

**MINUTES OF THE PLANNING BOARD MEETING  
HELD ON NOVEMBER 22, 2022, AT 7:00 P.M. AT THE MUNICIPAL BUILDING,  
1 HEINEMAN PLACE, HARRISON, NY**

**MEMBERS PRESENT**

*Joseph Stout  
Nonie Reich  
Marshall Donat  
Chip Marrano  
Jeffrey Spano  
Kimberly Burkan  
David Gelfarb*

**MEMBERS ABSENT**

*Patrick Cleary, Planning Consultant to the Board, Benjamin Heaslip, Assistant 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 and announced the adjournments.

-----

**COMMITTEE REPORTS**

- Adopt minutes from October 25, 2022

The Chairman asked if anyone had any comments on the minutes.

Motion to accept the October 25, 2022 minutes made by Nonie Reich, seconded by Jeffrey Spano. Vote carried 6-0 (Marshall Donat absent).

- **4300 PURCHASE STREET – SUBDIVISION** (PB22-010) – 4300 Purchase Street, Block 981, Lot 50 – Final Plat 180 Day Extension

Patrick Cleary noted that this is the first request for this subdivision, the applicant is working with the Health Department.

Motion to grant 180-day extension made by Nonie Reich, seconded by Jeffrey Spano. Vote carried 6-0 (Marshall Donat absent).

- **241-247 HALSTEAD AVENUE – NEW BUILDING** (14-439) – 241-247 Halstead Avenue, Block 131, Lot 17 – Site Plan Approval 6th 1 Year Extension

Seth Mendelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the 6<sup>th</sup> 1 year extension request.

Motion to grant a 6<sup>th</sup> one year extension made by Chip Marrano, seconded by Nonie Reich. Vote carried 6-0 (Marshall Donat absent).

- **RIVERSIDE MANOR CLUSTER SUBDIVISION A/K/A HARRISON HAMLET** (17-1322) – 390 Mamaroneck Avenue, Block 482, Lot 16 – Request for no Bond

Michael Charitou owner appeared before the Board regarding the request for no bond.

Patrick Cleary noted that the applicant has asked in lieu of bond he would do the road improvements before the homes are built.

Michael Charitou noted that the stormwater will be bonded.

The Chairman noted that it's town policy to have a bond, because if something happens the town will have protection.

- **RIVERSIDE MANOR CLUSTER SUBDIVISION A/K/A HARRISON HAMLET** (17-1322) – 390 Mamaroneck Avenue, Block 482, Lot 16 – Final Plat 180 Day Extension

Michael Charitou owner appeared before the Board on behalf of the final plat extension request.

Motion to grant 180-day extension made by Jeffrey Spano, seconded by Chip Marrano. Vote carried 6-0 (Marshall Donat absent).

- **WEST STREET SUBDIVISION** (19-1456) – 530 West Street, Block 301, Lot 7 – Final Plat 6<sup>th</sup> 180 Day Extension

Daniel Tartaglia, Attorney for the applicant appeared before the Board on behalf of the 6<sup>th</sup> 180-day extension. Mr. Tartaglia noted that we have tried to get on the town board agenda which took a very long time. We did get on the November agenda but the neighbors attorney submitted a letter in opposition and we have agreed to meet with them before the next town board meeting.

Nonie Reich noted that we need some effort and should not give a 180-day extension.

Motion to grant a 120-day extension made by Nonie Reich, seconded by Jeffrey Spano. Vote carried 6-0 (Marshall Donat absent).



1. **RENAISSANCE HARRISON – RESIDENTIAL MIXED-USE COMMUNITY**  
(PB22-030) – 80 West Red Oak Lane, Block 621, Lot 4 – **Public Scoping Session**

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the Renaissance Harrison project and introduced the team.

Andy Tung, Engineer with DTS gave an overview of the existing site and the proposed project. He addressed the draft DEIS scoping outline that will be addressed in the Draft DEIS.

Nonie Reich noted that we would like to see connectivity how does it relate to the compressive plan, what will happen to the open space, any kind of 3d visual would be helpful.

David Gelfarb asked how far out of the teardrop are you going to study.

Patrick Cleary noted that they will be studying what the town asked to study. The county letter was received today and they were specific of their points.

Motion to keep the written comment period open until December 6, 2022 made by Nonie Reich, seconded by Chip Marrano. Vote carried 6-0 (Marshall Donat absent).

2. **3 PURCHASE LANE – SUBDIVISION** (PB22-016) – 3 Purchase Lane, Block 545, Lot 1 – Final Plat Review, Steep Slope Review, SEQR Review, **Public Hearing**

Motion to open the Public Hearing made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 6-0 (Marshall Donat absent).

Motion to adjourn the Public Hearing made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 6-0 (Marshall Donat absent).

3. **81 CRYSTAL STREET – SUBDIVISION** (PB22-021) – 81 Crystal Street, Block 423, Lot 1 – Final Plat Review, SEQR Review, **Public Hearing**

Motion to open the Public Hearing made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 6-0 (Marshall Donat absent).

