

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON OCTOBER 24, 2023, AT 7:00 P.M. AT THE MUNICIPAL BUILDING,
1 HEINEMAN PLACE, HARRISON, NY**

MEMBERS PRESENT

*Joseph Stout
Chip Marrano
Jeffrey Spano
Kimberly Burkan
David Gelfarb
Ryan McAuliffe*

MEMBERS ABSENT

Marshall Donat

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.

COMMITTEE REPORTS

- Adopt minutes from September 26, 2023

Motion to adopt the September 26, 2023 minutes made by Chip Marrano, second by Jeffrey Spano. Vote carried 6-0.

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

Dan Tartaglia, Esq. appeared regarding the extension; we have been trying to get on the Town Board agenda to finalize the subdivision.

Motion to grant 7th 180-day extension made by Kimberly Burkan, seconded by Jeffrey Spano. Vote carried 6-0.

- **WOODED HILLS SUBDIVISION** (PB22-003) – 2007 Purchase Street, Block 641, Lot 1 – Final Plat 3rd 180 Day Extension

George Alissandratos, Esq. with Keane & Beane gave an overview regarding the extension request.

Motion to grant a 3rd 180-day extension made by Chip Marrano, seconded by David Gelfarb. Vote carried 6-0.

- **1 WEST RED OAK LANE – GENERATOR** (PB22-027) – 1 West Red Oak Lane, Block 621, Lot 10.02 – Site Plan 1 Year Extension

Lisa Florio, Esq. appeared regarding the request for the 1-year extension.

Motion to grant 1 year extension made by Kimberly Burkan, seconded by David Gelfarb. Vote carried 6-0.

1. **WELLINGTON GREENE – MULTI-FAMILY BUILDING** (PB22-032) – 110
Halstead Avenue, Block 76, Lot 8 – Site Plan Review, SEQR Review, **Public Hearing**

Lisa Florio, Esq. with Abrams Fensterman appeared before the Board regarding the new building, she asked for site plan and SEQRA approval after closing the Public Hearing. The Zoning Board has granted the 7 requested variances.

Gregg Delangious, Architect gave a presentation to the Board showing the new rendering of the revised building, went from 17 to 16 units, 6 stories to 5 stories and the height also lowered.

The Chairman asked what the plan for the first floor is there a package room for deliveries.

Gregg Delangious did address that there is room in the lobby to create a package drop-off, addressed floor plans and addressed the rooftop open space, ac units and the solar panels.

Ryan McAuliffe asked about the pavement.

Paetro Catizone, Engineer noted that there will be several different kinds of pavements.

The Chairman asked if you can provide the sanitary calculations to the engineer and he still does have some questions.

Mr. Catizone noted that we will provide the engineer with that information.

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

The Chairman asked if anyone would like to speak on this matter or if the Board had any questions. He asked if building construction timeline could be provided to the building department and would any affordable housing be offered.

Lisa Florio noted that the applicant did agree to 1 affordable unit.

Motion to direct staff to prepare resolutions and close the Public Hearing made by Chip Marrano, seconded by Kimberly Burkan. Vote carried 6-0.

2. **DISH WIRELESS – SITE PLAN** (PB23-009) – 3 Calvert Street, Block 121, Lot 46 –
Site Plan Review, SEQR Review, **Public Hearing**

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

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

3. **DISH WIRELESS – SITE PLAN** (PB23-021) – 244 Westchester Avenue, Block 692, Lot 5 – Site Plan Review, SEQR Review, **Public Hearing**

David Gelfarb recused himself from the proceeding.

David Kenny, Esq. with Snyder & Snyder and noted that we were asked to screen the other wireless antennas. We are going to provide a screen wall for just the antennas along Westchester Avenue which are visible. We do not have the lease rights to screen the other carriers.

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

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

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

Motion to approve Site Plan approve made by Kimberly Burkan, seconded by Chip Marrano. Vote carried 5-0.

4. **DISH WIRELESS – SITE PLAN** (PB23-023) – 2900 Purchase Street, Block 631, Lot 5 – Site Plan Review, SEQR Review

Daniel Patrick, Esq. with Cuddy & Feder appeared regarding the application to collocate antennas on the smokestack and replacing a carrier that is existing.

Motion to schedule a Public Hearing for November 28, 2023 made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 6-0.

5. **15 LAKESIDE DRIVE – STEEP SLOPE** (PB23-024) – 15 Lakeside Drive, Block 545, Lot 93 – Steep Slope Review, SEQR Review

Paul Noto, Esq attorney for the applicant gave an overview of the application, the home was purchase last year and during the last flood the house got substantial damage.

Adamo Maiorano with Community Design and Engineering gave an overview of the proposed stone wall along the pond edge. The storm drain was videoed and is clear.

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

Paul Noto noted that we did at 5:15 tonight. He asked if the approval can conditional of engineering.

Patrick Cleary noted that normally you rely on engineering but the Board can grant approval subject to engineering conditions.

Motion to grant Steep Slope subject to the engineering approval made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 6-0.

