

**MINUTES OF THE PLANNING BOARD MEETING  
HELD ON OCTOBER 25, 2022, AT 7:00 P.M. AT THE MUNICIPAL BUILDING,  
1 HEINEMAN PLACE, HARRISON, NY**

**MEMBERS PRESENT**

*Joseph Stout  
Marshall Donat  
Chip Marrano  
Jeffrey Spano  
Kimberly Burkan  
David Gelfarb*

**MEMBERS ABSENT**

*Nonie Reich*

*Patrick Cleary, Planning Consultant to the Board, was present tonight.*

The Chairman opened the meeting with the Pledge of Allegiance. He also announced that the Aller Subdivision has been adjourned.

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**COMMITTEE REPORTS**

- Adopt minutes from September 14, 2022

Motion to adopt the September 14, 2022 minutes made by Jeffrey Spano, seconded by Marshall Donat. Vote carried 6-0.

- **WOODED HILLS SUBDIVISION** (PB22-003) – 2007 Purchase Street, Block 641, Lot 1 – Final Plat 180 Day Extension

George Alissantratos with Kean & Beane appeared before the Board on behalf of the extension request.

Motion to grant a final plat 180-day extension made by Marshall Donat, seconded by Jeffrey Spano. Vote carried 6-0.

- **103-105 CORPORATE PARK DRIVE – MONUMENT SIGN** (PB20-015) – 103-105 Corporate Park Drive, Block 621, Lot 3 – Amended Site Plan Review 2<sup>nd</sup> 1 Year Extension

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

Motion to grant a 2<sup>nd</sup> 1 year extension made by Marshall Donat, seconded by Chip Marrano. Vote carried 6-0.

- **RENAISSANCE HARRISON – RESIDENTIAL MIXED-USE COMMUNITY** (PB22-030) – 80 West Red Oak Lane, Block 621, Lot 4 –

Confirm Lead Agency and adopt SEQRA Positive Declaration

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the adoption of the SEQRA Positive Declaration and the public scoping session for the November 22<sup>nd</sup> meeting.

David Gelfarb asked where are the wetlands and the boundary's, which drawing it is on.

Andy Tung with DTS addressed the wetlands.

Patrick Cleary noted to David that the wetland will be identified in the environmental impact statement. He noted that there are 3 actions that the Board should take tonight.

The Chairman asked for a motion to adopt the resolution. Motion made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 6-0.

Motion to confirm Lead Agency and set a Public Scoping session for November 22, 2022 made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 6-0.

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1. **MORGAN STANLEY – PARKING GARAGE SOLAR CARPORTS** (PB22-007) – 2000 Westchester Avenue – Block 625, Lot 1 – Amended Site Plan Review, Special Exception Use Permit, SEQR Review, **Public Hearing**

Chis Fisher, Esq. with Cuddy & Feder appeared before the Board. He noted that we have worked with the fire district and we will be installing a sprinkler system in the parking garage.

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

The Chairman asked if anyone in the audience would like 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 Jeffrey Spano, seconded by Marshall Donat. Vote carried 6-0.

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

Motion to grant Special Exception Use permit made by Marshall Donat, seconded by Chip Marrano. Vote carried 6-0.

Motion to grant Amended Site Plan approval made by Jeffrey Spano, seconded by Marshall Donat. Vote carried 6-0.

2. **3 PURCHASE LANE – SUBDIVISION** (PB22-016) – 3 Purchase Lane, Block 545, Lot 1 – Final Plat Review, Steep Slope Review, SEQR Review, **Public Hearing**

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

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

3. **111 CALVERT STREET – CONTAINER & FENCE ENCLOSURE** (PB21-012) – 111 Calvert Street, Block 112, Lot 7 – Amended Site Plan Review, SEQR Review, **Public Hearing**

Andrew Spatz, Esq. appeared before the Board on behalf of the applicant and the request for the container and fence enclosure. The engineering department has approved the new anchoring system.

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

Patrick Cleary noted that we have a letter for the neighbor's attorney with 2 requests, the container not block the side walk and it not be used for construction debris.

