MINUTES OF THE PLANNING BOARD MEETING
HELD ON SEPTEMBER 29, 2015, 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
Joe Stout
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 July 23, 2015

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

- **122 LINCOLN AVENUE SUBDIVISION** – 122 Lincoln Avenue, Block 641, Lot 19 (2 Lots) – 90 Day Extension

  Charlie Gottlieb, Esq. with Cuddy & Feder appeared before the Board on behalf of the applicant for a 90 Day Extension.

  Motion to grant 90 Day Extension made by Nonie Reich, seconded by Mark Rinaldi. Vote carried 5-0.

- **SCHUR/JONES RESIDENCE – SITE PLAN & WETLAND PERMIT** – 24 Cottage Avenue, Block 671, Lot 4 – 1 Year Extension

  Howard Schur appeared before the Board on behalf of the applicant for a 1 year extensions for site plan and wetland permits.

  Motion to grant 1year extensions made by Anthony Spano, seconded by Nonie Reich. Vote carried 5-0.

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1. **BRIGHTVIEW SENIOR LIVING OF HARRISON** – 600 Lake Street, Block 995, Lots 11 & 12, Block 994, Lot 6 – Petition for Zoning Amendment, Site Plan Review, Steep Slope Permit, Special Exception Use Permit, SEQR Review, **Public Hearing**

David Steinmetz, Esq. with Zarin & Steinmetz appeared before the Board and addressed the issues that the Board and the neighbors had brought up at the last meeting. He discussed the traffic, speed, intersections, EMS substation (that has been removed from the site); noise of the HVAC units on the roof top, odors from the commercial kitchen. Also the wetlands and stormwater has been addressed by the Towns wetland consultant and the town's engineer.

John Burns with Hudson Properties Advisers appeared before the Board and stated that he had done an analysis of the adjoining homes and his conclusion was that the proposed project would not impact the value; a report will be given to the Board.

David Steinmetz asked if the Board was ready to send the application to amend the zoning back to the Town Board.

The Chairman stated that we have reached a point were we can not go any further on the site plan until the Town Board addresses the zoning issue.

A discussion took place regarding alternative uses for the site. The practical use of senior living facility for the property was discussed and an amendment to the language of the R-1 zone.

Neighbors spoke in opposition of the application, they would prefer for the property to be used as R-1, 2 family homes and even town houses were discussed.

Darius Chafizadeh Attorney for PEPA appeared before the Board in opposition of the project.

Neighbors discussed spot zoning, the use being an apartment building, parking, noise; the scale of the building, and the character of the neighborhood will change if the building is allowed.

A discussion took place among the Board regarding the proposed memo to the Town Board and the concerns with the zoning amendment language. Also discussed was that an amendment to the zoning would allow an opportunity to clean up the site.

Patrick Cleary stated to the Board has to separate themselves from what you are hearing and comment on the proposal that the Town Board has made.

The Chairman stated that this particular use for this site is a tough sell to the neighbors. Also a difficult site for single family homes as well. When we respond to the Town Board we might want to say that 4 stories are too high and the concerns of the neighbors are very important and should be brought to the attention of the Town Board.

Nonie Reich stated that she was not in favor of the project as well as the recommendation to the Town Board.

Kate Barnwell stated that her concerns are the real problems of the site; speed on Lake Street is a concern of the neighbors and wonders if the development would help solve the speed on Lake Street. Where else could this amendment apply to other sites in the town? I do not want to see the site remain in the state that it is now.

Motion to send a memo to the Town Board on the zoning text amendment and prepare the SEQR determination draft made by Thomas Heaslip, seconded by Kate Barnwell. Vote carried 5-0.

2. **LUISO SUBDIVISION** – 33 Bentay Drive, Block 281, Lot 10 – Sketch Plan Review, SEQR Review, **Public Hearing**

Phillip Grimaldi, Esq. appeared before the Board on behalf of the Public Hearing.

Stephen Marchesani, Architect appeared before the Board and went over the changes to the plan that had been made.

A discussion took place regarding the fence and the trees on West Street.

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

Motion to grant Negative Declaration made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 5-0.

Motion to grant Final Subdivision Plat made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 5-0.

3. **WOODLAND ROAD SUBDIVISION** – 8 Woodland Road, Block 1033, Lot 2 (4 Lots) – Sketch Plan Review, SEQR Review, **Public Hearing**

Amanda with Dimovski Architecture appeared before the Board on behalf of the application to subdivide the lot into 4 lots. She stated that the town engineer wanted a dead end and not a cul-de-sac.

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

Phil Marriccini, Esq. appeared before the Board representing some neighbors on Woodland Road concerned with traffic, the width of the roadway and the fact that it should be a major subdivision because of the roadwork that is being proposed.

A discussion took place regarding the cul-de-sac as opposed to a dead end; the Public Hearing will remain open so that a discussion could take place with the Town Engineer.

Steve Dimovski, Architect appeared before the Board and stated that there was an existing house on the property which was being serviced by the town for garbage and snow removal.