6. **120 COTTAGE AVENUE RESIDENCE – WETLAND PERMIT** (PB23-028) – 120 Cottage Avenue, Block 961, Lot 7 – Wetland Permit Review, SEQR Review

Meredith Juliana with Langan Engineering gave an overview of the wetland permit application. All the existing structures will be removed from the horse farm a new single-family home, barn, pickleball court will be constructed. The existing stream runs off the property and we are removing all of the structures within the 100-foot buffer and do extensive plantings.

Motion to retain Tim Miller Associates, wetland consultant made by Chip Marrano, seconded by Kimberly Burkan. Vote carried 6-0.

7. **BRIGHT HORIZONS OUTDOOR IMPROVEMENTS – SITE PLAN** (PB23-022) – 100 Manhattanville Road, Block 631, Lot 17 – Amended Site Plan Review, Special Exception Use Permit, Steep Slopes Permit, SEQR Review, **Public Hearing**

Diageo Villareale, with JMC gave an overview of the application for 7,000 square feet of exacting space to be daycare use.

The Chairman asked you received the engineering memo.

Diego Villareale noted that we have and we will answer all of his concerns.

Motion open the Public Hearing made by Chip Marrano, seconded by Kimberly Burkan. Vote carried 6-0.

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

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

Motion to grant Special Exception Use permit condition to engineering approval made by Chip Marrano, seconded by Kimberly Burkan. Vote carried 6-0.

Motion to grant Site Plan approval subject to engineering approval made by Jeffrey Spano, seconded by Chip Marrano. Vote carried 6-0.

Motion to grant Steep Slope approval made by Jeffrey Spano, seconded by Ryan McAuliffe. Vote carried 6-0.

8. **SCHOOL OF THE HOLY CHILD – AMENDED SITE PLAN** (PB23-029) 2225 Westchester Avenue, Block 601, Lot 4 – Amended Site Plan Review, Steep Slope Permit, SEQR Review

Kimberly Burkan recused herself from the proceeding.

Seth Mendelbaum, Esq. with McCullough Goldberger & Staudt noted that the school has been there since 1957. This application is in support of the STREAM curriculum. The previous approved project was over 27,000 square feet, the new proposed building is 9,200 square feet one story building.

Chuck Utschig, Engineer with Langan Engineering addressed the prior approval and the new application which is much smaller, less previous surface and addressed stormwater.

The Chairman asked about fire access, height of the building, and if it can be addressed with the building inspector.

Joe Casta with Perkins Eastman Architects gave an overview of the building floor plan, architectural design, landscaping and drainage bio swale.

Seth Mendelbaum asked if the Board would declare itself lead agency and schedule at Public Hearing for the November 28th meeting.

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

Motin to schedule a Public Hearing for November 28, 2023 made by Chip Marrano, seconded by Ryan McAuliffe. Vote carried 5-0.

The Board will conduct a site visit before the next meeting.

9. **MANHATTANVILLE COLLEGE ATHLETIC FACILITY IMPROVEMENTS** (PB23-020) – 2900 Purchase Street, Block 631, Lot 5 – Amended Site Plan, Steep Slope Permit, Wetland Permit, SEQR Review, **Public Hearing**

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board; gave an overview and noted that we have received the required area variances form the Zoning Board. We are here for the Public Hearing and have received the engineering memo at 6 pm tonight.

Jerry Schwalbe with GTS providence Engineering overview of the project. We did address the fire marshal concerns. The engineer's memo does speak about drainage and we have submitted a SWPPP which does address his memo.

Ed Ohara with, Sports Consultants addressed the baseball filed new design, NCAA compliant, softball fields to bring it up to Title 9 standards. He addressed the height of the building which is not above 30 feet, it is 23.7 feet, 124 new trees being proposed along with new landscaping around the fields.

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

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

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

Motion to grant Negative Declaration made by Chip Marrano, seconded by David Gelfarb. Vote carried 6-0.

Motion to grant Site Plan approval subject to engineering comments made by Jeffrey Spano, seconded by Kimberly Burkan. Vote carried 6-0.

Motion to grant Steep Slope permit made by Chip Marrano, seconded by David Gelfarb. Vote carried 6-0.

Motion to grant Wetland permit made by Jeffrey Spano, seconded by Ryan McAuliffe. Vote carried 6-0.

10. **FERRARO SUBDIVISION (BREFERE SD) – AMENDMENT** (PB23-019) – Old Lake Street and 640 Lake Street, Block 995, Lots 10 & 21 – Amendment to Final Plat, **Public Hearing**

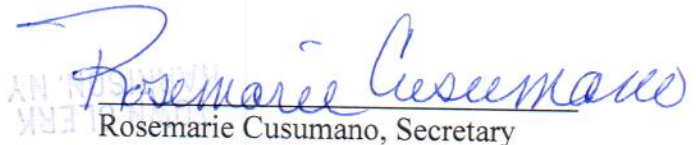
Motion to open the Public Hearing made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 6-0.

Motion to adjourn the Public Hearing to November 28, 2023 made by Jeffrey Spano, seconded by Ryan McAuliffe. 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 November 28, 2023.


Town Clerk's Office


Rosemarie Cusumano, Secretary

2023 DEC - 2 A 12:13