

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON DECEMBER 18, 2018, AT 7:30 P.M. AT THE MUNICIPAL BUILDING,
1 HEINEMAN PLACE, HARRISON, NY**

MEMBERS PRESENT

Thomas Heaslip, Chairman
Joseph Stout
Hugo Ruiz
Chip Marrano

MEMBERS ABSENT

Mark Rinaldi
Nonie Reich
Marshall Donat

Patrick Cleary, 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. Item number 3 has been adjourned at the applicants request and 104 Corporate Park Drive will not be heard.

COMMITTEE REPORTS

- Adopt minutes from November 27, 2018

No action was taken, adjourned to the January Meeting.

- **CASCINO SUBDIVISION AMENDMENT** (14-538) – 417 West Street, Block 302, Lots 29 & 147 (2 Lots) – Amended Subdivision Improvement Plan 7th 180 Day Extension

Motion to grant 7th 180 day extension made by Hugo Ruiz, seconded by Joseph Stout. Vote carried 4-0.

- **33 STRATFORD ROAD SUBDIVISION** (13-423) – 33 Stratford Road, Block 518, Lot 19 – 8th 180 Day Extension

Joe Modafferi with JMC appeared before the Board on behalf of his client who is seeking an 8th 180 day extension.

Motion to grant an 8th 180 day extension made by Hugo Ruiz, seconded by Joseph Stout. Vote carried 4-0.

- **FALCON GROUP SUBDIVISION** (16-901) – Sherman Avenue, Block 691, Lot 5 – Preliminary Plat 180 Day Extension

Nima Badaly, Architect appeared before the board on behalf of the 180 day extension.

Motion to grant a 180 day extension made by Joseph Stout seconded by Hugo Ruiz. Vote carried 4-0.

- **220-230 WESTCHESTER AVE & 244 WESTCHESTER AVE – CROSS CONNECTION** (17-1366) – 220-230 Westchester Avenue & 244 Westchester Avenue, Block 692, Lots 3 & 5 – Site Plan 1 Year Extension, Steep Slope 1 Year Extension

Motion to grant a 1 year site plan extension and a 1 year steep slope extension made by Hugo Ruiz, seconded by Joseph Stout. Vote carried 4-0.

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

David Steinmetz, Esq. with Zarin & Steinmetz appeared before the Board on behalf of the applicant.

John Imbiano with IQ Landscape Architects appeared before the Board and gave an overview of the changes to the signs and the pavers.

A discussion took place regarding lighting, surface treatment for the road improvements, and material being used for the signs.

Peter Russillo with Maser Consulting explained the site distances to the Board.

Motion to open the Public Hearing made by Hugo Ruiz, seconded by Joseph Stout. Vote carried 4-0.

Mary Julian of 5 Belmont Avenue appeared before the Board with some concerns about drainage and the location of the walls.

Leslie Simon of 2 Belmont Avenue appeared before the Board with some concerns.

Bob McCooey of 81 Park Drive South appeared before the Board and spoke about the traffic speed.

Chip Marrano asked why the design of the walls were mostly brick, shouldn't they be stone.

John Imbiano addressed some of the concerns of the neighbors and the reason for brick and not stone.

Motion to close the Public Hearing made by Joseph Stout, seconded by Hugo Ruiz. Vote carried 4-0.

Motion to grant Amended Site Plan made by Joseph Stout, seconded by Hugo Ruiz. Vote carried 4-0.

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

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the applicant and the public hearing. On December 13th the ZBA granted the height variance for the 80 foot fence.

Jerry Schwalbe with Divney Tung & Schwalbe appeared before the Board and addressed the fire access to the new building (20 foot wide 50 foot long with a new fire hydrant and the building will have a sprinkler system.)

The Chairman asked if anyone would like to speak on this matter. There being no one and the Board not having any comments or questions, he asked for a motion to close the Public Hearing.

Motion to close the Public Hearing made by Hugo Ruiz, seconded by Joseph Stout. Vote carried 4-0.

Motion to grant Negative Declaration made by Joseph Stout, seconded by Hugo Ruiz. Vote carried 4-0.

Motion to grant Steep Slope permit made by Hugo Ruiz, seconded by Joseph Stout. Vote carried 4-0.

Motion to grant Site Plan approval made by Joseph Stout, seconded by Hugo Ruiz. Vote carried 4-0.

3. **40 BUCKOUT ROAD SUBDIVISION** (18-1428) – 40 Buckout Road, Block 1001, Lot 58 & 64 – Amended Preliminary Plat Review, **Public Hearing**

Application was not heard.

4. **WESTMED – GENERATOR** (18-1431) – 210 Westchester Avenue, Block 692, Lot 1 – Site Plan Review, SEQR Review, **Public Hearing**

Andrew Fredman, Architect, appeared before the Board on behalf of the applicant and the Public Hearing. He stated that he was also proposing to legalize the existing generator as part of this application.

Motion to open the Public Hearing made by Hugo Ruiz, seconded by Joseph Stout. Vote carried 4-0.

