

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON MARCH 25, 2013, 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
Kate Barnwell*

MEMBERS ABSENT

*Raymond Kraus
Marshall Donat*

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 February 25, 2014

Motion to accept minutes made by Anthony Spano, seconded by Nonie Reich.
Vote carried 5-0.

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1. **MANHATTANVILLE COLLEGE – GREENHOUSE** – 2900 Purchase Street, Block 631, Lot 5 (PO 11) – Site Plan Review, SEQR Review, **Public Hearing**

Jerry Schwalbe, Engineer with Divney Tung & Schwalbe appeared before the Board on behalf of the applicant. He reviewed with the Board the new design of a dome greenhouse.

The Chairman asked for a motion to open the Public Hearing.

Motion to open the Public Hearing made by Mark Rinaldi, seconded by Kate Barnwell.
Vote carried 5-0.

Discussed was visibility from Purchase Street.

Motion to close the Public Hearing made by Anthony Spano, seconded by Nonie Reich.
Vote carried 5-0.

Motion to approve Site Plan approval made by Anthony Spano, seconded by Nonie

Reich. Vote carried 5-0.

2. **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 reviewed with the Board the new plan for drainage and the catch basin.

Patrick Cleary noted that Engineering has not reviewed the new plan as of yet.

Motion to keep the Public Hearing open made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 5-0.

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

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

Motion to open the Public Hearing made by Mark Rinaldi, seconded by Nonie Reich. Vote carried 5-0.

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

Motion to close the Public Hearing made by Nonie Reich, seconded by Anthony Spano. Vote carried 5-0.

Motion to grant Site Plan approval made by Nonie Reich, seconded by Kate Barnwell. Vote carried 5-0.

4. **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, **Public Hearing**

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

A discussion took place regarding the application as a type II or a type I application, facility will be for training only, and no games will take place for the professional team. Monday through Friday for practice for the youth academy and games will be on the weekends, redirecting the walkway to save trees and drainage redirected to the rain garden from the building. Also discussed were the upgrades to the pool house and parking for the youth soccer teams.

Motion to open the Public Hearing made by Mark Rinaldi, seconded by Anthony Spano. Vote carried 5-0.

Neighbors had issues with noise from the school, lights on the fields. The Attorney representing PEPA pointed out that there may be a historical significance issue because the building was dedicated by the Kennedy Family.

Motion to direct the preparation of resolutions made by Anthony Spano, seconded by Nonie Reich. Vote carried 5-0.

Motion to close the Public Hearing made by Anthony Spano, seconded by Nonie Reich. Vote carried 5-0.

5. **FRENCH SUBDIVISION** – Sunny Ridge Road, Block 444, Lot 5 (6 Lot SD) – Amended Final Subdivision Plat Approval

Linda Whitehead, Esq. appeared before the Board on behalf of the applicant. She went over with the Board the new plan for a 3 lot subdivision.

Discussed was the drainage easement, driveway on Harrison Avenue, stormwater management and the connection of the storm drain in the street.

Motion to direct the preparation of resolutions made by Nonie Reich, seconded by Mark Rinaldi. Vote carried 5-0.

6. **DEFONCE SUBDIVISION** – 33 Adelphi Avenue, Block 286, Lots 5 & 6 – Sketch Plan Review, SEQR Review

Paul Noto, Esq. appeared before the Board on behalf of the application.

A discussion took place regarding the size of the lots.

Motion to send to the Zoning Board of appeals with a negative recommendation made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 5-0.

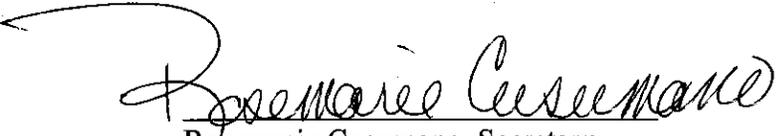
7. **AQUA TOTS – SIGN** – 45 West Red Oak Lane, Block 622, Lot 9 – Site Plan Review, SEQR Review

Steve with SignsInk appeared before the Board on behalf of the applicant.

Motion to schedule a Public Hearing for April 22, 2014 made by Anthony Spano, seconded by Nonie Reich. Vote carried 5-0.

This Meeting was adjourned at 10:00 pm on a motion by Mark Rinaldi, seconded by Anthony Spano.
Vote carried 5-0.

The next regular Board meeting is scheduled for April 22, 2012.


Rosemarie Cusumano, Secretary


Maggie Mauro, Deputy
Town Clerk's Office

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