

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON MARCH 23, 2021, AT 7:00 P.M.
VIA VIDEO CONFERENCE USING THE PLATFORM ZOOM,
HARRISON, NY**

MEMBERS PRESENT

*Thomas Heaslip, Chairman
Nonie Reich
Marshall Donat
Joseph Stout
Chip Marrano
Jeffrey Spano
Ethan Levinson*

MEMBERS ABSENT

Patrick Cleary, Planning Consultant to the Board, Benjamin Heaslip, Assistant Planning Consultant to the Board, Beth Evans, Wetland Consultant to the Town, and Mike Amodeo, Town Engineer were present tonight.

The Chairman opened the meeting with the Pledge of Allegiance.

COMMITTEE REPORTS

- Adopt minutes from February 23, 2020

A Motion to accept the minutes from February 23, 2021 made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 7-0.

- **BARLETTA / BARLETTA FAMILY TRUST – SUBDIVISION** (19-1464) –
15 Bates Road & 4 Garden Road, Block 214, Lots 114 & 115 – 180 Day
Extension

The Chairman asked Patrick Cleary if there were any issues or any changes.

Patrick Cleary noted the applicant is still before the Health Department.

Motion to grant 180 day extension made by Jeffrey Spano, seconded by Chip Marrano. Vote carried 7-0.

- **HARRISON FIRE DEPARTMENT – ADDITION** (PB21-011) – 206 Harrison
Avenue, Block 132, Lots 20, 24, 27 – Site Plan Review

Martin Sendelwski, Architect appeared before the Board on behalf of the applicant and gave an overview of the addition.

Marshall Donat asked if there was a rear exit door

Martin Sandelwski stated there is an overhead door for the additional two small bays.

Chief Straface noted that it could also be used as a drive through.

Marshall Donat asked if a truck could make the turn into the back bays with the parking spaces.

Martin Sandelwski noted it would be used for chief's trucks and also for an ambulance.

Marshall Donat asked how many parking spaces are being lost.

Martin Sandelwski noted 8 spaces will be lost.

A discussion took place regarding the container in the rear of the building, two wrecked cars and excavation.

1. **RIVERSIDE MANOR CLUSTER SUBDIVISION A/K/A HARRISON HAMLET**
(17-1322) – 390 Mamaroneck Avenue, Block 482, lot 16 – Preliminary Plat Review, SEQR Review

Peter Catizone, Engineer appeared before the Board on behalf of the applicant. He stated that we spent the last month working with the Town Engineer and Patrick Cleary on the plan and gave an overview of the plan.

Joe Stout noted that he appreciated the efforts made by the applicant.

Motion to grant Negative Declaration made by Joseph Stout, seconded by Jeffrey Spano. Vote carried 7-0.

Motion to grant Preliminary Plat approval made by Joseph Stout, seconded by Jeffrey Spano. Vote carried 7-0.

2. **UNDERHILL PLACE DEVELOPERS – SUBDIVISION** (PB21-008) – 8 Underhill

Place, Block 811, Lot 48 – Sketch Plan Review, SEQR Review

Daniel Collins with Hudson Engineering appeared before the board on behalf of the applicant and gave an overview of the new plan.

The Chairman asked about the sidewalks and trees that were noted in the Town Engineering memo.

Angelo Agovino asked if the Board wanted sidewalks because it would be the only house on the block with a sidewalk.

The Chairman stated that the Town has a long term plan for the street to be fully side walked.

Motion to schedule a Public Hearing for April 27, 2021 made by Chip Marrano, seconded by Ethan Levinson. Vote carried 7-0.

3. **53 HALSTEAD AVENUE – NEW MULTI-FAMILY BUILDINGS** (PB21-004) – 53 Halstead Avenue, Block 44, Lot 29 – Site Plan Review, Special Exception Use Permit, SEQR Review

Eric Kingsbury, with Langan Engineering appeared before the Board on behalf of the applicant.

