MINUTES OF THE PLANNING BOARD MEETING
HELD ON FEBRUARY 25, 2014, 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 January 28, 2014

  Motion to accept minutes with a minor change, Raymond A. Kraus recused himself from the Morgan Stanley application. Made by Raymond A. Kraus, seconded by Nonie Reich. Vote carried 6-0.

- **PEPSICO – PROJECT RENEW AMENDED SITE PLAN** – 700 Anderson Hill Road, Block 651, Lot 1-5, 10, 11, 25 – Amended Site Plan Review, Amended Wetland Permit Review, Amended Steep Slope Review, Amended Master Plan Review, SEQR Review, **Project Update**

  Frank McCullough appeared before the Board on behalf of the applicant to give an update on the progress. He noted that the cleanup and the demo are now done. PepsiCo would like to start the visitor center within the next 2 months.

  Rob Aiello with John Meyer Consulting appeared before the Board on behalf of the applicant. He gave an overview of the welcome center building.

  Discussion continued regarding parking, walking paths, stone wall, new entrance for the welcome center and the façade.

- **TRINITY PRESBYTERIAN CHURCH – HOUSE OF WORSHIP/BUILDING ADDITION** – 526-530 Anderson Hill Road, Block 643, Lots 7, 44, 49 – Site Plan Review, Special Exception Use Permit, SEQR

Review, **Adoption of DEIS Scoping Document**

The Chairman informed those in attendance tonight meeting is an administrative act of adopting the scoping document not a Public Hearing.

Patrick Cleary noted that tonight will be the adopting of the table of contents that the applicant will then answer. It may take several months for the applicant to prepare the document.

The Board offered some examples of questions they may ask the applicant to evaluate and study as part of the document.

Motion made by Kate Barnwell seconded by Anthony Spano. Vote carried 6-0.

---

1. **MORGAN STANLEY – FUEL CELL** – 2000 Westchester Avenue, Block 625, Lot 1 – Site Plan Review, Special Exception Use Permit, SEQR Review, **Public Hearing**

Raymond A. Kraus recused himself.

Chris Fisher, Esq. with Cuddy & Feder appeared before the Board on behalf of the applicant.

Vince with Bloom Energy also appeared before the Board and gave an overview of the application for the fuel cell project.

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

The Chairman asked if anyone in the audience would like to speak on this matter. There wasn't anyone so he asked the Board Members has any questions or concerns.

Motion to close the Public Hearing made by Nonie Reich, 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.

Motion to grant Special Exception Use Permit made by Marshall Donat, seconded by Nonie Reich. Vote carried 6-0.

2. **WESTMED – PARKING ATTENDANT BOOTH** – 210 Westchester Avenue, Block 692, Lots 1 & 2 – Site Plan Review, Wetland Permit Review, SEQR Review, **Public**

Hearing

Tony Gioffre, Esq. with Cuddy & Feder appeared before the Board on behalf of the applicant

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

Discussed were the lighting and screening concerns that some neighbors had from a previous approved project.

Tony Gioffre addressed the lighting and screening concerns of the neighbors. The lighting mitigation plan has been given to Patrick Cleary and Bob FitzSimmons. The planting was completed in conjunction with the Town Engineer in the field.

The Public Hearing was kept open until applicant has appeared before the Zoning Board of Appeals.

3. **64 BROADWAY REALTY LLC – SUBDIVISION** – 64 Broadway, Block 92, Lot 2 (2&60) – Sketch Plan Review, SEQR Review, **Public Hearing**

Mark Mustacato, Architect, appeared before the Board on behalf of the applicant. He went over the new landscape plan.

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

Discussed was the engineering comments regarding the closest catch basin and connecting to it.

Public Hearing was kept open.

4. **450 MAMARONCEK AVENUE – PARKING LOT EXPANSION** – 450 Mamaroneck Avenue, Block 482, Lot 23 – Site Plan Review, Steep Slopes Review, SEQR Review

Robert Weisz appeared before the Board on behalf of the application to expand the parking lot. He noted that they now have leased about 70% of the building and have a need for additional parking.

Diego Villareale with John Meyer Consulting appeared before the Board on behalf of the applicant.

Discussed was the number of spaces being proposed, lighting, retaining wall, the need for parking, decking the parking and the impervious services.

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

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

Motion to schedule a Public Hearing for March 25, 2014 made by Nonie Reich, seconded by Marshall Donat. Vote carried 6-0.

5. **HARRISON HAMLET SUBDIVISION – RE-APPROVAL** – 350 Mamaroneck Avenue, Block 482, Lot 16 – Sketch Plan Review, SEQR Review

Bhavin Gandhi, from Leonard Jackson Associates appeared before the Board on behalf of the applicant.

A discussion took place regarding the re-approval and what if anything has changed from the original approved subdivision.

Motion to schedule a Public Hearing for March 25, 2014 made by Nonie Reich, seconded by Marshall Donat. Vote carried 6-0.

6. **MANHATTANVILLE COLLEGE – RENOVATION OF KENNEDY GYM & EXISTING ATHLETIC FIELDS** – 2900 Purchase Street, Block 631, Lot 5 (PO 11) – Site Plan Review, Steep Slopes Review, SEQR Review

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

Tim Pernetti, Chief Business Officer with New York City Football Club appeared before the Board and went over the use of the facility.

Jerry Schwalbe, Engineer with Divney Tung & Schwalbe reviewed the proposed renovation of the existing fields.

A discussion ensued regarding fencing, drainage, walkways, parking, grading and relocation of the soil from the grading of the tennis courts. Also discussed were the changes to the pool house.
Craig Bacheller, Architect went over the pool house conversion for the use of the team.

Discussed were the number of players, coaches and staff, access from college road, security, and the MLS season.

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

Motion to schedule a Public Hearing for March 25, 2014 made by Kate Barnwell, seconded by Raymond A. Kraus. Vote carried 6-0.

This Meeting was adjourned at 9:40 pm on a motion by Raymond A. Kraus, seconded by Kate Barnwell. Vote carried 6-0.

The next regular Board meeting is scheduled for March 25, 2014.

Rosemarie Cusumano

Rosemarie Cusumano, Secretary

Maggie Munro, Deputy

Town Clerk's Office

RECEIVED
2014 APR -7 PM 3:15
TOWN CLERK
HARRISON, N.Y.