

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON JULY 24, 2012, AT 7:30 P.M. AT THE MUNICIPAL BUILDING,
1 HEINEMAN PLACE, HARRISON, NY**

MEMBERS PRESENT

*Thomas Heaslip, Chairman
Anthony Spano
Mark Rinaldi
Raymond Kraus
Nonie Reich
Kate Barnwell*

MEMBERS ABSENT

Marshall Donat

Patrick Cleary, Planning Consultant to the Board, Mike Amodeo, Town Engineer were present tonight.

The Chairman opened the meeting with the Pledge of Allegiance.

COMMITTEE REPORTS

- Adopt minutes from May 22, 2012 and June 26, 2012

Motion to adopt the May 22, 2012 and Jun 26, 2012 minutes made by Nonie Reich, seconded by Raymond A. Kraus. Vote carried 6-0.

- **HIGHLAND MEADOWS SUBDIVISION** – Highland Road & Highland Ridge Lane, Block 546, Lots 59 & 44 – 7th 90 Day Extension

Linda Whitehead, Esq. with McCullough Goldberger & Staudt appeared before the Board to request a 7th 90 day extension. She went over with the Board the reason for the extension requests.

Motion to grant 7th 90 day extension made by Mark Rinaldi, seconded by Raymond A. Kraus. Vote carried 6-0.

- **PAUL RESIDENCE – WETLAND PERMIT** – 7 Brook View Lane, Block 592, Lot 57 – Bond Release

Patrick Cleary noted the Board received a memo from its wetland consultant recommending the release of the bond.

Motion to release the bond made by Kate Barnwell, seconded by Raymond A.

Kraus. Vote carried 6-0.

- **BLISS FARM SUBDIVISION** – Bliss Farm Drive, Block 281, Lot 3 – Maintenance Bond Release

Patrick Cleary noted the Board received a memo from the engineering department requesting the release of the bond.

Motion to release the bond made by Nonie Reich, seconded by Raymond A. Kraus. Vote carried 6-0.

- **PARK LANE PHASE XB WETLANDS PERMIT & STEEP SLOPES** – Forest Lake Drive, Block 1005, Lots 1,2,3 – Stipulation of Settlement

Patrick Cleary noted the issues of the stipulation were discussed with the Board. The Board has to vote to direct the Chairman to sign the stipulation of settlement.

Motion to direct the Chairman to sign the stipulation of settlement made by Raymond A. Kraus, seconded by Anthony Spano. Vote carried 6-0.

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1. **FRENCH SUBDIVISION** – Sunny Ridge Road, Block 444, Lot 5 (6 Lot SD) – Final Subdivision Plat Review, SEQR Review, **Public Hearing**

Linda Whitehead, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the 6 lot subdivision. She asked the Board to approve the subdivision with a condition that if the Town's project of the 3 dams were approved then they would be willing to do the contingency plan.

Motion to open the Public Hearing made by Mark Rinaldi, seconded by Raymond A. Kraus. Vote carried 6-0.

Al Fitzgerald a neighbor appeared before the Board on behalf of the water problems.

Susan Spencer who owns 569 Harrison Avenue but does not live there raised some questions about the water problems.

Linda Whitehead noted that we have studied the drainage extensively and it was approved.

A discussion took place regarding the drainage of the property and as well as drainage in

the area.

Motion to close the Public Hearing made by Mark Rinaldi, seconded by Raymond A. Kraus. Vote carried 6-0.

Motion to prepare resolutions made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 6-0.

Linda Whitehead asked about the bond if it could be for either or project.

Patrick Cleary stated that we will discuss the bond with engineering.

2. **DIPAULO SUBDIVISION – WETLAND PERMIT** – 79 Westerleigh Road, Block 611, Lot 21 (2 Lots) – Preliminary Plat Review, SEQR Review, Wetland Permit Review, **Public Hearing**

Nonie Reich recused herself.

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the 2 lot subdivision and wetland permit.

Chris Reich of 70 Westerleigh Road gave a memo to the Board and read it into the record.

Motion to close the Public Hearing made by Mark Rinaldi, seconded by Raymond A. Kraus. Vote carried 5-0.

Motion to grant Negative Declaration made by Raymond A. Kraus, seconded by Anthony Spano. Vote carried 5-0.

Motion to grant final Subdivision Plat approval made by Anthony Spano, seconded by Raymond A. Kraus. Vote carried 5-0.

Motion to grant Freshwater Wetland approval made by Anthony Spano, seconded by Raymond A. Kraus. Vote carried 5-0.

3. **INTERNATIONAL CORPORATE CENTER – MONUMENT SIGN** – Halstead Avenue, Block 196, Lot 1 – Site Plan Review, SEQR Review, **Public Hearing**

Larry Bourque of ACB Sign Corp. appeared before the Board on behalf of the International Corporate Center.

Motion to open the Public Hearing made by Mark Rinaldi, seconded by Raymond A. Kraus. Vote carried 6-0.

Motion to close the Public Hearing made by Mark Rinaldi, seconded by Raymond A. Kraus. Vote carried 6-0.

Motion to grant Site Plan approval made by Nonie Reich, seconded by Mark Rinaldi. Vote carried 6-0.

4. **WESTCHESTER COUNTRY CLUB – SAND SILO** – 99 Biltmore Avenue, Block 566, Lot 1 – Site Plan Review, Special Exception Use Permit, SEQR Review, **Public Hearing**

Anthony Spano recused himself.

David Cooper, Esq. with Zarin & Steinmentz appeared before the Board on behalf of the need for the sand silo.

Motion to open the Public Hearing made by Mark Rinaldi, seconded by Raymond A. Kraus. Vote carried 5-0.

A discussion took place regarding the silo and its location.

