

**MINUTES OF THE PLANNING BOARD MEETING  
HELD ON DECEMBER 20, 2022, AT 7:00 P.M. AT THE MUNICIPAL BUILDING,  
1 HEINEMAN PLACE, HARRISON, NY**

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

*Nonie Reich*

*Patrick Cleary, Planning Consultant to the Board, Benjamin Heaslip, Assistant Planning Consultant to the Board were present tonight.*

The Chairman opened the meeting with the Pledge of Allegiance and announced the adjournments.

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**COMMITTEE REPORTS**

- Adopt minutes from November 22, 2022

Motion to accept the November 22, 2022 meeting minutes made by Marshall Donat, seconded by Jeffrey Spano. Vote carried 6-0.

- **RENAISSANCE HARRISON – RESIDENTIAL MIXED-USE COMMUNITY** (PB22-030) – 80 West Red Oak Lane, Block 621, Lot 4 – Adopt DEIS Scoping Document

Patrick Cleary noted that the Board has a draft scoping document and can adopt and the applicant will probably return in the spring.

Motion to adopt the DEIS Scoping Document made by Marshall Donat, seconded by Jeffrey Spano. Vote carried 6-0.

- **14 HIGHLAND RIDGE LANE SUBDIVISION** (16-857) – 14 Highland Ridge Lane, Block 546, Lot 46 – 12<sup>th</sup> Preliminary Plat 180 Day Extension

Michael Zarin, Esq. with Zarin & Steinmetz appeared before the Board on behalf of the 12<sup>th</sup> extension. We are still trying to resolve the issues with the cul-de-sac and the water main.

Patrick Cleary noted that there was a joint watermain and the neighbor was having a problem with WJWW. Not sure the answer for the watermain joint issue.

Motion to grant a 60-day extension made by Chip Marrano, seconded by Marshall Donat. Vote carried 6-0.

- **COLONIAL ARMS – NEW MULTI-FAMILY BUILDING RE-APPROVAL** (PB21-032) – 197-203 Harrison Avenue, Block 134, Lots 1 & 29 – Site Plan 1 year Extension

Steve Wrabel, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the first extension request.

Jeffrey Spano recused himself from the proceeding.

Motion to grant a 1-year extension made by Chip Marrano, seconded by Marshall Donat. Vote carried 6-0.

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1. **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 Marshall Donat, seconded by Chip Marrano. Vote carried 6-0.

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

2. **81 CRYSTAL STREET – SUBDIVISION** (PB22-021) – 81 Crystal Street, Block 423, Lot 1 – Final Plat Review, SEQR Review, **Public Hearing**

Adamo Maiorano, Engineer with Community Design Engineering appeared and noted that we had the existing storm drain examined and the Town Engineer has reviewed the results. We also have submitted a landscaping plan. He went over the existing and proposed lot coverage which will be 760 square feet more.

The Chairman asked you have received the Engineering Memo.

Adamo Maiorano noted that about an hour ago.

The Chairman asked if you are aware of the Webb Ave and the 132 Halstead Ave projects; the Board has asked them to do more than is required for stormwater management.

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



Ryan McAuliffe of 82 Crystal Street appeared before the Board and noted that he has asked for additional information and still have not received anything. He expressed his concerns with flooding.

Rob Porto of 1 Allan Place noted that we need the calculations in order to hire our own engineer, he addressed his concerns of flooding.

Anja Porto of 1 Allen Place appeared before the Board and noted that there should be only one home built.

The Chairman asked Adamo if the homes could be made smaller and if he could add more water retention for a 500-year flood.

Motion to keep the Public Hearing open to the January 24, 2023 made by Marshall Donat, seconded by Chip Marrano. Vote carried 6-0.

3. **132 HALSTEAD AVE – MIXED USE MULTI-FAMILY BUILDING** (PB22-013) – 132 Halstead Avenue, Block 103, Lot 16 – Site Plan Review, SEQR Review, **Public Hearing**

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

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

4. **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 and Steinmetz noted that we have received a second comment letter from Woodard and Curran and have responded, also received a memo from Beth Evans and I have a response memo which he gave to the Board.