Andrew Spatz noted that we will comply to the 2 requests.

The Chairman noted that the town engineer asked for an annual inspection and report given to the engineering department which can be done by a licensed engineer or architect.

The Chairman asked if anyone in the audience would like 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 Marshall Donat, seconded by Chip Marrano. Vote carried 6-0.

Motion to approve amended Site Plan approval with 3 conditions made by Marshall Donat, seconded by Chip Marrano. Vote carried 6-0.

4. **131 ADELPHI AVENUE – SUBDIVISION** (PB22-020) – 131 Adelphi Avenue, Block 373, Lot 13 – Final Plat Review, SEQR Review, **Public Hearing**

Steve Dimovski with Dimovski Architecture appeared before the Board on behalf of the application and noted that we did receive a memo from engineering and have answered all of his concerns.

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

The Chairman asked if anyone in the audience would like 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 Marshall Donat, seconded by Chip Marrano. Vote carried 6-0.

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

Motion to grant Final Plat approval subject to performance bond made by Marshall Donat, seconded by Chip Marrano. Vote carried 6-0.

5. **81 CRYSTAL STREET – SUBDIVISION** (PB22-021) – 81 Crystal Street, Block 423, Lot 1 – Final Plat Review, SEQR Review, **Public Hearing**

Adamo Maiorano, Engineer with Community Design Engineering appeared before the Board on behalf of the application. He noted that since the last meeting we have not received any other memos from engineering.

The Chairman noted that the engineer stated that you have not addressed all his comments and they have to be addressed before we can move forward.

Motion to open the Public Hearing made by Marshall Donat, seconded by Kimberly Burkan. Vote carried 6-0.

Ryan McAuliffe of 82 Crystal Street went over the same concerns he has stated at the last meeting.

Rob Porto of 1 Allan Place noted his objection to the project.

Adamo Maiorano addressed some of the concerns that the neighbors noted and the mitigation being proposed.

The Chairman noted that his issue is we usually ask one to make it better and you don't have that option and what public improvements are you proposing for this project.

Pat Porto of 174 Ellsworth Avenue noted that she is not so concerned of the aesthetics but the flooding.

Megan Lawlor of 77 Ellsworth Avenue noted that the big tree on the property is going to be removed and new plantings will not work as well and concerned for the flood danger.

Anja Porto of 1 Allen Place noted that she does care of the aesthetics of the house and does not believe there is any home that looks like what is being proposed.

Motion to adjourn the Public Hearing to November 22, 2022 made by Chip Marrano, seconded by Marshall Donat. Vote carried 6-0.

6. **1 WEST RED OAK LANE – GENERATOR** (PB22-027) – 1 West Red Oak Lane, Block 621, Lot 10.02 – Amended Site Plan Review, SEQR Review, **Public Hearing**

Al Pirro, Esq. appeared before the Board on behalf of the applicant and the request for an emergency generator for medical office use.

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

The Chairman asked if anyone in the audience would like 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 Marshall Donat. Vote carried 6-0.

Motion to grant amended Site Plan approval made by Jeffrey Spano, seconded by Chip Marrano. Vote carried 6-0.

7. **TRATTORIA 632 – OUTDOOR SEATING & ENTRY ADDITION** (PB22-028) – 632 Anderson Hill Road, Block 644, Lot 21 – Amended Site Plan Review, SEQR Review, **Public Hearing**

Jacob Amir, Esq. with Zarin & Steinmetz appeared before the Board and addressed the concerns of the outdoor seating and the need for the front and side yard variances.

Chris Raffaelli with Studio Design address the views of the patio from the neighboring properties.

David Gelfarb asked if the patio will be covered.

The Chairman asked if it will be a 12-month use.

Chris Raffaelli noted that it will not be a 12-month use and will have an open cover.

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

Motion to refer to the Zoning Board of Appeals for the front and side yard variances along with the 100-foot buffer along Anderson Hill Road made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 6-0.

Motion to adjourned the Public Hearing to November 22, 2022 made by Marshall Donat,

seconded by Jeffrey Spano. Vote carried 6-0.

