

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON FEBRUARY 19, 2019, AT 7:30 P.M. AT THE MUNICIPAL BUILDING,
1 HEINEMAN PLACE, HARRISON, NY**

MEMBERS PRESENT

*Thomas Heaslip, Chairman
Nonie Reich
Marshall Donat
Joseph Stout
Chip Marrano*

MEMBERS ABSENT

Hugo Ruiz

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 January 22, 2019

Motion to accept minutes from Joseph Stout, seconded by Marshall Donat. Vote carried 5-0.

- **BILTMORE ESTATES @ POLLY PARK SUBDIVISION** (17-1373) – Polly Park Road, Block 567, Lot 1 and Block 566, Lot 2 – Acceptance of DEIS

The Chairman asked the Board if everyone has reviewed the DEIS.

Motion to accept the DEIS as complete by Nonie Reich, seconded by Joseph Stout. Vote carried 5-0.

Motion to schedule a Public Hearing for the March 26, 2019. The Public Hearing will be limited to one hour. Motion made by Nonie Reich, seconded by Joseph Stout. Vote carried 5-0.

- **PARCEL B OFFICE BUILDING** (15-692) – 100 Manhattanville Road, Block 631, Lot 17 – Approval of Stipulation

The Chairman noted that the resolutions have not been received so no action will be taken.

1. **3 WESTCHESTER PARK DRIVE – NEW MULTI-FAMILY BUILDINGS** (18-1434) – 3 Westchester Park Drive, Block 631, Lot 18 – **DEIS Scoping Session, Public Hearing**

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the applicant. He stated that the DEIS has been posted on the Town's Web Site.

Andy Tung with Divney Tung & Schwalbe appeared before the Board and presented an overview of the scoping document.

Motion to open the Public Hearing made by Nonie Reich, seconded by Joseph Stout.
Vote carried 5-0.

Cheryl Pine of 19 Scott Circle appeared before the Board regarding some of the items that she would like to be studied which included a, market study with White Plains, traffic, schools, metro north impact, students with learning disabilities and handicaps, open space and recreation effects on the Purchase area.

Seth Mandelbaum responded to the market study.

A discussion took place regarding the reasons as to why office parks are not viable anymore as well as apartments versus owning homes.

Patrick Cleary reviewed the additions to the scoping document with the Board.

Motion to adopt the DEIS as revised made by Nonie Reich, seconded by Marshall Donat.
Vote carried 5-0.

2. **40 BUCKOUT ROAD SUBDIVISION** (18-1428) – 40 Buckout Road, Block 1001, Lot 58 & 64 – Amended Preliminary Plat Review, **Public Hearing**

Motion to open the Public Hearing made by Nonie Reich, seconded by Marshall Donat.
Vote carried 5-0.

Motion to adjourn the Public Hearing made by Marshall Donat, seconded by Nonie Reich. Vote carried 5-0.

3. **104 CORPORATE PARK DRIVE – OFFICE RENOVATION & NEW GARAGE** (18-1436) – 104 Corporate Park Drive, Block 621, Lot 12 – Site Plan Review, Special Exception Use Permit, Steep Slope Review, SEQR Review, **Public Hearing**

Motion to open the Public Hearing made by Nonie Reich, seconded by Marshall Donat. Vote carried 5-0.

Motion to adjourn the Public Hearing made by Marshall Donat, seconded by Nonie Reich. Vote carried 5-0.

4. **TRINITY PRESBYTERIAN CHURCH – HOUSE OF WORSHIP – AMENDMENT** (18-1433) – 526-530 Anderson Hill Road, Block 643, Lots 7 – Amended Site Plan Review, SEQR Review

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the applicant. He stated that the Zoning Board has granted the necessary variances.

The Chairman noted that the Board received a letter from PEPA.

Patrick Cleary went over the PEPA letter with the Board.

Motion to grant Negative Declaration made by Nonie Reich, seconded by Marshall Donat. Vote carried 5-0.

