

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON JANUARY 25, 2022, 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
Kimberly Burkan*

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

- Adopt minutes from December 21, 2021

Motion to accept the December 21, 2021 minutes made by Jeffrey Spano, seconded by Marshall Donat. Vote carried 6-0 (Kimberly Burkan absent).

- **DUNKIN RESTAURANT – NEW BUILDING** (PB21-006) – 260 Halstead Avenue, Block 122, Lot 46 – Adoption of Resolutions

The Chairman noted that the Board has received two sets of resolutions for review. He asked of a motion.

Motion to adopt the denial resolution made by Chip Marrano, seconded by Joseph Stout. Vote carried 6-0 (Kimberly Burkan out).

- **UPPER BOWMAN POND TREE REMOVALS** (PB20-023) – 101 Bowman Avenue, Block 545, Lot 6 – 1 Year Extension Wetland Permit

The Chairman asked if there was anyone representing the request.

Patrick Cleary noted that in the request for the extension it did mention that someone would be at the meeting to represent them.

Motion to grant a 1 year wetland extension made by Marshall Donat, seconded by Jeffrey Spano. Vote carried 6-0 (Kimberly Burkan out).

- **DOWNTOWN HARRISON – PLANNING ASSESSMENT AND BUILD-OUT ANALYSIS** – Presentation to the Board

Patrick Cleary gave an overview of the downtown build-out analysis that he prepared.

The Chairman asked if any questions from the Board.

Joseph Stout noted no questions but stated that it is very helpful and thanks you to Pat and Ben for preparing the analysis.

The Chairman asked if it has been sent to the Town Board and if Pat suggests that the Board meet with the Town Board or with the Mayor first.

Patrick Cleary noted that you and I should meet with the Mayor first than with some of the Planning Board members and Town Board members.

1. **2700 WESTCHESTER AVENUE – REDEVELOPMENT** (PB21-017) 2500/2700
Westchester Avenue, Block 611, Lot 3 – DEIS, **Public Hearing**

Seth Mandelbaum, Esq. with McCullough Goldberger and Stoudt appeared before the Board on behalf of the applicant and the continuation of the DEIS Public Hearing.

Motion to reopen the Public Hearing made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 7-0.

Ted Demirjian of 33 Century Ridge Road asked if the traffic study was done when school was in session, how will this project impact the utilities for commercial properties and residence properties, fire department impact, water impacts, sewer impacts and lastly the traffic patterns on the bridges which cross over 287 where they changed.

Joseph Stout asked about the pedestrian access to the shopping centers on Westchester Avenue and affordable housing.

The Chairman stated that we received a memo from Norma Drummond at Westchester County which has to be addressed.

Patrick Cleary noted that the Board has received a memo from Woodard & Curran as well.

Patrick Cleary noted that the Board can close the Public Hearing and leave the written

Motion to grant a 1 year wetland extension made by Marsahll Donat, seconded by Jeffrey Spano. Vote carried 6-0 (Kimberly Burkan out).

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comment period open for 30 days.

Motion to close the Public Hearing and leave the written comment period open for 30 days made by Joseph Stout, seconded by Kimberly Burkan. Vote carried 7-0.

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

The Chairman noted that the applicant has requested an adjournment to the February meeting.

Motion to open the Public Hearing made by Nonie Reich, seconded by Joseph Stout. Vote carried 7-0.

Motion to adjourn the Public Hearing to February 22nd made by Nonie Reich, seconded by Marshall Donat. Vote carried 7-0.

3. **ALLER SUBDIVISION** (PB20-021) – 75 Kenilworth Road, Block 591, Lot 4 – Final Plat Review, SEQR Review, **Public Hearing**

Rosemarie Cusumano noted that the sign was not posted properly and was informed that the application would not be heard by the Board.

Motion to open the Public Hearing made by Marshall Donat, seconded by Nonie Reich. Vote carried 7-0.

Motion to adjourn the Public Hearing to the February 22nd meeting made by Marshall Donat, seconded by Jeffrey Spano. Vote carried 7-0.

4. **500 MAMARONECK AVENUE – SOLAR CARPORTS** (PB21-024) – 500 Mamaroneck Avenue, Block 482, Lot 8 – Site Plan Review, **Public Hearing**

Michael Landler appeared before the Board on behalf of the applicant and the Public Hearing.

