

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON NOVEMBER 23, 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

*Marshall Donat
Joseph Stout, Acting Chairman
Chip Marrano
Jeffrey Spano
Kimberly Burkan*

MEMBERS ABSENT

*Thomas Heaslip, Chairman
Nonie Reich*

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

The Acting Chairman opened the meeting with the Pledge of Allegiance.

COMMITTEE REPORTS

- Adopt minutes from October 26, 2021

Motion to accept the October 26, 2021 minutes made by Jeffrey Spano, seconded by Chip Marrano. Vote carried 5-0.

- **WEST STREET SUBDIVISION** (19-1456) – 530 West Street, Block 301, Lot 7 – Final Plat 4th 180 Day Extension

Dan Tartaglia Esq. appeared before the Board on behalf of the extension request.

Patrick Cleary stated that there is ongoing litigation on the project and the applicant has to go back to the Town Board to complete the cluster subdivision. The current extension will run out before they meet with the Town Board, so a further extension is warranted.

Motion to grant a 4th 180 day extension made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 5-0.

- **14 HIGHLAND RIDGE LANE SUBDIVISION** (16-857) – 14 Highland Ridge Lane, Block 546, Lot 46 – 10th Preliminary Plat 180 Day Extension

Patrick Cleary stated that the subdivision shares improvements with the adjacent subdivision. The adjacent subdivision has been sold and so they are working with

the new owner and Westchester Joint Water Works.

Motion to grant 10th 180 day extension made by Kimberly Burkan, seconded by Chip Marrano. Vote carried 5-0.

- **241-247 HALSTEAD AVENUE – NEW BUILDING** (14-439) – 241-247 Halstead Avenue, Block 131, Lot 17 – Site Plan Approval 5th 1 Year Extension

Patrick Cleary noted that the applicant is working on preparing the construction documents and requires additional time to do so.

Motion to grant a 5th 1 year extension made by Chip Marrano, seconded by Marshall Donat. Vote carried 5-0.

- **2700 WESTCHESTER AVENUE – REDEVELOPMENT** (PB21-017) 2500/2700 Westchester Avenue, Block 611, Lot 3 – Accept DEIS as Complete

Patrick Cleary noted that the Board has a resolution before it and staff has reviewed the DEIS for completeness. The Board has the option of holding a public hearing at the December meeting or can schedule another date.

Motion to accept the DEIS as complete and schedule the Public Hearing for December 21, 2021 made by Jeffrey Spano, seconded by Chip Marrano. Vote carried 5-0.

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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**

Motion to open the Public Hearing made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 5-0.

Motion to adjourn the Public Hearing made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 5-0.

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

Taylor Palmer, Esq. with Cuddy & Feder appeared before the Board on behalf of the
Planning Board Minutes 11/23/2021

Public Hearing. He gave an overview of the application for the public.

Chris Raffaelli, Architect with Studio Design appeared before the Board and gave a presentation of the plan. The building was moved about 2 feet to provide a planter, the side door was moved to the front and the dormer was relocated to the side.

John Canning with Kimley Horn appeared before the Board and gave an overview of the parking as well as the entrance and exit width. He went over the left turn only which he believes will free up road congestion.

Peter Marrinan owner appeared before the Board and gave an overview of the operation of the 71 Dunkin stores and the 37 that have drive-throughs.

Motion to open the Public Hearing made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 5-0.

Gary Chiarella of 10 Meadow Street appeared before the Board and asked if traffic gets backed up how do you redirect the traffic around the back of the parking lot and will the deliveries continue during off peak hours.

Marshall Donat asked about the delivery trucks and restricting deliveries.

Taylor Palmer noted that the owner has discussed the delivery issue with corporate. They plan to restrict the size of the trucks and restrict deliveries to after hours. This will be strictly and can be made part of the approval resolution.

Joseph Stout asked what happens when the trucks are parked in the CVS driveway and cars are backed up in the street.

Taylor Palmer noted that CVS is supposed to deliver at night, and there will be 2 lanes so that you will be able to go around in the bypass lane.

Patrick Cleary asked if there is a metric that can be provided regarding the product preparation so that it the Board could judge the queuing.

Joseph Stout asked what happens if the Town Board removes the no left turn sign.

John Canning noted that would cause traffic problems.

Taylor Palmer noted that it's a County Road and the Town Board does not have jurisdiction over the road.

John Canning noted that the County has jurisdiction over the Town.

Phillip Greeley with Collier Engineering noted that the sign would require a county

permit and if it was removed the applicant would be in violation.

Joseph Stout asked if the sign is removed what happens to the traffic pattern.

John Canning stated if there is no left turn it will cause issues in the parking lot.