Motion to grant Amended Site Plan approval made by Nonie Reich, seconded by Joseph Stout. Vote carried 5-0.

5. **61 GRANDVIEW DEVELOPMENT SUBDIVISION** – 4 Richardson Lane, Block 201, Lot 31, Final Subdivision Plat Approval

Mike Finan with Langan Engineering appeared before the Board on behalf of the applicant and the 3 lot subdivision.

Patrick Cleary addressed the stipulations in the preliminarily plat approval.

Motion to grant Final Plat approval subject to preliminary plat conditions made by Joseph Stout, seconded by Marshall Donat. Vote carried 5-0.

6. **VENICE/MICALONE – SITE PLAN** (19-1447) – 137 Temple Street, Block 375, Lot 6, Site Plan Review

Stephen Marchesani, Architect appeared before the Board on behalf of the applicant and the changes in the B Zone.

Patrick Cleary reviewed the new procedure with the Board.

Motion to approve Site Plan approval made by Nonie Reich, seconded by Joseph Stout.
Vote carried 5-0.

7. **MORGAN STANLEY – SITE PLAN** (19-1448) – 2000 Westchester Avenue, Block 625, Lot 1 – Amended Site Plan Review, SEQR Review

Noel Walsh with Clune Construction appeared before the Board on behalf of the application for an addition to the existing concrete pad to accommodate the switch gear.

Motion to schedule a Public Hearing for March 26, 2019 made by Joseph Stout, seconded by Nonie Reich. Vote carried 5-0.

8. **220-230-244 WESTCHESTER AVENUE – CROSS CONNECTION** (19-1449) – 220-230-244 Westchester Avenue, Block 692, Lot 3 & 5 – Site Plan Review, Steep Slope Review, Special Exception Use Permit, SEQR Review

Steven Grogg with McLaren Engineering appeared before the Board on behalf of the application for the cross connection and gave an overview of the project.

The Board asked if the applicant could address the county's concerns.

Motion to schedule a Public Hearing for March 26, 2019 made by Nonie Reich, seconded by Joseph Stout. Vote carried 5-0.

9. **WEGMANS FOOD MARKET – AMENDED SITE PLAN** (19-1450) – 106-110 Corporate Park, Block 621, Lot 11 – Amended Site Plan Review, SEQR Review

Seth Mandelbaum, Esq. with McCullough Goldberger & Stoudt appeared before Board on behalf of the applicant and the amendment to the site plan.

Mike Junghans with Kimley-Horn appeared before the Board on behalf of the amended site plan.

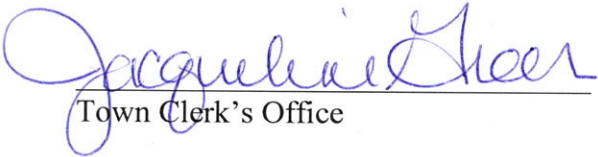
Kim Goergen with Wegmans appeared before the Board and gave an overview of the architectural renderings and elevations.

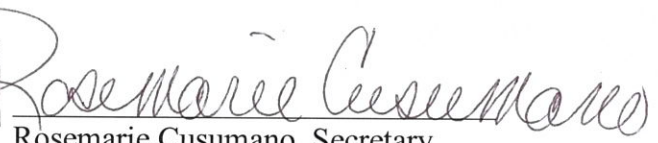
Motion to declare the Board Lead Agency made by Nonie Reich, seconded by Chip Marrano. Vote carried 5-0.

Motion to schedule a Public Hearing for March 26, 2019 made by Nonie Reich, seconded by Chip Marrano. Vote carried 5-0.

This Meeting was adjourned at 9:15 pm on a motion by Joseph Stout, seconded by Marshall Donat.
Vote carried 5-0.

The next regular Board meeting is scheduled for March 26, 2019.


Town Clerk's Office


Rosemarie Cusumano, Secretary

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