The Chairman noted that the Board asked for a photo rendering and did not receive it.

Eric Kingsbury gave an overview of the application.

Steve Marchesani appeared before the Board and gave an overview of the new renderings submitted.

The Chairman asked about parking and where will guests park.

Steve Marchesani noted that we are providing 12 spaces which are required.

The Chairman stated that the units are 3 bedrooms and possibly 3 car per unit would be conceivable. So where would visitors park. The Board is requiring a school impact study.

Steve Marchesani went over the open space with the Board.

Joe Stout asked if some of the open space could be designed for parking and could you provide an analysis of the parking once the curb cut goes away on Halstead Avenue and Thatcher Avenue at night.

The Chairman asked if you could do a nighttime analysis of the parking that would be a big help.

Joe Stout asked if a traffic analysis was done.

Eric Kingsbury went over how the traffic was calculated.

Jeff Spano asked for a photo rendering from Thatcher Avenue.

4. **DUNKIN RESTAURANT – NEW BUILDING** (PB21-006) – 260 Halstead Avenue, Block 122, Lot 46 – Amended Site Plan Review, SEQR Review

Taylor Palmer, Esq. with Cuddy & Feder appeared before the Board on behalf of the applicant and the request for a new Dunkin Restaurant building.

The Chairman stated that the Board has received a letter from Minskoff and how are you addressing their comment.

Taylor Palmer noted that we will address both the Minskoff and the County letters.

John Canning with Kimley-Horn appeared before the Board and noted that we have provided a video and hope the Board was able to review it.

Joseph Stout asked if John could play the video because he was not able to open it and also noted that the Minskoff letter is really important.

Taylor Palmer stated that we will be working on getting answers to everything.

A discussion took place regarding traffic, crosswalk, no left turn coming sign out of Dunkin.

John Canning asked if the Board wants a Saturday study done. We did include traffic from AvalonBay, Playhouse Lofts and the Harrison Recreation in our study.

Marshall Donat asked what is the basis of the drive thru.

John Canning stated that we used the store in Stamford and the existing store.

Chip Marrano noted that he did visit the Stamford store and it was not a 2 minute turn around.

Peter Marrian, Owner noted that we do not operate the Stamford store. We are in the process of building a drive thru in Yonkers.

The Chairman asked were the closest drive thru that you have.

Peter Marrian noted South Carolina.

Joe Stout asked if any of your other sites have line busters at the drive thru and can you provide video.

Peter Marrian noted that the drive thru will be opened on April 15 at 987 Central Park Avenue in Yonkers.

Taylor Palmer asked if a Public Hearing could be schedule for the April meeting.

The Chairman noted that not at this time.

Brad Phillips the owner of the property appeared before the Board and stated the drive thru will stop cars from driving around looking for parking.

Taylor Palmer asked if the Board had any opinion on the façade.

5. **7 PURDY STREET – SECONDED FLOOR CHANGE OF USE** (PB21-003) – 7-9 Purdy Street, Block 171, Lot 37 – Amended Site Plan Review, Special Exception Use Permit, SEQR Review

Joe Eriole, Esq. appeared before the Board and noted that he has been in contact with the Law Department and a determination on the parking should be available soon.

Stephen Marchesani, Architect appeared before the Board on behalf of the plan to convert office spaces to residential apartments.

The Chairman asked if Steve has been in contact with the Building and the Engineering departments.

Stephen Marchesani noted that he is working with Rocco.

Joe Eriole asked Patrick Cleary if there are any other issues that we should be concerned with.

Patrick Cleary noted water, sewer and open space requirements.

6. **ALSTODT RESIDENCE – POOL** (PB20-019) – 117 Stonewall Circle, Block 1004, Lot 8 – Wetland Permit Review, SEQR Review

Rob Sherwood, Landscape Architect appeared before the Board on behalf of the applicant and gave an overview of the revised plans which relocated the pool, the new mitigation plan and the split rail fence demarking the wetland buffer.

