MINUTES OF THE PLANNING BOARD MEETING
HELD ON JUNE 25, 2013, 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, Beth Evans, Wetland Consultant to the Town, were present tonight.

The Chairman opened the meeting with the Pledge of Allegiance.

COMMITTEE REPORTS

- **OLD ORCHARD STREET SUBDIVISON** – Old Orchard Street, Block 1011, Lot 11 – 4th 180 Day Extension

  Motion to grant a 4th 180 day extension made by Kate Barnwell, seconded by Marshall Donat. Vote carried 6-0.

---

1. **MASTERCARD MAIN ENTRY MODIFICATION** – 2000 Purchase Street, Block 621, Lot 2 – Site Plan Review, SEQR Review, **PUBLIC HEARING**

   Peter Catizone, Engineer appeared before the Board on behalf of MasterCard regarding the modifications to the front entry.

   A discussion took place about bus shelter, new lighting and screening.

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

   The Chairman asked if any one in the audience would like to speak on this matter. There being no one he asked if the Board had any questions.

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

Motion to grant Site Plan approval made by Kate Barnwell, seconded by Raymond A. Kraus. Vote carried 6-0.

2. **TRATTORIA 632 RESTAURANT EXPANSION** – 632 Anderson Hill Road, Block 644, Lot 21 – Site Plan Review, SEQR Review, **PUBLIC HEARING**

Patrick Cleary informed the Board that the applicant is before the Zoning Board of Appeals and the Public Hearing should be opened and adjourned until the applicant is ready to return.

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

Motion to adjourn to the July meeting made by Marshall Donat, seconded by Raymond A. Kraus. Vote carried 6-0.

3. **BRAE BURN COUNTRY CLUB – POOL SHEDS** – 39 Brae Burn Drive, Block 951, Lot 7 – Site Plan Review, SEQR Review, **PUBLIC HERAING**

Steven Vando, Brae Burn Country Club General Manager, appeared before the Board regarding the application for the pool sheds.

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

The Chairman asked if any one in the audience would like to speak on this matter. There being no one he asked if the Board had any questions.

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

Motion to grant Site Plan approval made by Anthony Spano, seconded by Kate Barnwell. Vote carried 6-0.

4. **CIPOLLONE RESIDENCE – WETLAND** – 25 Augusta Court, Block 951, Lot 69 – Wetland Permit Review

Brad Chenoweth with Glengate Associates appeared before the Board on behalf of the Cipollone's wetland applicant and noted that last Wednesday a site visit did take place.

A discussion ensued regarding the plantings and the new plan.

Motion to schedule a Public Hearing for July 23, 2013 made by Kate Barnwell, seconded

by Anthony Spano. Vote carried 6-0.

5. **GENTILE – SITE PLAN** – 179 Underhill Avenue, Block 824, Lot 29 – Site Plan Review, SEQR Review

Chris Crocco with Crocco Architects appeared before the Board on behalf of the application and stated that they did receive Zoning Board approval.

Motion to grant Site Plan approval made by Anthony Spano, seconded by Raymond A. Kraus. Vote carried 6-0.

6. **SCHOOL OF THE HOLY CHILD – FIELD HOUSE/STUDIO/AUDITORIUM** – 2225 Westchester Avenue, Block 601, Lots 4-4.5 – Amended Site Plan Review, Amended Special Exception Use Permit Review, Steep Slope Permit Review, SEQR Review

Kory Salomome, with Veneziano & Associates appeared before the Board on behalf of the plan along with the Architects, School Representative, Engineer and Traffic Consultant for the project.

A discussion took place regarding the height of the filed house and the construction stages. Also discussed were the current traffic flow and the proposed flow for parents and busses, storm water management and the design studio.

Motion to declare the Board Lead Agency made by Kate Barnwell, seconded by Raymond A. Kraus. Vote carried 6-0.

Motion to schedule a Public Hearing for July 23, 2013 made by Nonie Reich, seconded by Marshall Donat. Vote carried 6-0.

A site visit will be scheduled before the Public Hearing.

7. **QUITTELL-PONTICELLI RESICENCE – GUEST COTTAGE** – 8 Lincoln Lane, Block 651, Lot 21 – Site Plan Review, Special Exception Use Permit Review, SEQR Review

Robin Quittell-Ponticelli the owner appeared before the Board and went over the reasons for the cottage.

Mark Mustacato, Architect appeared before the Board and described the one story cottage being proposed.

A discussion took place regarding the location of the cottage and moving it closer to the pool. Also discussed were the finishes of the cottage to match the existing house.

Motion to schedule a Public Hearing for July 23, 2013 made by Marshall Donat, seconded by Raymond A. Kraus. Vote carried 6-0.

8. **2500 WESTCHESTER AVENUE – GENERATOR** – 2500 Westchester Avenue, Block 611, Lot 3 -- Site Plan Review, SEQR Review

Chris Masotta with Normandy Real Estate appeared before the Board on regarding the generator application.

A discussion took place regarding the screening of the generators. The location and the distance to the neighbors were discussed.

Motion to schedule a Public Hearing for July 23, 2013 made by Kate Barnwell, seconded by Nonie Reich. Vote carried 6-0.

A site visit will be scheduled before the Public Hearing.

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

The next regular Board meeting is scheduled for July 23, 2013.

Rosemarie Cusumano

Rosemarie Cusumano, Secretary

Jacqueline Sheer

Town Clerk's Office

RECEIVED
2013 JUL 29 PM 1:33
TOWN CLERK
HARRISON, N.Y.