

**MINUTES OF THE PLANNING BOARD MEETING  
HELD ON DECEMBER 15, 2015, AT 7:30 P.M. AT THE MUNICIPAL BUILDING,  
1 HEINEMAN PLACE, HARRISON, NY**

**MEMBERS PRESENT**

*Thomas Heaslip, Chairman  
Anthony Spano  
Mark Rinaldi  
Marshall Donat  
Kate Barnwell  
Joe Stout*

**MEMBERS ABSENT**

*Nonie Reich*

*Patrick Cleary, Planning Consultant to the Board, Beth Evans, Wetland Consultant to the Town, and Mike Amodeo, Town Engineer were present tonight.*

The Chairman opened the meeting with the Pledge of Allegiance.

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**COMMITTEE REPORTS**

- Adopt minutes from November 17, 2015

Motion to accept minutes made by Joe Stout, seconded by Mark Rinaldi. Vote carried 6-0.

- **122 LINCOLN AVENUE SUBDIVISION** – 122 Lincoln Avenue, Block 641, Lot 19 ( 2 Lots) – 2<sup>nd</sup> 90 Day Extension

Neil Alexander, Esq. appeared before the Board on behalf of the applicant and the request for a 90 Day extension.

Motion to grant a 2<sup>nd</sup> 90 Day Extension made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 6-0.

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

Kate Barnwell noted that we have received the traffic study from our consultant and he had a few comments.

Joe Stout asked if the applicant could find out the amount of kids that come from apartment complexes in the other municipalities.

The Board discussed whether to have a Public Hearing.

Motion to schedule a Public Hearing for January 26, 2016 made by Joe Stout, seconded by Mark Rinaldi. Vote carried 6-0.

- **225 HIGHLAND ROAD SUBDIVISION** – 225 Highland Road, Block 523, Lot 20 – 180 Day Extension

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the applicant for a 180 Day Extension.

Motion to grant 180 Day Extension made by Mark Rinaldi, seconded by Marshall Donat. Vote carried 6-0.

- **TRINITY PRESBYTERIAN CHURCH – HOUSE OF WORSHIP/BUILDING ADDITION** – 526-530 Anderson Hill Road, Block 643, Lots 7, 44, 49 – Adopt Findings

Motion to adopt the SEQRA Findings made by Kate Barnwell, seconded by Marshall Donat. Vote carried 6-0.

- **33 STRATFORD ROAD SUBDIVISION** – 33 Stratford Road, Block 518, Lot 19 – 180 Day Extension

Motion to grant 180 Day Extension made by Kate Barnwell, seconded by Marshall Donat. Vote carried 6-0.

- **CASCINO SUBDIVISION AMENDMENT** – 117 West Street, Block 302, Lots 29 & 147 – 180 Day Extension

Motion to grant the 180 Day Extension made by Anthony Spano, seconded by Kate Barnwell. Vote carried 6-0.

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1. **3040 WESTCHESTER AVENUE – NEW BUILDING (15-769)** – 3040 Westchester Avenue, Block 602, Lot 2 – Site Plan Review, Special Exception Use Permit, Steep Slope Review, SEQR Review, **Public Hearing**

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

Guy Leibler, President of Simone Healthcare Development appeared before the Board on behalf of the new building and parking structure.

Rich Pearson with JMC appeared before the Board and went over the existing parking counts which were conducted from 8 am to 7 pm, 791 parking spaces exist now and 501 at 11am was the peek.

A discussion took place regarding the left hand turn into the property, a new survey, the location of the new building, square footage of the parking garage, variances that are needed as well as traffic flow was discussed.

Ron Hoya, with Design Development appeared before the Board on behalf of the architectur of the new building.

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

Peter Corkin of 14 Brook Lane spoke about the retaining wall and the landscaping that was supposed to have been planted when the last building was built which did not get done.

Michael Tokarz President of PEPA appeared before the Board and stated that the corporate park is at its capacity now and went over his concerns.

Ken Lively of 18 Brook Lane went over his concerns of flooding in his neighborhood and the proposed landscape buffer.

Seth Mandelbaum stated that the applicant was out to the site with Rye Brook officials to review the landscaping and the storm water management and they'll continue to work with them and the neighbors.

Motion to refer to the ZBA made by Kate Barnwell, seconded by Marshall Donat. Vote carried 6-0.

2. **HARRISON PLAYHOUSE LOFTS** (14-543) – 227-239 Harrison Avenue, Block 133, Lots 35 & 11 – Site Plan Review, Special Exception Use Permit, SEQR Review

John Verni appeared before the Board on behalf of the application and gave an update of the project.

Jim Ryan, JMC appeared before the Board on behalf of the storm water management and the sanitary sewer work that is being planned.

3. **WOODLAND ROAD SUBDIVISION** (15-633) – 8 Woodland Road, Block 1033, Lot 2 (4 Lots) – Sketch Plan Review, SEQR Review

Not heard adjourned to the January Meeting.

4. **493 MAIN STREET SUBDIVISION & WETLAND PERMIT** (15-826) – 493 Main Street, Block 811, Lot 28 – Sketch Plan Review, Wetland Permit Review, SEQR Review

Chris Kaano, Hudson Engineering appeared before the Board on behalf of the application for a 2 lot subdivision and wetland permit.

A discussion took place regarding the wetlands, street parking and the number of spaces that will be lost with this proposal.

Motion to retain Evans Associates made by Marshall Donat, seconded by Kate Barnwell. Vote carried 6-0.

The Board will schedule a site visit for the 6<sup>th</sup> or the 13<sup>th</sup> of January.

5. **FORDHAM UNIVERSITY / MEMORIAL SLOAN KETTERING – MONUMENT SIGN** (15-827) – 400 Westchester Avenue, Block 631, Lot 13 – Site Plan Review, SEQR Review

Peter Scherer with H Plus Inc. appeared before the Board on behalf of the application for a new monument sign.

Motion to schedule a Public Hearing January 26, 2016 made by Marshall Donat, seconded by Kate Barnwell. Vote carried 6-0.

This Meeting was adjourned at 9:30 pm on a motion by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 6-0.

The next regular Board meeting is scheduled for January 26, 2016.

  
Rosemarie Cusumano, Secretary

TOWN CLERK  
HARRISON, N.Y.

  
Town Clerk's Office

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