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

4. **HARRISON PLAYHOUSE LOFTS** – 227-239 Harrison Avenue, Block 133, Lots 35 & 11 – Site Plan Review, Special Exception Use Permit, SEQR Review, **Public Hearing**

John Verni, Esq. appeared before the Board on behalf of the Public Hearing.

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

The Workforce Housing Coalition appeared before the Board and read into the record a letter asking the board to consider affordable housing in this project.

James Carris with JMC appeared before the Board and went over the sanitary sewer that was discussed with the Engineering Department.

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

5. **PARCEL B OFFICE BUILDING** – 2 Manhattanville Road, Block 631, Lot 17 – Final Supplemental Environmental Impact Statement

Al Pirro, Esq. appeared before the Board and asked for the letter that was sent to the board be incorporated into the record and the FEIS

A discussion took place regarding an updated supplemental FEIS, a medical use for the proposed building land as well as a site visit for the Board to reacquaint themselves with the project, since the project hasn't been before the Board for 4 years.

6. **RUBIN RESIDENCE – SITE PLAN** – 40 The Crossing, Block 641, Lot 69 – Site Plan Review, SEQR Review

Nunzio Pietrosanti, Engineer appeared before the Board on belief of the application for a 9'x50' lap pool at the rear of the home.

A discussion ensued regarding the subdivision plat that would have to be amended and

would require written approval of every homeowners agreeing to the proposed incursion into the 100 foot buffer.

7. **MEMORIAL SLOAN KETTERING – LINEAR ACCELERATOR EXPANSION** – 500 Westchester Avenue, Block 631, Lot 7 – Site Plan Review, Special Exception Use Permit, SEQR Review

Jim Ryan, with JMC appeared before the Board on behalf of the two new linear accelerators being proposed.

A discussion took place regarding the placement of the addition, size of the linear accelerators and traffic.

Motion to schedule a Public Hearing for October 27, 2015 made by Nonie Reich, seconded by Kate Barnwell. Vote carried 5-0.

8. **SHERMAN-MASI RESIDENCE – STEEP SLOPE** – 5 Sylvanleigh Road, Block 611, Lot 34 – Steep Slope Permit, SEQR Review

Greg McWilliams, Architect appeared before the Board on behalf of the application for a pool located in the slope.

A discussion took place regarding some engineering issues and the pool being built into the steep slope.

Applicant will work with the Town Engineer and return to the Board.

9. **550 HALSTEAD AVENUE – MULTI-FAMILY BUILDING AMENDMENT** – 550 Halstead Avenue, Block 192, Lot 15 – Amended Site Plan Review, SEQR Review

Jim Ryan, JMC appeared before the Board with a proposed sit plan amendment to previous approved building. He stated that the building is further from the road and is more compact.

Phillip Fruchter with PAPP Architects appeared before the Board went over the changes to the building; compact size, parking and less bedrooms.

Motion to schedule the Public Hearing for October 27, 2015 made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 5-0.

10. **WESTCHESTER JOINT WATERWORKS – RYE LAKE PUMP STATION – GENERATOR** – 900 Lake Street, Block 971, Lot 1 – Site Plan Review, Special Exception Use Permit, SEQR Review

Tony Conetta with WJWW appeared before the Board and went over the application.

Motion to schedule the Public Hearing for October 27, 2015 made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 5-0.

11. **WESTCHESTER JOINT WATERWORKS – KENILWORTH BOOSTER STATION** – Kenilworth Road, Block 625, Lot 6 – Site Plan Review, Special Exception Use Permit, SEQR Review

Tony Conetta with WJWW appeared before the Board and went over the application.

Motion to schedule the Public Hearing for October 27, 2015 made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 5-0.

12. **WESTCHESTER COUNTRY CLUB – TENNIS ENCLOSURE** – 99 Biltmore Avenue, Block 566, Lot 1 & Block 562, Lot 5 – Amended Site Plan Review, Amended Special Exception Use Permit, SEQR Review

David Cooper, Esq. with Zarin & Steinmetz appeared before the Board on behalf of the application for a seasonal tennis enclosure for the existing tennis courts.

A discussion took place regarding height of the structure, the enclosure color and the appearance of the enclosure from the adjacent properties.

Motion to schedule a Public Hearing for October 27, 2015 made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 5-0.

13. **TREDICI OF WESTCHESTER – PARKING LOT EXPANSION** – 578 Anderson Hill Road, Block 643, Lot 9 – Site Plan Review, SEQR Review

Stephen Marchesani, Architect appeared before the Board on behalf of the application to upgrade the existing restaurant and the parking lot expansion.

A discussion took place regarding the amount of parking spaces, landscaping and impervious surface coverage.

Motion to schedule a Public Hearing for October 27, 2015 made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 5-0.

This Meeting was adjourned at 11:25 pm on a motion by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 5-0.

The next regular Board meeting is scheduled for October 27, 2015.

Rosemarie Cusumano

Rosemarie Cusumano, Secretary

Jacqueline Green

Town Clerk's Office

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