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

The Chairman asked if anyone would like to speak on this matter, or any question or comments from the Board.

Patrick Cleary noted that we will draft resolutions for the next meeting.

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

Motion to direct staff to prepare resolutions made by Chip Marrano, seconded by

Kimberly Burkan. Vote carried 6-0.

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

William Null, Esq. with Cuddy & Feder noted that the Public Hearing was opened at the last meeting but held over due to the fire across the street. We have submitted updated plans showing a gate, and a video of the sanitary sewer and drainage lines were submitted to the engineering department today and he will need time to review.

The Chairman asked if you could check to see if utilities lines were put in by Newport Towers in that right of way.

Veronica with Kimley-Horn gave an overview of the gate location.

The Chairmans asked if the gate can be moved further in.

Veronica noted that if the gate were to be moved further back it would cause drivers to have to back out on to Macy Road or turn around to get out.

Bill Null stated we will have signage stating private drive and gate.

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

Rob Porto of 1 Allan Place asked how much low-income housing is being proposed.

Bill Null noted that we are offering 3 affordable units.

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

Motion to direct staff to prepare resolutions subject to engineering comments motion made by Chip Marrano, seconded by Kimberly Burkan. Vote carried 6-0.

6. **ROSE RESIDENCE – WETLAND PERMIT** (PB22-024) – 2 Carriage Hill Road, Block 1001, Lot 150 – Wetland Permit Review, SEQR Review

Adjourned by applicant.

7. **ALLER SUBDIVISION** (PB20-021) – 75 Kenilworth Road, Block 591, Lot 4 – Final Plat Review, SEQR Review

Kristen Wilson, Esq. appeared before the Board on behalf of the applicant and the proposed 2 lot subdivision.



Joe Rina addressed some of the comments that were on the engineering memo.

Motion to grant final plat subject to engineering made by Chip Marrano, seconded by Marshall Donat. Vote carried 6-0.

8. **HIGHLAND MEADOWS – WETLAND RE-APPROVAL & AMENDED IMPROVEMENT PLAN** (PB22-033) – Highland Ridge Road & Highland Road, Block 546, Lots 59 & 44 – Wetland Permit Re-Approval

William Null, Esq. appeared before the board on behalf of the application. He addressed the fact that the subdivision was granted 10 years ago. We have not been able to work it out with the neighbor.

Joe Modafferi, Engineer with JMC and went over the retaining wall that is proposed for the cul-de-sac.

The Chairman asked if you received the memo for the engineering department.

Bill Null noted that yes and we are fine with his requests.

Patrick Cleary noted that Mike Amodeo has not reviewed the retaining wall drawing and will probably need to review it.

Motion to modify the improvement plan subject to engineering motion made by Marshall Donat, seconded by Chip Marrano. Vote carried 6-0.

Motion to re-approve the wetland permit made by Jeffrey Spano, seconded by Chip Marrano. Vote carried 6-0.

9. **MEMORIAL SLOAN-KETTERING – INCREMENTAL PARKING** (PB22-034) – 500 Westchester Avenue, Block 631, Lot 7 – Amended Site Plan, SEQR Review

Nancy Diamon, Director of Memorial Sloan-Kettering appeared before the Board, the facility opened 8 years ago and noted the growth of the facility during Covid.

Joe Modafferi, Engineer with JMC Engineer gave an overview of the request for the incremental parking required for the addition shell spacing that is proposed.

Motion to schedule a Public Hearing for January 24, 2023 made by Marshall Donat, seconded by Jeffrey Spano. Vote carried 6-0.

This Meeting was adjourned at 8:45 pm on a motion by Chip Marrano, seconded by Jeffrey Spano.  
Vote carried 6-0.

The next regular Board meeting is scheduled for January 24, 2023.

*Jacqueline Greer*

Town Clerk's Office

*Rosemarie Cusumano*  
Rosemarie Cusumano, Secretary

RECEIVED  
2023 JAN 26 A 10:45  
TOWN CLERK  
HARRISON, NY