Chip Marrano asked if staffing will be increased with the drive-through.

Peter Marrinan did note that there will be 2 teams of staff.

Susan Chung the owner of 260 Halstead Avenue noted her concern about the no left turn and the use of the easement behind of her building. She noticed that it is busy at 11:30 to 12:00 on Halstead Avenue.

Joseph Stout asked if we could get some output demographic metrics for the next meeting.

Patrick Cleary asked if Dunkin has demographics on wrong orders.

Motion to keep the Public Hearing open made by Chip Marrano, seconded by Kimberly Burkan. Vote carried 5-0.

3. **500 MAMARONECK AVENUE – SOLAR CARPORTS** (PB21-024) – 500 Mamaroneck Avenue, Block 482, Lot 8 – Site Plan Review, SEQR Review, **Public Hearing**

Ben Reisman, who represents Power Flex, appeared before the Board on behalf of the Public Hearing and gave a PowerPoint presentation.

Motion to open the Public Hearing made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 5-0.

Websly Darbouze, Engineer with Bergmann appeared before the Board and noted that they are working with the Town Engineer to provide stormwater treatment plan for the project site. They have submitted the SWPPP and are waiting for comments from the Town Engineer.

Motion to close the Public Hearing made by Jeffrey Spano, seconded by Kimberly Burkan. Vote carried 5-0.

Motion to grant Negative Declaration made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 5-0.

4. **HOROWITZ RESIDENCE – 3 CAR GARAGE & SPORT COURT** (PB20-010) – 2 Fairway Drive, Block 951, Lot 92 – Wetland Permit Review, SEQR Review

Steve Marchesani, Architect appeared before the Board on behalf of the proposed additional garage and sport court, which is located in the wetland buffer.

Jeri Barrett, the applicant's Wetland Consultant, appeared before the Board.

Patrick Cleary noted the Board has a memo from Evans Associates and it recommends approval of the project.

Motion to grant Wetland Permit made by Chip Marrano, seconded by Kimberly Burkan subject to the Evans Associates memo. Vote carried 5-0.

5. **ALLER SUBDIVISION** (PB20-021) – 75 Kenilworth Road, Block 591, Lot 4 – Sketch Plan Review, SEQR Review

Kristen Wilson, Esq. with Blanchard and Wilson appeared before the Board on behalf of the applicant and the two lot subdivision. She gave an overview of the new submission which she stated is fully zoning compliant.

Joseph Rina with Site Design Consultants appeared before the Board and gave an overview of the old plan versus the new fully compliant plan.

Joe Stout noted that there is no parking in the front yard and asked if they have had conversations with the Town Engineer regarding the new plan.

Gregg DeAngelis, Architect stated that we did have conversations with Mike Amodeo regarding the driveway for the existing house on Kenilworth Road.

Motion to schedule a Public Hearing for December 21, 2021 made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 5-0.

6. **T-MOBILE** (PB21-030) – 600 Mamaroneck Avenue, Block 482, Lot 27 – Site Plan Review, Special Exception Use Permit, SEQR Review

Frank Farraro, Esq. appeared before the Board on behalf of the applicant and the request for an upgrade to the facility.

Peter J. Tardy, Engineer with French & Parrello Associates appeared before the Board and gave an overview of the existing conditions on the roof and the proposed changes.

Joseph Stout asked for an additional view of Mamaroneck Avenue and Union Avenue.

Motion to retain Ron Griff Radio Frequency Consultant made by Jeffrey Spano, seconded by Kimberly Burkan. Vote carried 5-0.

Motion to schedule a Public Hearing made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 5-0.

7. **COLONIAL ARMS – NEW MULTI-FAMILY BUILDING RE-APPROVAL** (PB21-032) – 197-203 Harrison Avenue, Block 134, Lots 1 & 29 – Site Plan, Special Exception Use, SEQR Review

Jeffrey Spano recused himself from the proceeding.

Steve Wrabel, Esq. McCullough Goldberger & Staudt appeared before the Board on behalf of the applicant and the re-approval request.

George Varthalamis, Architect with Ciardullo Architecture and Engineering appeared before the Board and gave an overview of the new façade.

Motion to declare the Board Lead Agency made by Chip Marrano, seconded by Kimberly Burkan. Vote carried 4-0.


Motion to schedule a Public Hearing for December 21, 2021 made by Chip Marrano, seconded by Kimberly Burkan. Vote carried 4-0.

This Meeting was adjourned at 9:15 pm on a motion by Marshall Donat, seconded by Joseph Stout. Vote carried 5-0.

The next regular Board meeting is scheduled for December 21, 2021.



Town Clerk's Office


Rosemarie Cusumano, Secretary

2021 DEC 22 A 11:10

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