The Chairman asked if anyone would like to speak on this matter. There being no one and the Board not having any comments or questions, he asked for a motion to close the Public Hearing.

Motion to close the Public Hearing made by Hugo Ruiz, seconded by Chip Marrano. Vote carried 4-0.

Motion to grant Site Plan approval made by Hugo Ruiz, seconded by Joseph Stout. Vote carried 4-0.

5. **TEDESCO SUBDIVISION** (18-1432) – Old Orchard Street, Block 1001, Lot 56 – Sketch Plan Review, SEQR Review, **Public Hearing**

Frank Tedesco, owner, appeared before the Board on behalf of the subdivision as well as the Public Hearing.

Motion to open the Public Hearing made by Joseph Stout, second by Hugo Ruiz. Vote carried 4-0.

The Chairman asked if anyone would like to speak on this matter. There being no one and the Board not having any comments or questions, he asked for a motion to close the Public Hearing.

Motion to close the Public Hearing made by Hugo Ruiz, seconded by Joseph Stout. Vote carried 4-0.

Motion to grant Final Plat approval made by Hugo Ruiz, seconded by Joseph Stout. Vote carried 4-0.

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

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the applicant and the Public Hearing.

Andy Tung with Divney Tung & Schwalbe appeared before the Board on behalf of the amended site plan.

Motion to open the Public Hearing made by Hugo Ruiz, seconded by Chip Marrano. Vote carried 4-0.

Dr. Linhart of 7 Orchard Drive who is the closest to the rear of the Trinity property appeared before the Board and had some concerns.

Jonathan Wang of 19 Meadow Lane appeared before the Board and asked about the fellowship time after services and how would it be policed if they were to hold services outdoors.

Motion to close the Public Hearing made by Hugo Ruiz, seconded by Chip Marrano. Vote carried 4-0.

7. **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**

Not heard

8. **3 WESTCHESTER PARK DRIVE – NEW MULTI-FAMILY BUILDINGS** (18-1434) – 3 Westchester Park Drive, Block 631, Lot 18 – Site Plan Review, Special Exception Use Permit, Steep Slope Review, Wetland Permit, Sketch Plan Review, SEQR Review

Seth Mandelbaum Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the applicant. The applicant will prepare an environmental impact statement. He also stated that the applicant is in discussions with Toll Brothers, the neighboring development, about a connecting road.

Andy Tung with Divney Tung & Schwalbe appeared before the Board gave a review of the DEIS Scoping outline which was handed out to the Board.

Patrick Cleary went over the process of the preparation of the Scoping Document and the

EIS.

Cheryl Pine of 19 Scott Circle appeared before the Board had several questions regarding the proposal.

9. **MARK MARIANI, INC – WETLAND PERMIT** (18-1435) – 20 Lincoln Lane, Block 651, Lot 16 – Wetland Permit Review, SEQR Review

Katie Haas from William Kenny Associates appeared before the Board on behalf of the applicant.

The Chairman asked if the applicant would be willing to extend the sewer line to the property.

Katie Haas stated that they would extend the sewer line.

Motion to grant Wetland Permit conditional to extending the sewer line made by Hugo Ruiz, seconded by Joseph Stout. Vote carried 4-0.

10. **THE MEWS AT PRUCHASE – FENCE** (18-1439) – 1, 3, 5 & 7 Bristol Lane, Block 644. Lots 26, 27, 39 & 40 – Site Plan Review, Wetland Permit Review, SEQR Review

Debbie Ryerson with Georgio Builders appeared before the Board on behalf of the applicant and the request for a fence.

The Chairman stated the application calls for a fence located in the 100 feet Purchase roadway buffer setback.

A discussion took place regarding the type of fence and the reasoning for the fence.

11. **JAZRAWI RESIDENCE – WETLAND PERMIT** (18-1440) – 6 Fairway Drive, Block 951, Lot 90 – Wetland Permit Review, SEQR Review

Jeri Barrett with J.D. Barrett & Associates appeared before the Board on behalf of the applicant and the amended wetland application. He stated that they've have been working with Beth Evans on the amendment.

Patrick Cleary noted that Beth Evans is satisfied with the new plan.

Motion to grant Wetland Permit made by Hugo Ruiz, seconded by Chip Marrano. Vote carried 4-0.

12. **WESTCHESTER JOINT WATER WORKS – WATER TANK REPLACEMENT**
(18-1441) – Kenilworth Road, Block 625, Lot 6 – Amended Site Plan Review, SEQR Review

Paul Kutzy with WJWW appeared before the Board on behalf of the project for a new water tank.

The Chairman stated that the application will require a variance.

Patrick Cleary noted that the engineer has reviewed the project and has no issues.

Motion to grant Amended Site Plan approval made by Joseph Stout, seconded by Hugo Ruiz. Vote carried 4-0.

This Meeting was adjourned at 9:40 pm on a motion by Joseph Stout, seconded by Hugo Ruiz. Vote carried 4-0.

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

Jacqueline Greer

Town Clerk's Office

Rosemarie Cusumano
Rosemarie Cusumano, Secretary

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TOWN CLERK
HARRISON, NY