Motion to adjourn the Public Hearing made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 6-0 (Marshall Donat absent).

4. **MONASTRA RESIDENCE – STEEP SLOPE** (PB22-025) – 224 Lincoln Avenue, Block 915, Lot 11 – Steep Slope Review, SEQR Review, **Public Hearing**

David Goessl, Engineer appeared before the Board and noted that we were before the Zoning Board of Appeals and received our variances.

Motion to open the Public Hearing made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 6-0 (Marshall Donat absent).

The Chairman asked if anyone would like to speak on this matter or if the Board had any comments or questions.

Motion to close the Public Hearing made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 6-0 (Marshall Donat absent).

Motion to grant steep slope approval subject to the Zoning Board of Appeals approval. Made by Nonie Reich, seconded by Chip Marrano. Vote carried 7-0.

5. **TRATTORIA 632 – OUTDOOR SEATING & ENTRY ADDITION** (PB22-028) – 632 Anderson Hill Road, Block 644, Lot 21 – Amended Site Plan Review, SEQR Review, **Public Hearing**

Application not heard.

6. **BELLE CLEANERS – AMENDED SITE PLAN** (PB22-011) – 285 Halstead Avenue, Block 133, Lot 5 – Amended Site Plan Review, SEQR Review, **Public Hearing**

Bobby Kim appeared before the Board and gave a presentation regarding the safety features on the machines that will be used. He also went over the chemicals being proposed.

Kimberly Burkan asked how will the chemicals be stored.

Bobby Kim noted that they are stored in sealed drums.

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

The Chairman asked if anyone would like to speak on this matter or if the Board had any comments or questions.

Marshall Donat asked about the chemical sheet 2 of 9.

Motion to refer to the Zoning Board of Appeals made by Nonie Reich, seconded by Kimberly Burkan. Vote carried 7-0.



7. **132 HALSTEAD AVE – MIXED USE MULTI-FAMILY BUILDING** (PB22-013) –  
132 Halstead Avenue, Block 103, Lot 16 – Site Plan Review, SEQR Review, **Public Hearing**

Steve Wrabel, Esq. with McCullough Goldberger & Stoudt appeared before the Board and gave an overview of the application.

Motion to open the Public Hearing made by Nonie Reich, seconded by Marshall Donat. Vote carried 7-0.

Janet Devita of 43 First Street appeared before the Board and asked about the variance needed.

Steve Wrabel noted that the variance is for the footprint of the building. We are a little bite over which is 57%.

The Chairman noted we have asked the applicant to go over the stormwater management requirements.

Motion to refer to the Zoning Board of Appeals with a positive recommendation made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 7-0.

Motion to adjourn the Public Hearing to December 20, 2022 made by Nonie Reich, seconded by Chip Marrano. Vote carried 7-0.

8. **WEBB AVENUE – RESIDENTIAL MULTI-FAMILY BUILDING** (19-1446) –  
Webb Avenue, Block 603, Lot 1 – Site Plan Review, Special Exception Use Permit, Steep Slope Permit Review, Wetland Permit Review, **Public Hearing**

Michael Zarin, Esq. with Zarin & Steinmetz appeared before the Board on behalf of the applicant. We have received the Woodard & Curran and Evans Associates memos and did submit a memo today in response. We did receive a 3-page statement from Michael Tokarz tonight.

Motion open the Public Hearing made by Chip Marrano, seconded by Nonie Reich. Vote carried 7-0.

The Chairman asked if anyone would like to speak on this matter.

Motion to adjourn the Public Hearing to December 20, 2022 made by Marshall Donat, seconded by Chip Marrano. Vote carried 7-0.

9. **THE HARRISON GRAND – MULTI-FAMILY BUILDING** (PB22-022) – 402  
Halstead Avenue, Block 191, Lot 1 – Site Plan Review, SEQR Review, **Public Hearing**

Bill Null, Esq. with Cuddy & Feder appeared before the Board on behalf of the applicant and the Public Hearing.

Motion to open the Public Hearing made by Marshall Donat, seconded by Nonie Reich. Vote carried 7-0.

The Chairman noted one of the issues was the traffic and the cars that go through the parking lot from Macy Road; did you consider a gate.

John Canning noted that there is about 15 cars per hour from Macy Road to Halstead Avenue. It has a public feeling right not and if it's a private residence it should cut down the cutting through.

Bill Null asked if a resolution could be prepared for next month meeting.

Nonie Reich noted that I think that there are still to may engineering comments open to consider a resolution to be prepared.

Motion to adjourn to the Public Hearing to December 20, 2022 made by Marshall Donat, seconded by Jeffrey Spano. Vote carried 7-0.

This Meeting was adjourned at 9:00 pm on a motion by Nonie Reich, seconded by Chip Marrano. Vote carried 7-0.

The next regular Board meeting is scheduled for December 20, 2022.

*Jacqueline Greer*

Town Clerk's Office

*Rosemarie Cusumano*  
Rosemarie Cusumano, Secretary

RECEIVED  
2022 DEC 22 A 9:10  
TOWN CLERK  
HARRISON, NY