Motion to close the Public Hearing made by Raymond A. Kraus, seconded by Mark Rinaldi. Vote carried 5-0.

Motion to grant Special Exception Use made by Raymond A. Kraus, seconded by Kate Barnwell. Vote carried 5-0.

Motion to grant Site Plan approval made by Mark Rinaldi, seconded by Raymond A. Kraus. Vote carried 5-0.

5. **OLD OAKS CC – STORAGE BINS** – 3100 Purchase Street, Block 681, Lot 5 – Site Plan Review, SEU Permit Review, SEQR Review, **Public Hearing**

Bob Stanziale, Architect appeared before the Board on behalf of the club.

Motion to open the Public Hearing made by Mark Rinaldi, seconded by Raymond A. Kraus. Vote carried 6-0.

Motion to close the Public Hearing made by Nonie Reich, seconded by Raymond A. Kraus. Vote carried 6-0.

Motion to grant Special Exception Use permit made by Nonie Reich, seconded by Raymond A. Kraus. Vote carried 6-0.

Motion to grant Site Plan approval made by Kate Barnwell, seconded by Raymond A. Kraus. Vote carried 6-0.

6. **COLE SUBDIVISION** – 33 Stratford Road, Block 518, Lot 19 (2 Lots) – Site Plan Review, SEQR Review, **Public Hearing**

Nonie Reich recused herself.

Chuck Utschig with Birdsall Engineering appeared before the Board and asked for the Public Hearing to be closed.

The Chairman noted the screening that exists is substantial and the applicant is providing enough additional screening as part of its plan.

Jennifer Gray, Esq. and Sal Traino, Engineer appeared before the Board on behalf of the neighbor. They still have a problem with the sheet runoff of the driveway.

Motion to close the Public Hearing made by Raymond A. Kraus, seconded by Kate Barnwell. Vote carried 5-0.

Motion to grant Negative Declaration made by Raymond A. Kraus, seconded by Kate Barnwell. Vote carried 5-0.

Motion to grant Site Plan approval made by Mark Rinaldi, seconded by Raymond A. Kraus. Vote carried 5-0.

7. **PIZZIMENTI SUBDIVISION** – 333 Harrison Avenue, Block 402, Lot 60 – Preliminary Plat Review, SEQR Review

Anthony Tirone, Esq. appeared before the Board and noted that last month the Board directed draft resolutions to be prepared.

Patrick Cleary noted that the plans the home show that the Harrison Avenue entrance is functional.

Motion Negative Declaration made by Anthony Spano, seconded by Raymond A. Kraus. Vote carried 6-0.

Motion to grant Site Plan approval made by Kate Barnwell, seconded by Raymond A. Kraus. Vote carried 6-0.

8. **A&I CONSTRUCTION CORP. SUBDIVISION** – Crotona Avenue (Vacant Land – 2 Lot SD), Block 375, Lot 19 – Sketch Plan Review, SEQR Review

Mark Mustacato, Architect appeared before the Board on behalf of the application. He went over the elevations and the reason why the new homes should front on Crotona

Avenue.

Kate Barnwell noted that the houses facing Crotona Avenue would preserve parking.

Motion to schedule a Public Hearing for the September meeting using to Crotona Avenue plan made by Nonie Reich, seconded by Anthony Spano. Vote carried 6-0.

9. **ALBANESE SUBDIVISION** – West Street (Vacant Land), Block 282, Lot 3 & 5 – Final Plat Review, SEQR Review

Raymond A. Kraus recused himself.

Chuck Utschig appeared before the Board on behalf of the applicant, he stated that the engineering department wants a private road but the applicant would like the Board to consider it to be public road.

A discussion took place regarding the difference between a private and public road. The Board preferred a private road.

Motion to grant Final Plat approval made by Mark Rinaldi, seconded by Anthony Spano. Vote carried 5-0.

10. **QUENAS RESTAURANT – SITE PLAN** – 109 Harrison Avenue, Block 73, Lot 24 – Site Plan Review, SEQR Review

Anthony the owner of Quenas, appeared before the Board to discuss the table and fence addition in the rear of the property.

Patrick Cleary noted that this may need a variance for open space. The applicant must meet with the building inspector on this.

Anthony said that they did meet with the building inspector and the inspector did not mention anything about the need for variances.

Motion to schedule a Public Hearing for the September meeting made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 6-0.

11. **GOULAS RESIDENCE – 100 FOOT BUFFER** – 1 Old Lyme Road, Block 703, Lot 47 – Site Plan Review, SEQR Review

Chris Mouniss appeared before the Board on behalf of the applicant to discuss the existing fence and stone wall that is proposed.

The Chairman noted that the applicant must meet with the town planner and go over the

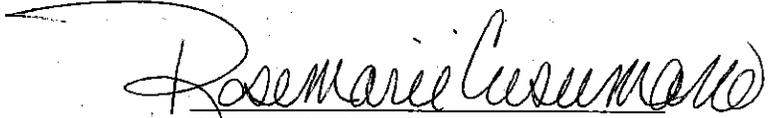
application with him and than come to us.

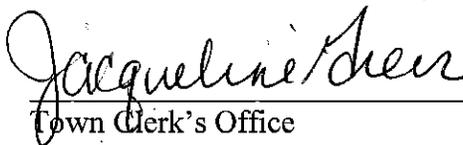
12. **PESCE NEW BUILDING** – 313 Halstead Avenue, Block 171, Lot 50 – Site Plan Review, Special Exception Use Permit, SEQR Review

Application not heard.

This Meeting was adjourned at 9:40 pm on a motion by Nonie Reich, seconded by Raymond A. Kraus. Vote carried 6-0.

The next regular Board meeting is scheduled for September 24, 2012.


Rosemarie Cusumano, Secretary


Town Clerk's Office