

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON SEPTEMBER 25, 2018, AT 7:30 P.M. AT THE MUNICIPAL BUILDING,
1 HEINEMAN PLACE, HARRISON, NY**

MEMBERS PRESENT

*Thomas Heaslip, Chairman
Mark Rinaldi
Nonie Reich
Marshall Donat
Joseph Stout
Hugo Ruiz*

MEMBERS ABSENT

Patrick Cleary, Planning Consultant to the Board was present tonight.

The Chairman opened the meeting with the Pledge of Allegiance.

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- Adopt minutes from July 31, 2018

Motion to accept minutes from July 31, 2018 made by Mark Rinaldi, seconded by Marshall Donat. Vote carried 6-0.

- **3040 WESTCHESTER AVENUE – NEW BUILDING** (15-769) – 3040 Westchester Avenue, Block 602, Lot 2.05 – 2nd – 1 Year Site Plan Extension, 2nd - 1 Year Steep Slope Extension

Steve Wrable, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of his client who is seeking a second one year extension of the site plan and steep slope permit.

Motion to grant a seconded one year site plan extension made by Nonie Reich, seconded by Mark Rinaldi. Vote carried 6-0.

Motion to grant a seconded one year steep slope extension made by Nonie Reich, seconded by Joseph Stout. Vote carried 6-0.

- **COLONIAL ARMS – NEW BUILDING** (16-1303) – 197-203 Harrison Avenue, Block 134, Lots 1 & 29 – 1 Year Site Plan Extension

Thomas Heaslip recused himself from the proceedings.

Joseph Stout, acting Chairman asked for a motion for the one year extension.

Motion to grant a one year extension for site plan and special exception use made by Nonie Reich, seconded by Hugo Ruiz. Vote carried 5-0.

- **14 HIGHLAND RIDGE LANE SUBDIVISION** (16-857) – 14 Highland Ridge Lane, Block 546, Lot 46 – 4th Preliminary Plat 180 Day Extension

Ted Teyber, Esq. with Zarin & Steinman appeared before the Board on behalf his client who is seeking a 4th 180 day extension on preliminary plat approval.

Motion to grant a 4th 180 day extension for preliminary plat approval made by Joseph Stout, seconded by Mark Rinaldi. Vote carried 6-0.

- **33 CALVERT PROPERTIES, LLC** – 33-55 Calvert Street, Block 121, Lot(s) 22 – 25 & 29 – Amended Architectural Plans

Eric Gordon, Esq. with Keane & Beane appeared before the Board on behalf of the new developer.

Philip Fruchter with Papp Architects appeared before the Board and gave an overview of the new architectural drawings.

A discussion took place regarding landscaping, number of residential units which are 24, number of parking spaces 40, roof top amenities and façade.

- **ZONING AMENDMENT – B TWO-FAMILY ZONE CHANGE** – Amended Referral from the Town Board for review and recommendation

Patrick Cleary addressed the changed language with the Board.

Motion with a positive recommendation to the Town Board made by Marshall Donat, seconded by Joe Stout. Vote carried 6-0.

- **SEVILLE PLAZA** – 55-33 Calvert Street, Block 121, Lots 22-25, 29 – 10th 1 Year Extension

Motion to grant 10th one year site plan extension made by Mark Rinaldi, seconded by Nonie Reich. Vote carried 6-0.

- **61 GRANDVIEW DEVELOPMENT SUBDIVISION** (17-1326) – 4 Richardson Lane – Block 201, Lot 31 (3 Lots) – Preliminary Plat 180 Day

Extension

Motion to grant preliminary plat 180 day extension made by Mark Rinaldi, seconded by Joseph Stout. Vote carried 6-0.

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1. **WESTCHESTER COUNTRY CLUB – SIGNAGE & ROAD IMPROVEMENTS** (18-1396) – 99 Biltmore Avenue, Block 566, Lot 1 – Site Plan Review, SEQR Review, **Public Hearing**

Motion to open the Public Hearing made by Joseph Stout, seconded by Mark Rinaldi. Vote carried 6-0.

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

2. **SOVERATO SUBDIVISION** (18-1393) – 280 Harrison Avenue, Block 251, Lot 37 – Sketch Plan Review, SEQR Review, **Public Hearing**

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

Motion to close the Public Hearing made by Mark Rinaldi, seconded by Joseph Stout. Vote carried 6-0.

3. **WOODLAND ROAD SUBDIVISION – AMENDMENT** – (18-1416) – 8 Woodland Road, Block 1033, Lot 2.2 – Amended Subdivision Plat, **Public Hearing**

Vito DiMatteo appeared before the Board on behalf of the application and the amendment to the final plat and the Public Hearing.

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

The Chairman asked if anyone in the audience would like to speak. There being no one he asked if the Board had any questions or comments.

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

Motion to grant subdivision amendment made by Joseph Stout, seconded by Mark Rinaldi. Vote carried 6-0.

4. **FRANKLIN AVENUE SUBDIVISION – AMENDMENT** (17-1362) – 24-26 Franklin Avenue, Block 52, Lot 12 – Amended Subdivision Plat, **Public Hearing**

Marc Castaldi the owner of 24-26 Franklin Avenue appeared before the Board on behalf of the application and the Public Hearing.