8. **BELLE CLEANERS – AMENDED SITE PLAN** (PB22-011) – 285 Halstead Avenue, Block 133, Lot 5 – Amended Site Plan Review, SEQR Review, **Public Hearing**

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

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

9. **ROSE RESIDENCE – WETLAND PERMIT** (PB22-024) – 2 Carriage Hill Road, Block 1001, Lot 150 – Wetland Permit Review, SEQR Review

Jacob Amir, Esq. with Zarin & Steinmetz appeared before the Board applicant and the request for a pool cabana.

Steve Marrano with Tim Miller Associates appeared before the board on behalf of the application for a wetland permit for a pool cabana.

Rocco Delio, Architect with Studio Design & Planning went over the design of the small pool cabana proposed and location that was picked.

Patrick Cleary noted that this is part of the Carriage Hill subdivision which is a newer subdivision and some of the lots are very constrictive. When some of the lots were created there were no other improvements to be added.

Jacob Amir noted that the applicant has asked to place the cabana and there is no constraint to this lot.

Steve Marino with Tim Miller Associates noted that this does present an opportunity to remove the evasive species and would be a benefit to the pond and the wetlands.

The Chairman asked the applicant to meet with Beth Evans and return.

10. **132 HALSTEAD AVE – MIXED USE MULTI-FAMILY BUILDING** (PB22-013) – 132 Halstead Avenue, Block 103, Lot 16 – Site Plan Review, SEQR Review

Steve Wrabel, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the applicant. He addressed the changes made to the application.

Joe Cermele with Kellard Sessions addressed the new mitigation being proposed.

Steve Wrabel asked for the Public Hearing to be scheduled for next month.

Motion to schedule the Public Hearing for November 22, 2022 made by Marshall Donat, seconded by Chip Marrano. Vote carried 6-0.

11. **WEBB AVENUE – RESIDENTIAL MULTI-FAMILY BUILDING** (19-1446) – Webb Avenue, Block 603, Lot 1 – Site Plan Review, Special Exception Use Permit, Steep Slope Permit Review, Wetland Permit Review

Michael Zarin, Esq. with Zarin & Steinmetz appeared before the Board on behalf of the applicant. He noted that the code was changed by the Town Board and the project is the same as previously proposed. The only change is the connectivity to the adjacent properties and internally in the project.

The Chairman asked because its three separate parcels to the connectivity plan it has to be memorialized because if the other properties are sold the sidewalks can be removed.

Michael Zarin noted that we will memorializing it and record the agreement. We will be providing 5 % affordable housing which is 10 units.

Motion to schedule a Public Hearing for November 22, 2022 made by Marshall Donat, seconded by Jeffrey Spano. Vote carried 6-0.

12. **THE HARRISON GRAND – MULTI-FAMILY BUILDING** (PB22-022) – 402 Halstead Avenue, Block 191, Lot 1 – Site Plan Review, SEQR Review

William Null, Esq. with Cuddy & Feder appeared before the Board. He noted that we have received the variances from the Zoning Board of appeals and would like to request a Public Hearing for the next meeting.

Motion to schedule a Public Hearing for November 22, 2022 made by Chip Marrano, seconded by Jeffrey Spano. Vote carried 6-0.

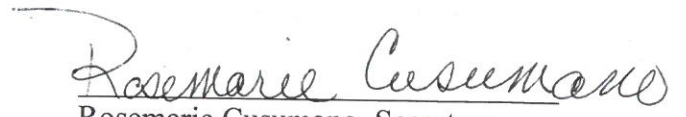
13. **ALLER SUBDIVISION** (PB20-021) – 75 Kenilworth Road, Block 591, Lot 4 – Final Plat Review, SEQR Review

Not heard, adjourned by the applicant.

This Meeting was adjourned at 8:45 pm on a motion by Chip Marrano, seconded by Jeffery Spano. Vote carried 6-0.

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

  
Town Clerk's Office

  
Rosemarie Cusumano, Secretary

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TOWN CLERK  
HARRISON, NY