MINUTES OF THE PLANNING BOARD MEETING
HELD ON JUNE 24, 2014, AT 7:30 P.M. AT THE MUNICIPAL BUILDING,
1 HEINEMAN PLACE, HARRISON, NY

MEMBERS PRESENT
Thomas Heaslip, Chairman
Anthony Spano
Mark Rinaldi
Raymond Kraus
Kate Barnwell

MEMBERS ABSENT
Nonie Reich
Marshall Donat

Patrick Cleary, Planning Consultant to the Board, was present tonight.

The Chairman opened the meeting with the Pledge of Allegiance.

The Chairman thanked Raymond A. Kraus for his years of service with the Planning Board.

COMMITTEE REPORTS

- Adopt minutes from May 20, 2014

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

- **THE MEWS AT ANDERSON HILL ROAD SUBDIVISION & WETLAND PERMIT** – Anderson Hill Road and Lincoln Avenue, Block 644 Lots 26 & 27 – Bond Reduction

  Patrick Cleary explained to the Board that the Engineering Department has recommended the bond be reduced, from $900,000.00 to 175,000.00.

  Motion to reduce the bond made by Raymond A. Kraus, seconded by Kate Barnwell. Vote carried 5-0.

- **DIPAOLO RESIDENCE WETLAND PERMIT EXTENSION** – 79 Westerleigh Road, Block 611, Lot 21 – 2nd One Year Extension

  Steven Wrabel, Esq. with McCullough Goldberger & Staudt reviewed with the Board the reason why the extension is needed.

Motion to grant 2nd one year extension made by Anthony Spano, seconded by Raymond A. Kraus. Vote carried 5-0.

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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**

Motion to open the Public Hearing made by Anthony Spano, seconded by Raymond A. Kraus. Vote carried 5-0.

Judy Goldstein who lives on Palma Drive appeared before the Board.

Kate Barnwell asked the applicant why Aerial photos and original approvals where not submitted. The original approval was granted in 1993 and the Board had asked for a copy at the last meeting.

Nick Demos, Project Engineer said that he did not write that down at the last meeting but would supply the info to the Board.

David Weiner said that he would have been more than happy to review the plans with Mrs. Goldstein and also have a site visit if needed.

The Chairman suggested that the applicant meet with the Town Engineer and meet at the site with Mrs. Goldstein and at the property as well.

Motion for the Public Hearing to remain open made by Anthony Spano, seconded Raymond A. Kraus. Vote carried 5-0.

2. **AQUARIO RESTAURANT – ACCESS TUNNEL** – 141 Lake Street, Block 881, Lot 22 – Site Plan Review, SEQR Review, **Public Hearing**

Motion to open the Public Hearing made by Anthony Spano, seconded by Raymond A. Kraus. Vote carried 5-0.

Joe Cermele, Engineer appeared before the Board on behalf of the applicant.

A discussion took place regarding the lighting and possible installation of a fan for the tunnel.

Patrick Cleary noted that there were no engineering issues it's more a building department issue.

Motion to close the Public Hearing made by Raymond A. Kraus, seconded by Mark Rinaldi. Vote carried 5-0.

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

3. **249 HALSTEAD AVENUE – NEW BUILDING** – 249 Halstead Avenue, Block 131, Lot 21 – Site Plan Review, SEQR Review

Mike Tiesi, Esq. with the John Voetsch Law Firm appeared before the Board on behalf of the applicant.

Thomas Haynes, Jr., Architect appeared before the Board and went over the gate and landscaping that was added in the back parking area which was required for the Zoning Board of Appeals.

Motion to schedule a Public Hearing for July 22, 2014 made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 5-0.

4. **MAIORANO RESIDENCE – STEEP SLOPE** – 289 Columbus Avenue, Block 871, Lot 31 – Steep Slope Review, SEQR Review

Tom Abillama, Architect appeared before the Board on behalf of the applicant requesting steep slope application for a new one family home.

A discussion took place regarding the fill that would be needed for the site. A site visit will be scheduled before the next meeting. The applicant was asked to meet with the engineering department before the next meeting. The Board requested that the property be flagged before the site visit.

Site visit scheduled for July 16th at 12:00.

5. **YAU SUBDIVISION** 22 Buckout Road, Block 1001, Lot 7 – Sketch Plan Review, Steep Slopes Review, SEQR Review, Wetland Permit Review

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

Nick Panayotou, Engineer with TRC presented two site plans for the Board to consider.

The Board stated that they would not be in favor of the site plan with the long cul-de-sac, but would consider which ever plan the applicant wanted to present.

A discussion took place regarding the sewer system, lot count, flag lots and storm drains.

The applicant was directed to prepare the preliminary plat.

6. **STERLING ROAD CLINTON LANE LLC – SUBDIVISION & STEEP SLOPE** – Sterling Road, Block 507, Lot 2 – Sketch Plan Review, Steep Slope Review, SEQR Review

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

Mike Finan with Langan Engineering appeared before the Board and went over the new application.

A discussion took place regarding the elevations from the wetland to the buffer zone, site lines for the driveways and the amount of disturbance of land for the steep slope.

This Meeting was adjourned at 8:45 pm on a motion by Raymond A. Kraus, seconded by Mark Rinaldi. Vote carried 5-0.

The next regular Board meeting is scheduled for July 22, 2014.

Rosemarie Cusumano

Rosemarie Cusumano, Secretary

Maggie Mauro, Deputy

Town Clerk's Office

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