Chip Marrano noted that the new plan is much better.

Beth Evans appeared before the Board and noted that Pat and I worked with Rob on the new plan.

The Chairman noted that it was brought to our attention by the Engineering Department, that the wetland runs through all the lots and that this lot was all lawn.

Nonie Reich stated that she would not be in favor of a bond for a home owner and holding their money for 5 years.

The Chairman suggested an annual inspection to make sure the mitigation plantings have taken.

Rob Sherwood suggested that the as built survey identify the mitigation planting area.

Motion to grant wetland approval with the survey to identify the mitigation area and inspection method to make sure the plantings are installed for a period of five years made by Joseph Stout, seconded by Chip Marrano. Vote carried 7-0.

7. **FOUTS RESIDENCE – POOL** (PB21-002) – 6 Brook View Lane, Block 592, Lot 59 – Wetland Permit, SEQR Review

Sean Jancski, Landscape Architect appeared before the Board on behalf of the applicant and gave an overview of the proposal for a pool in the wetland buffer.

The Chairman noted that it is a very nice project.

Motion to grant wetland approval with an inspection before the Certificate of Occupancy, a 5 year inspection and it identified on the survey made by Jeffrey Spano, seconded by Chip Marrano. Vote carried 7-0.

8. **FELDMAN RESIDENCE – POOL** (PB21-007) – 24 Brae Burn Drive, Block 951, Lot 46 – Wetland Permit Review, SEQR Review

Dan Collins with Hudson Engineering appeared before the Board on behalf of the applicant and gave an overview of the application for a pool in the wetland buffer.

The Chairman asked Dan how the dimensions of the pool.

Dan Collins noted it's 18 x 40.

Motion to retain Evans Associates made by Ethan Levinson, seconded by Joseph Stout. Vote carried 7-0.

Beth Evans noted that we have been out to the site and the site does drain out to the wetland off site. It would be beneficial to give back some of the lawn to the buffer.

Joseph Stout asked what the square footage of disturbance is.

Dan Collins noted 5739 square footage of disturbance and the mitigation is 3,000 square feet.

The Chairman asked about the flood plan.

Patrick Cleary asked Dan Collins what flood zone are you in.

Dan Collins noted Zone A.

The Chairman asked Dan Collins where will the flood storage be located.

9. **WJWW – PURCHASE BOOSTER STATION PUMP UPGRADES** (PB21-009) – 4195 Purchase Street, Block 961, Lot 3.1 – Site Plan Review, SEQR Review

Steve Robbins, Engineer appeared before the Board on behalf of the applicant and gave an overview of the application for emergency generators.

Motion to schedule a Public Hearing for April 27, 2021 made by Marshall Donat, seconded by Nonie Reich. Vote carried 7-0.

10. **27 CENTURY RIDGE ROAD – NEW SINGLE-FAMILY HOME** (PB21-010) – 27 Century Ridge Road, Block 691, Lot 84 – Steep Slope Review, SEQR Review

Bob Stanziale Architect appeared before the Board on behalf of the applicant and gave an overview of the application for the steep slopes.

George Mottarella, Engineer, appeared before the Board.

Joseph Stout asked why the driveway is not on the other side.

George Mottarella noted that we would have to install retaining walls if it was located on the other side.

Mike Amodeo appeared before the Board and noted that he did ask George Mottarella if the house could be flipped.

George Mottarella noted why he did not flip the house.

Joseph Stout asked if a plan could be submitted showing the driveway on the other side of the property.

This Meeting was adjourned at 10:30 pm on a motion by Jeffrey Spano, seconded by Nonie Reich. Vote carried 7-0.

The next regular Board meeting is scheduled for April 27, 2021.

Jacqueline Sheer

Town Clerk's Office

Rosemarie Cusumano
Rosemarie Cusumano, Secretary

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2021 APR 28 A 9:36
TOWN CLERK
HARRISON, NY