took place regarding the insurance liability, the town code and a blasting plan that is required by the town. The Town Code requires an independent monitor and a town monitor for the blasting.

Chuck Utschig with Langan Engineering appeared before the Board and went over the new design with less cut and blasting that they previously proposed.

A discussion took place regarding the flooding on Sterling Road, the comprehensive flood plan developed by the town; proposed removal of 68 trees and runoff into the wetland.

Patrick Cleary went over with the Board the actions that may be taken on this application a Negative Declaration, Subdivision approval and Steep Slopes.

Seth Mandelbaum stated that they will respond to the comments in writing for the next meeting.

Motion to keep the Public Hearing open for the December 17, 2014 meeting made by Mark Rinaldi, seconded by Marshall Donat. Vote carried 7-0.

3. **DI LUNA SUBDIVISION** – 180 & 190 Underhill Avenue, Block 806, Lot 10 – Sketch Plan Review, SEQR Review, **Public Hearing**

Michael Rino, Architect appeared before the Board on behalf of the 4 lot subdivision. He discussed the parking and landscaping being provided with the Board.

Motion to keep the Public Hearing open for December 17, 2014 meeting made by Anthony Spano, seconded by Kate Barnwell. Vote carried 7-0.

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

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

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

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

A discussion took place regarding the location of the generator, trucks making deliveries which could damage the generator and relocating the generator to another location which is away from neighbors.

Motion to keep the Public Hearing open to December 17, 2014 made by Mark Rinaldi, seconded by Nonie Reich. Vote carried 7-0.

5. **38 IRVING PLACE SUBDIVISION** – 38 Irving Place, Block 94, Lot 15 – Final Plat Review, SEQR Review, **Public Hearing**

George Mottarella, Engineer appeared before the Board and went over the parking issue that was raised at the last meeting.

A discussion took place regarding the driveway pitch and the need for variance if 5% pitch was held.

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

The Chairman asked if anyone if the audience would like to speak on this matter. There being no one he asked for the Public Hearing to remain open.

Motion to keep the Public Hearing open for December 17, 2014 made by Nonie Reich, seconded by Mark Rinaldi. Vote carried 7-0.

6. **HARRISON PLAYHOUSE LOFTS** – 227-239 Harrison Avenue, Block 133, Lots 35 & 11 – Site Plan Review, Special Exception Use Permit, SEQR Review

John Verni, with Verco Properties appeared before the Board on behalf of the application for a 6 story mixed use building. He gave a three minuet 3D presentation.

A discussion took place regarding the façade, stepping back the building on the upper floors, also the impact to schools and municipal services. The Board asked the applicant to provide an analysis relative to the impact on the schools.

7. **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. He discussed changes that were made as a result of a meeting with the Fire Marshall and Fire Chief.

A discussion took place regarding the septic, a fire hydrant and the turn around.

Motion to schedule the Public Hearing for December 17, 2014 made by Nonie Reich, seconded by Mark Rinaldi. Vote carried 7-0.

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

Jonathan Villian appeared before the Board on behalf of the applicant. He stated that they received the variance from the Zoning Board in 2013 regarding the 100 foot buffer.

Motion to grant Site Plan approval for the 100 Foot Buffer made by Marshall Donat, seconded by Kate Barnwell. Vote carried 6-1 (Joe Stout abstained).

9. **103-105 CORPORATE PARK DRIVE** – 103-105 Corporate Park Drive, Block 621, Lot 3 – Petition for Zoning Amendment

Frank McCullough, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the application for a Zoning Amendment. He discussed the condition of the buildings which were built in the 60's, and ownerships decision not to make any further repairs. He stated that new the new building will have of 1 and 2 bedroom rental units and limited retail space which will most likely be restaurants.

Justin Krebs, Normandy Real Estate gave an overview of the project. He noted to the Board they own buildings on both sides of the I 287 corridor.

The Board will schedule a site visit before the new meeting.

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

Michael Rino, Architect appeared before the Board on behalf of the application for a 3 lot subdivision.

Motion to declare the Board Lead Agency made by Mark Rinaldi, seconded by Marshall

Donat. Vote carried 7-0.

11. **225 HIGHLAND ROAD SUBDIVISION** – 225 Highland Road, Block 523, Lot 20 –
Sketch Plan Review, SEQR Review

Stephen Wrable, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the application for a 3 lot subdivision.

A discussion took place regarding the deed restriction, the grade, the country club, and steep slopes.

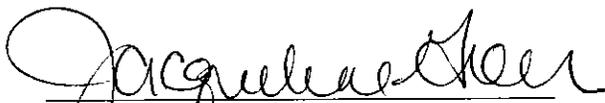
Motion to declare the Board Lead Agency made by Joe Stout, seconded by Marshall Donat. Vote carried 7-0.

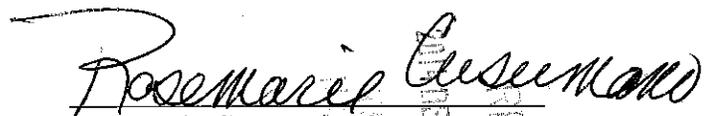
Motion to schedule a Public Hearing for December 17, 2014 made by Kate Barnwell, seconded by Nonie Reich. Vote carried 7-0.

The Board will schedule a site visit before the new meeting.

This Meeting was adjourned at 11:20 pm on a motion by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 7-0.

The next regular Board meeting is scheduled for December 17, 2014.


Town Clerk's Office


Rosemarie Cusumano, Secretary

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