

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON APRIL 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
Nonie Reich
Kate Barnwell*

MEMBERS ABSENT

*Marshall Donat
Raymond A. Kraus*

Patrick Cleary, Planning Consultant to the Board, Mike Amodeo, Town Engineer and Frank Balbi, Assistant Civil Engineer were present tonight.

The Chairman opened the meeting with the Pledge of Allegiance.

COMMITTEE REPORTS

- Adopt minutes from March 27, 2012

- **HIGHLAND MEADOWS SUBDIVISION** – Highland Road & Highland Ridge Lane, Block 546, Lots 59 & 44 – 6th 90 Day Extension

Seth Mandelbaum, of McCullough Goldberger & Staudt appeared before the Board requesting a 90 day extension. He also noted that the wetland permit has expired and requested a one year extension.

Motion to grant 90 day extension made by Mark Rinaldi, seconded by Nonie Reich. Vote carried 5-0.

Motion to grant a one year extension on the wetland permit made by Anthony Spano, seconded by Mark Rinaldi. Vote carried 5-0.

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1. **WESTCHESTER COUNTRY CLUB – SITE PLAN** – Squash Court Addition – 99 Biltmore Avenue, Block 566, Lot 1 – Site Plan Review, Special Exception Use Permit, SEQR Review, **Public Hearing**

Anthony Spano recused himself because he is a member of the Club.

Erin Honaker from Zarin & Steinmetz appeared before the Board along with Scott Blakely from Insite Engineering. She noted that they are only here for the squash court addition the other two projects have been pulled.

Motion to open the Public Hearing made by Mark Rinaldi, seconded by Nonie Reich.
Vote carried 4-0.

The Chairman asked if anyone in the audience would like to speak on this matter. There being no one, he asked the Board if any one had questions. There being no questions he asked for a motion to close the Public Hearing.

Motion to close the Public Hearing made by Mark Rinaldi, seconded by Nonie Reich.
Vote carried 4-0.

Motion to grant SEQRA Negative Declaration made by Mark Rinaldi, seconded by Nonie Reich. Vote carried 4-0.

Motion to grant Special Exception Use permit made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 4-0.

Motion to grant Site Plan approval made by Mark Rinaldi, seconded by Nonie Reich.
Vote carried 4-0

2. **DIPAOLLO SUBDIVISION** – 79 Westerleigh Road, Block 611, Lot 21 (2 Lots) – Preliminary Plat Review, SEQR Review, **Public Hearing**

Nonie Reich recused herself because she is an affected neighbor.

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the applicant.

A discussion took place regarding the wetland area found on the property and the applicant has been working with Beth Evans. An application for the wetlands permit has been submitted Mr. Mandelbaum made a request for a Public Hearing for the wetlands permit.

Motion to open the Public Hearing made by Kate Barnwell, seconded by Mark Rinaldi.
Vote carried 5-0.

Chris Reich a neighbor appeared before the Board with questions regarding grading and drainage.

Seth Mandelbaum addressed the issues of Mr. Reich regarding the grading.

The Chairman noted that the Public Hearing is to be kept open to the May meeting.

Motion to schedule a Public Hearing for May meeting on the wetland permit made by

Mark Rinaldi, seconded by Kate Barnwell. Vote carried 4-0.

Motion to go to executive session for advice of counsel made by Mark Rinaldi, seconded by Kate Barnwell at 7:45. Vote carried 5-0.

Motion to return from executive session at 8:25 made by Mark Rinaldi, seconded by Nonie Reich. Vote carried 5-0.

3. **HOCHBERG SUBDIVISION** – 25 Highfield Road, Block 232, Lot 30 (PO 2 & 35) – Sketch Plan Review, SEQR Review, **Public Hearing**

Chuck Utschig with Birdsall Engineering appeared before the Board. He noted that the application will have to go to the Zoning Board of Appeals for variances that are needed.

Motion to open the Public Hearing made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 5-0.

The Chairman noted that a legal issue has been brought up and the Board will not hear any public comments this evening.

4. **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 on behalf of the application for a 2 lot subdivision.

A discussion took place regarding the drainage and the portion of property that will be given to the town to widen the road.

Motion to open the Public Hearing made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 4-0.

Eric Gordon, with Keen & Bean appeared before the Board on behalf of the neighbor along with the Engineer. He went over the issues of the neighbor.

The Chairman asked engineering if they have worked with the applicant on the drainage.

Mike Amodeo noted that they have worked on the site distance but not the drainage as yet.

A discussion took place regarding keeping the Public Hearing open and having more extensive drawings for the Board to review.

The applicant will provide more extensive drawings for preliminary plat for the Board and Engineering to review.

The Chairman noted that the Public Hearing will remain open.

5. **PASSARELLA SUBDIVISION** – 8 Woodland Road, Block 1033, Lot 2 (2 thru 5) – Sketch Plan Review, SEQR Review

Kip Konigsberg appeared before the Board on behalf of Miss. Passarella and noted that the Board just received the new drawing today and the best thing will be to adjourn to the next month to allow the Board to review the plan.

6. **PEPSICO – WETLAND PERMIT** – 700 Anderson Hill Road, Block 651, Lot 2 – Wetland Permit Review (Emergency Stream Repairs & Restoration)

Seth Mandelbaum with McCullough Goldberger & Staudt appeared before the Board on behalf of the emergency repairs that are needed. He stated that an escrow account has been set up and Beth Evans has reviewed the site.

A discussion took place regarding the photos that have been submitted that they were a big help to the Board, also discussed the rip-rap boulders that are proposed to be installed.

Motion to approve wetland permit made by Nonie Reich, seconded by Mark Rinaldi.
Vote carried 5-0.

This Meeting was adjourned at 9:15 pm on a motion by Mark Rinaldi, seconded by Nonie Reich.
Vote carried 5-0.

The next regular Board meeting is scheduled for May 22, 2012.

Rosemarie Cusumano, Secretary

Town Clerk's Office