

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON OCTOBER 26, 2021, AT 7:00 P.M. AT THE MUNICIPAL BUILDING,
ALSO VIA VIDEO CONFERENCE USING THE PLATFORM ZOOM
1 HEINEMAN PLACE, HARRISON, NY**

MEMBERS PRESENT

Thomas Heaslip, Chairman

Nonie Reich

Marshall Donat

Joseph Stout

Chip Marrano

Jeffrey Spano

MEMBERS ABSENT

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

- **103-105 CORPORATE PARK DRIVE – MONUMENT SIGN** (PB20-015) –
103-105 Corporate Park Drive, Block 621, Lot 3 – Amended Site Plan Review 1
Year Extension

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the applicant for a request for a 1 year extension for the monument signs.

Motion to grant a 1 year extension made by Joseph Stout, seconded by Jeffrey Spano. Vote carried 6-0.

- **RIVERSIDE MANOR CLUSTER SUBDIVISION A/K/A HARRISON
HAMLET** (17-1322) – 390 Mamaroneck Avenue, Block 482, lot 16 –
Preliminary Plat 180 Day Extension

Patrick Cleary noted that the applicant has been working with WJWW and needs to have pressure test done before they can move forward.

Motion to grant 180 day extension made by Chip Marrano, seconded by Joseph Stout. Vote carried 6-0.

1. **YAU SUBDIVISION** (14-539) – 22 Buckout Road, Block 1001, Lot 7 – Preliminary Plat Review, Steep Slope Review, Wetland Permit Review, SEQR Review, **Public Hearing**

Taylor Palmer, Esq. with Cuddy & Feder appeared before the Board on behalf of the applicant for the Public Hearing. He explained that June 7th was the last time the applicant was before the Board.

Dan Collins, Engineer with Hudson Engineering appeared before the Board and provided an overview of the proposed cluster subdivision. He discussed the lot count and the stormwater management they are proposing.

Bill Kenny, Wetland Consultant, appeared before the Board on behalf of the applicant and spoke about the wetlands that they have been identified. He has received Evans Associates memo and will respond to the comments.

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

Patrick Cleary noted that there were several letters from neighbors that are part of the record.

Joe Grillo, a neighbor spoke about the fill that was brought on the property in 1997, which has not been tested. He expressed a concern over the proposed road being very close to his property.

Patrick Cleary noted that the fill was imported without permits, and the town is requiring it to be tested. Joe Grillo questioned when the remediation would take place.

Nonie Reich noted that there were 2 anonymous chats and not sure how we should answer them.

Patrick Cleary noted that typically anything that is anonymous is not put into the record.

Motion to keep the Public Hearing open made by Nonie Reich, seconded by Joseph Stout. Vote carried 6-0.

2. **CHASE BANK – SIGN** – (PB21-025) – 100 Corporate Park Drive, Block 631, Lot 4.2 – Site Plan Review, SEQR Review, **Public Hearing**

Tracey Diehl appeared before the Board on behalf of the applicant for the Public hearing via Zoom. She noted that the sign is now externally illuminated.

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

Patrick Cleary noted that the Town Engineer asked for clarification on site distance.

Tracey Diehl noted that it is a low profile sign and in the same location as the existing sign.

The Charmian asked if anyone would like to speak on this matter, there being no one he asked if the Board had any questions or comments.

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

Motion to grant site plan approval with condition to confirm site distance made by Jeffrey Spano, seconded by Joseph Stout. Vote carried 6-0.

3. **171 LAKEVIEW AVENUE – SUBDIVISION** – (PB21-027) – 171 Lakeview Avenue, Block 884, Lot 1 – Final Plat Review, SEQR Review, **Public Hearing**

Mark Mustacato, Architect appeared before the Board on behalf of the applicant and the public hearing.

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

The Charmian asked if anyone would like to speak on this matter, there being no one he asked if the Board had any questions or comments.

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

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

Motion to grant Final Plat approval made by Chip Marrano, seconded by Joseph Stout. Vote carried 6-0.

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 requested the Board set a public hearing for the November meeting.

Motion to schedule a Public Hearing for November 23, 2021 made by Chip Marrano, seconded by Joseph Stout. Vote carried 6-0.

5. **500 MAMARONECK AVENUE – SOLAR CARPORTS** (PB21-024) – 500 Mamaroneck Avenue, Block 482, Lot 8 – Site Plan Review, SEQR Review

Ben Reisman, who represents Power Flex, appeared before the Board on behalf of the applicant and noted the upgrades to the plans.

Websly Darbouze, Engineer with Bergmann appeared before the Board and noted that he has met with the Town Engineer and has added a stormwater management plan at his request.

Joseph Stout asked about the water in the rear of the property.

Websly Darbouze noted that there is not a lot of room on the property to add more retention in the rear of the property.

Motion to schedule a Public Hearing for November 23, 2021 made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 6-0.

6. **82-86 HALSTEAD AVENUE – SITE PLAN** (PB21-029) – 82-84-86 Halstead Avenue, Block 75, Lot 5 – Site Plan Review, SEQR Review

Dennis Droган who represents the applicant appeared before the Board and gave an overview of the request to legalize an existing basement apartment which was constructed in the 50s.

The Chairman noted that you are currently deficient in parking as of now for the 19 legal apartments.

Patrick Cleary noted that the units require 19 spaces; if the apartment was not part of the original count they would require a parking variance.

Motion to refer to the Zoning Board of Appeals with natural referral and schedule a Public Hearing for December 21, 2021 meeting made by Nonie Reich, seconded by Chip Marrano. Vote carried 6-0.

This Meeting was adjourned at 8:15 pm on a motion by Joseph Stout, seconded by Chip Marrano.
Vote carried 6-0.

The next regular Board meeting is scheduled for November 23, 2021.

Jacqueline Greer

Town Clerk's Office

Rosemarie Cusumano
Rosemarie Cusumano, Secretary

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TOWN CLERK
HARRISON, NY
2021 DEC -2 A 9:09