

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON SEPTEMBER 23, 2014, AT 7:30 P.M. AT THE MUNICIPAL BUILDING,
1 HEINEMAN PLACE, HARRISON, NY**

MEMBERS PRESENT

*Thomas Heaslip, Chairman
Anthony Spano
Mark Rinaldi
Marshall Donat
Kate Barnwell
Joe Stout*

MEMBERS ABSENT

Nonie Reich

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

The Chairman opened the meeting with the Pledge of Allegiance.

The Chairman announced the adjournments for tonight's meeting.

COMMITTEE REPORTS

- Adopt minutes from July 22, 2014

Motion to accept minutes made by Mark Rinaldi, seconded by Marshall Donat.
Vote carried 6-0.

- **ALBANESE SUBDIVISION RE-APPROVAL** – West Street, Block 282, Lot 3 & 5 – 180 Day Extension

Chuck Utschig with Langan appeared before the Board on behalf of the applicant and requested an extension of the Boards approval of 180 days.

Motion to grant 180 Day Extension made by Anthony Spano, seconded by Marshall Donat. Vote carried 6-0.

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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**

Application was not heard, adjourned by the applicant.

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

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

Chuck Utschig with Langan Engineering appeared before the Board and presented an overview of the application for a 2 lot subdivision, he discussed the site distance, driveway, vegetation, storm water, fill and blasting.

A discussion took place regarding the blasting, insurance and the blasting code.

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

Caird Duncan of 165 Sterling Road appeared before the Board and went over the blasting, safety, insurance and chipping. He stated that chipping would be preferred by most of the neighbors.

AJ Detsky of 122 Sterling Road appeared before the Board and went over some of his concerns of the insurance policy and the steep slopes on the property.

Ron Chaimowitz of 12 Clinton Lane went over the flooding that use to happen and noted that the Town did fix the flooding and is worried about flooding again. He went over his concerns about the blasting and the rocks in his basement that may affect this home and pool.

Dr. Jackie Detsky of 122 Sterling Road went over her concerns of her home being built on rock and is concerned that the home is going to be built 20 feet from her property line. She also discussed the trees.

Mark Teich of 125 Sterling Road discussed his house being built on all rock. He discussed his concerns of blasting and would be in favor of chipping.

The Public Hearing will be kept open.

The Board asked for the applicant to show the surrounding properties that will be affected for the blasting.

3. **550 HALSTEAD AVENUE – MULTI-FAMILY BUILDING** – 550 Halstead Avenue, Block 192, lot 15 – Site Plan Review, SEQR Review, **Public Hearing**

David Steinmetz, Esq. with Darrin & Steinmetz appeared before the Board on behalf of the applicant.

James Caris with John Meyer Consulting appeared before the Board.

Collin Growth, Architect with Beinfield Architecture went over the changes that have been made since the last time the application appeared before the Board.

A discussion took place regarding the sanitary sewer line.

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

The Chairman asked if anyone in the audience wanted to speak on this matter. There being on one he asked for a motion to close the Public Hearing.

Motion to close the Public Hearing made by Mark Rinaldi, seconded by Marshall Donat.

Motion to prepare resolutions for next month made by Marshall Donat, seconded by Mark Rinaldi. Vote carried 6-0.

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 steep slope application.

A discussion took place regarding the slope of the driveway, the fill and the retaining wall in the rear.

Motion to grant Steep Slope approval made by Mark Rinaldi, seconded by Joe Stout. Vote carried 6-0.

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

Application was not heard, adjourned by the applicant.

6. **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.

Stephen Tilly with Stephen Tilly Architects appeared before the Board.

Ray Wobbe, Architect appeared before the Board and addressed some of the concerns

that the Board had last month.

James Caris with John Meyer Consulting appeared before the Board and went over the entrance on Purdy Street and the parking garage along with the safety measurements for the pedestrians being used.

A discussion took place regarding the amount of parking spaces, the look of the building, the height, and the construction process.

7. **GOULAS RESIDENCE – 100 FOOT BUFFER** – 1 Old Lyme Road, Block 703, Lot 47 – Site Plan Review, SEQR Review

The applicant did not appear.

8. **SCARSDALE MEDICAL GROUP – SIGN** – 550 Mamaroneck Avenue, Block 482, Lot 27 – Site Plan Review, SEQR Review

Lou-Anne Murphy with Scarsdale Medical Group appeared before the Board on behalf of the application for the sign.

A discussion took place regarding the monument sign and the installation location on the property.

Motion to schedule a Public Hearing for October 28th made by Mark Rinaldi, seconded by Marshal Donat.

9. **TRINITY PRESBYTERIAN CHURCH – HOUSE OF WORSHIP/BUILDING ADDITION** – 526-530 Anderson Hill Road, Block 643, Lots 7, 44, 49 – Draft Environmental Impact Statement Review

Andrew Tung with Divney Tung & Schwalbe appeared before the Board on behalf of the Draft EIS that has been submitted. He asked the Board to accept the draft as complete so that it can be submitted and posted

Patrick Cleary presented an overview of the DEIS process and the Board's decision to accept it as complete.

Christin Wilson, Esq. representing PEPA and asked about the traffic study.

Patrick Cleary noted that the DEIS will be posted on the Town's web page; copies will be available in the library, Town Clerks office and with Rosemarie.

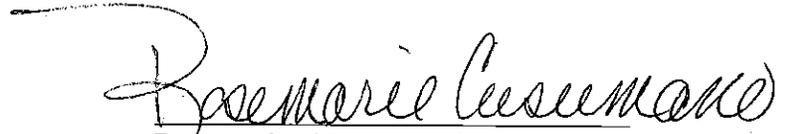
Motion to accept the DEIS as complete made by Marshall Donat, seconded by Mark Rinaldi.

10. **LAKE STREET GRANITE QUARRY INC. – AMENDED SITE PLAN** – 600 Lake Street, Block 995, Lot 11 & 12 – Amended Site Plan Review, SEQR Review

Application was not heard, adjourned by the applicant.

This Meeting was adjourned at 10:15 pm on a motion by Marshall Donat, seconded by Mark Rinaldi.
Vote carried 6-0.

The next regular Board meeting is scheduled for October 28, 2014.


Rosemarie Cusumano, Secretary


Town Clerk's Office

RECEIVED
2014 OCT 29 AM 9:30
TOWN CLERK'S OFFICE