Motion to open the Public Hearing made by Mark Rinaldi, seconded by Joseph Stout.

Kristina Masi of 3 Harrington Place appeared before the Board and gave a video presentation of a Town garbage truck backing up Harrington Place.

Mr. Castaldi responded to her concerns about the project.

A discussion took place regarding parking, traffic, driveways and the zone of the neighborhood.

Motion to adjourn the Public Hearing pending Engineers review and any change to the plan made by Joseph Stout, seconded by Mark Rinaldi. Vote carried 6-0.

5. **RENAISSANCE HOTEL – ACCESS GATES** (18-1415) – 80 West Red Oak Lane, Block 621, Lot 4 – Site Plan Review, SEQR Review

Mike Biancaniello with Bohler Engineering appeared before the Board on behalf of the application.

Patrick Cleary stated that the Fire Marshall and the Fire Chief have signed off on the new plan.

Motion to Schedule a Public Hearing for October 23, 2018 made by Marshall Donat, seconded by Nonie Reich. Vote carried 6-0.

6. **LBI PROPERTY DEVELOPMENT, LLC – SUBDIVISION** (18-1414) – 199 Gainsborg Avenue, Block 873, Lot 1 – Sketch Plan Review, SEQR Review

Michael Stein of Hudson Engineering appeared before the Board on behalf of the application and gave an overview of the 2 lot subdivision.

Patrick Cleary stated that the subdivision application is fully conforming to the zoning.

Motion to declare the Board Lead Agency made by Mark Rinaldi, seconded by Nonie Reich. Vote carried 6-0.

Motion to schedule a Public Hearing made by Mark Rinaldi, seconded by Nonie Reich.

Vote carried 6-0.

7. **GREENBERG RESIDENCE – SITE PLAN** (17-1312) – 2929 Purchase Street – Block 642, Lot 3 – Purchase Street Buffer Site Plan Review, SEQR Review

Bill Greenberg owner appeared before the Board on behalf of the application for a fence and turnaround in the 100 foot buffer along Purchase Street.

Patrick Cleary stated to the Board that the applicant received Zoning Board approval and is now back approval of the incursion into the 100 foot buffer.

Motion to grant site plan approval made by Hugo Ruiz, seconded by Joseph Stout. Vote carried 6-0.

8. **21 BBD REALTY GROUP SUBDIVISION – RE-APPROVAL** (18-1418) 21 Brad Burn Drive, Block 951, Lot 4 – Sketch Plan Review, SEQR Review

Chuck Utschig with Langan Engineering appeared before the Board on behalf of the application for a re-approval.

Since the Planning Board members didn't have any issues, the Chairman asked for a motion to schedule a Public Hearing.

Motion to schedule a Public Hearing for October 23, 2018 made by Mark Rinaldi, seconded by Nonie Reich. Vote carried 6-0.

9. **PKF O'CONNOR DAVIS – MONUMENT SIGN** (18-1419) – 500 Mamaroneck Avenue, Block 482, Lot 8 – Site Plan Review, SEQR Review

Matthew McCrossen with O'Connor Davis appeared before the Board on behalf of the application for a monument sign.

The Chairman stated that the Board doesn't approve multiple monument signs for office parks, which would conflict with the zoning code.

A discussion took place regarding the applicant approaching its landlord for permission for a sign on the building or adding on to the existing monument sign.

10. **MANHATTANVILLE COLLEGE – NEW ATHLETIC BUILDING & FIELD IMPROVEMENTS** (18-1420) – 2900 Purchase Street, Block 631, Lot 5 – Amended Site Plan Review, Steep Slope Review, SEQR

Steve Wrebel, Esq. with McCullough Goldberger & Stoudt appeared before the Board on behalf of the applicant. He gave an overview of the project and requested a positive recommendation to the ZBA for the 80 foot safety net.

Jerry Schwalbe with Divney Tung & Schwalbe presented renderings from Anderson Hill Road and Keio Academy views and gave an overview of the project.

Greg Palmer, Vice President of Operations of Manhattanville College appeared before the Board on behalf of the application and discussed the College's need for upgraded facilities.

A discussion took place regarding the use of the soccer field and the proposed new building by Manhattanville and other non Manhattanville occupants.

Motion for a positive recommendation to the Zoning Board of Appeals made by Mark Rinaldi, seconded by Joseph Stout. Vote carried 6-0.

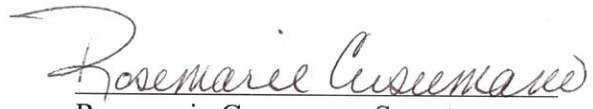
The Board will conduct a site visit before the next meeting,

Motion to declare the Board Lead Agency made by Mark Rinaldi, seconded by Joseph Stout. Vote carried 6-0.

Motion to schedule a Public Hearing for November 27, 2018 made by Joseph Stout, seconded by Mark Rinaldi. Vote carried 6-0.

This Meeting was adjourned at 10:00 pm on a motion by Nonie Reich, seconded by Mark Rinaldi. Vote carried 6-0.

The next regular Board meeting is scheduled for October 23, 2018.


Rosemarie Cusumano, Secretary


Town Clerk's Office

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