MINUTES OF THE PLANNING BOARD MEETING
HELD ON JULY 22, 2014, 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
Marshall Donat
Kate Barnwell
Joe Stout

MEMBERS ABSENT

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

The Chairman opened the meeting with the Pledge of Allegiance.

The Chairman introduced out new member to the audience.

COMMITTEE REPORTS

- Adopt minutes from June 24, 2014

  Motion to accept minutes made by Mark Rinaldi, seconded by Nonie Reich. Vote carried 7-0.

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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 Mark Rinaldi, seconded by Nonie Reich. Vote carried 7-0.

   Judy Goldstein a neighbor appeared before the Board. She stated that the Board suggested at the last meeting that she meet with the applicant which she did and everything worked out. She thanked the Board for their help.

   Beth Evans appeared before the Board and stated that she has reviewed the revised application and did have two comments. The wetland restoration should be added to the deed and the other is to make sure that the property line that juts in side where there is no

wall during construction the water runoff is to be controlled.

Patrick Cleary noted that the applicants engineer did meet with the Town's engineering department and you have a memo form the Towns Engineer.

The Chairman noted that we still don't have signoff from our Engineering Department and we will keep the public hearing open to next month.

2. **249 HALSTEAD AVENUE – NEW BUILDING** – 249 Halstead Avenue, Block 131, Lot 21 – Site Plan Review, SEQR Review, **Public Hearing**

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

Motion to open the Public Hearing made by Mark Rinaldi, seconded by Anthony Spano. Vote carried 7-0.

Emil Tuso of 210 Fremont Street appeared before the Board on behalf of 6 other neighbors. He went over with the Board his objections to the parking lot in the rear of the property.

Joe Chilelli of 227 Fremont Street asked the Board if the construction happens will the value of my house go down.

Joe Stout asked if there is some way to keep the application alive and explore other options for the neighbors.

A discussion took place regarding traffic, parking, other impacts on the neighborhood because all of the applications in the area. Discussed was the parking lot screening and a stockade fence. The applicant stated that a security lift gate will be installed. Also some plants will be added along the rear of the building to soften up the appearance.

Motion to close the Public Hearing made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 7-0.

Motion to grant Negative Declaration made by Anthony Spano, seconded by Mark Rinaldi. Vote carried 6-1 (Joe Stout abstained).

Motion to grant Site Plan approval with conditions, made by Mark Rinaldi, seconded by Marshall Donat. Vote carried 6-1 (Joe Stout abstained).

3. **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 and stated that a site visit took place last week.

The Chairman noted that the engineer has given the Board a memo and suggested that the applicant meet with them.

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

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the application for a 2 lot subdivision and steep slope on lot 2. Lot 5 will not be disturbed and left undeveloped.

Motion to declare the Board Lead Agency made by Anthony Spano, seconded by Mark Rinaldi. Vote carried 7-0.

Motion to schedule a Public Hearing for September 23, 2014 made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 7-0.

5. **550 HALSTEAD AVENUE – MULTI-FAMILY BUILDING** – 550 Halstead Avenue, Block 192, lot 15 – Site Plan Review, SEQR Review

James Ryan, with JMC appeared before the Board on behalf of the applicant. He stated that the applicant did receive all 6 variances from the Zoning Board of Appeals. He asked the Board to schedule a Public Hearing for the September meeting.

Motion to schedule a Public Hearing for the September 23, 2014 meeting made by Joe Stout, seconded by Mark Rinaldi. Vote carried 7-0.

6. **241-247 HALSTEAD AVENUE – NEW BUILDING** – 241-247 Halstead Avenue, Block 131, Lot 17 – Site Plan Review, SEQR Review

The Chairman recused himself because of his involvement with the application.

Anthony Spano recused himself because of his involvement with the application as well.

Mark Rinaldi will be the Acting Chairman.

Frank McCullough, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the applicant. He went over in detail application being proposed.

David Gross, Architect appeared before the Board and went over the amenities that the building will offer; all units will have central air, washer/dryers and outdoor space.

A discussion took place regarding the deliveries, lighting, individual entrances for the retail spaces. The building will be guided by LEED but not going to apply for the status. A LEED checklist will be submitted, also no gate for the residential parking in the rear and will have signage for the residential parking, the height of the building, the building is in the CBD zone and parking and some infrastructure are in the B zone. Sewer, water and fire were also discussed.

Variance needed for 6 parking spaces, building height, usable open space, parking lot and some infrastructure in the B zone so the CBD need to be brought through to the B zone.

Motion to refer to the Zoning Board of Appeals with a positive recommendation made by Kate Barnwell, seconded by Marshall Donat. Vote carried 5-0.

7. **DENN RESIDENCE – WETLAND PERMIT** – 19 Rockledge Road, Block 601, Lot 19 – Wetland Permit Review, SEQR Review

Chuck Utschig, with Langan Engineering appeared before the Board on behalf of the applicant. He explained the propose location of the house is outside of the wetland but are in the buffer. He stated that site is a very difficult one.

A discussion took place regarding the 15,000 square feet of buffer disturbance; the size of the property, and the amount of indigenous species on the property.

Beth Evans appeared before the Board and stated that it is all wetland and buffer. There is a man made pond. Also the wetland boundary is correct. She asked Chuck Utschig if it will be sewer or septic.

Chuck Utschig noted that there is a sewer easement so it will be sewer.

The Chairman suggested a site visit before the next meeting in September.

Kate asked if aerial photos could be made available for the Board to review.

8. **HARRISON PLAYHOUSE LOFTS** – 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 to renovate the existing playhouse the existing retail stores and proposing to add 43 residential units and parking.

Ray Wobbe, Architect appeared before the Board and went over the project.

Jim Ryan, with JMC stated that variances are needed for open space requirement, height, parking access, and 14 parking spaces.

A discussion took place regarding the different views and other buildings in the area and the height of other buildings. The staging of the construction was discussed; also the tenants will remain during the construction. They will be high end rental apartments. Materials were also discussed.

Motion to declare the Board Lead Agency made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 7-0.

This Meeting was adjourned at 10:00 pm on a motion by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 7-0.

The next regular Board meeting is scheduled for September 23, 2014.

Rosemarie Cusumano

Rosemarie Cusumano, Secretary

Jacqueline Greer

Town Clerk's Office

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