Motion to open the Public Hearing made by Kimberly Burken, seconded by Jeffrey Spano. Vote carried 7-0.

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Motion to grant Site Plan approval, subject to final engineering approvals made by Kimberly Burkan, seconded by Jeffery Spano. Vote carried 7-0.

5. **111 CALVERT STREET – CONTAINER & FENCE ENCLOSURE** (PB21-012) – 111 Calvert Street, Block 112, Lot 7 – Site Plan Review, SEQR Review, **Public Hearing**

Patrick Cleary noted that the applicant is still working with Engineering.

Motion to open the Public Hearing made by Marshall Donat, seconded by Joseph Stout. Vote carried 7-0.

Motion to adjourn the Public Hearing to the February 22nd meeting made by Nonie Reich, seconded by Chip Marrano. Vote carried 7-0.

6. **190 GAINSBORG AVENUE – SUBDIVISION** (PB21-036) – 190 Gainsborg Avenue, Block 874, Lot 8 – Sketch Plan Review, SEQR Review

George Motteralla, Engineer appeared before the Board on behalf of the applicant and gave an overview of the application for a 2 lot subdivision.

Motion to schedule a Public Hearing for February 22, 2022 made by Nonie Reich, seconded by Marshall Donat. Vote carried 7-0.

7. **SUMMERHILL REALTY SUBDIVISION** (PB21-033) – 12 & 16 Kempner Lane, Block 981, Lots 20 & 48 and Lake Street, Block 981, Lot 13 – Sketch Plan Review, SEQR Review

Eric Gordon, Esq. with Keane & Beane appeared before the Board on behalf of the applicant and gave an overview of the application for a 3 lot subdivision.

Zac Pearson, Engineer with Insite Engineering appeared before the Board and gave an overview of the 3 lot subdivision.

The Chairman asked Patrick Cleary if he has any site plan issues.

Patrick Cleary noted that the applicant has noted that the 3 lot is not to be built on and it could be a conservation lot, the issue is if lot 3 is built on than Kempner Lane would have to be improved.

Eric Gordon noted that lot 3 is not being proposed and the owner is not willing to create a conservation lot at this time. We would like to find out what the required upgrades to Kempner would be.

Patrick Cleary noted that the applicant should contact the engineering department for details.

Motion to declare the Board Lead Agency made by Chip Marrano, seconded by Joseph Stout. Vote carried 7-0.

Motion to schedule a Public Hearing for February 22, 2022 made by Marshall Donat, seconded by Joseph Stout. Vote carried 7-0.

8. **117 PARK AVENUE – SUBDIVISION** (PB22-001) – 117 Park Avenue, Block 861, Lot 41 – Sketch Plan Review, SEQR Review

Steve Dimovski with Dimovski Architecture appeared before the Board on behalf of the applicant and gave an overview of the application for a two lot subdivision.

Daniel Collins with Hudson Engineering appeared before the Board and gave an overview of the stormwater management being proposed.

The Chairman noted that the Town Engineer is asked for street trees.

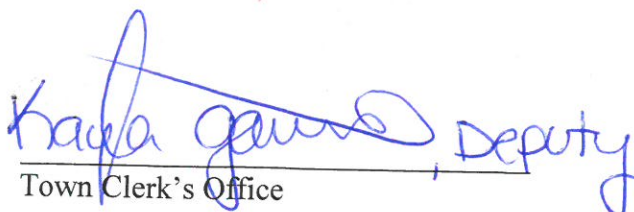
Patrick Cleary noted that the primary issue is the curb cuts.

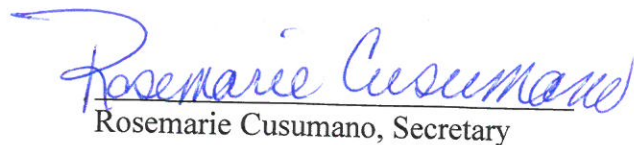
Motion to declare the Board Lead Agency made by Joseph Stout, seconded by Chip Marrano. Vote carried 7-0.

Motion to schedule a Public Hearing for February 22, 2022 made by Joseph Stout, seconded by Kimberly Burkan. Vote carried 7-0.

This Meeting was adjourned at 8:00 pm on a motion by Nonie Reich, seconded by Joseph Stout. Vote carried 7-0.

The next regular Board meeting is scheduled for February 22, 2022.


Town Clerk's Office


Rosemarie Cusumano, Secretary