

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON SEPTEMBER 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
Marshall Donat
Kate Barnwell*

MEMBERS ABSENT

The Chairman opened the meeting with the Pledge of Allegiance.

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1. **FRENCH SUBDIVISION** – Sunny Ridge Road, Block 444, Lot 5 (6 Lot SD) – Final Subdivision Plat Review, SEQR Review, Acceptance of Final Subdivision Approval Resolution

Application was not heard, applicant requested an adjournment.

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

Mark Mustacato, Architect appeared before the Board on behalf of the 2 lot subdivision.

Motion to open the Public Hearing made by Kate Barnwell, seconded by Mark Rinaldi.
Vote carried 7-0.

A discussion took place regarding the street the proposed homes should front on, Crotona Avenue or Temple Street.

Motion to close the Public Hearing made by Raymond Kraus, seconded by Mark Rinaldi.
Vote carried 7-0.

A straw vote was taken to determine which street the homes would face; vote was 4-3 for Crotona Avenue.

The Chairman directed the applicant to prepare Preliminary plat.

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

Edwin the owner of the restaurant appeared before the Board.

A discussion took place regarding the number of tables being proposed, lighting, music and the hours for the outdoor dining. Also discussed were the open space buffer and the style of the fence proposed.

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

Pat O'Connell of 52 Fremont Street appeared before the Board and noted that some neighbors could not come because of a conflict with a school open house. She went over her concerns with the Board.

The Board decided to keep the Public Hearing open.

4. **PASSARELLA SUBDIVISION** – 8 Woodland Road, Block 1033, Lot 2 (2 thru 5) – Preliminary Plat Review, SEQR Review

Kip Konigsberg appeared before the Board on behalf of the applicant and requested the Board consider granting preliminary approval so that they could go to the health department.

A discussion took place regarding some of the engineering comments.

Motion to grant Final Plat approval subject to engineering comments made by Nonie Reich, seconded by Kate Barnwell. Vote carried 7-0.

5. **FENOM FITNESS LLC – CHANGE OF USE** – 67 Grant Street, Block 152, Lot 24 – Site Plan Review, SEQR Review

Paul Noto, Esq. appeared before the Board and noted that the applicant had received approval from the Zoning Board and requested a Public Hearing for next month.

Schedule a Public Hearing schedule for October 23rd made by Kate Barnwell, seconded by Nonie Reich. Vote carried 7-0.

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

Application was not heard, applicant requested an adjournment.

7. **GENTILE – SITE PLAN** – 179 Underhill Avenue, Block 824, Lot 29 – Site Plan Review, SEQR Review

Chris from Joseph Crocco Architects appeared before the Board.

A discussion took place regarding the new plan.

Motion to schedule a Public Hearing for October 23rd made by Nonie Reich, seconded by Raymond Kraus. Vote carried 7-0.

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

Jonathan Villani appeared before the Board.

The chairman asked if any work was being done on the property at this time.

Mr. Villani said that there wasn't any work going on just a rope across the driveway so that the driveway is not used for u-turns.

A discussion took place regarding the retaining wall and fencing being proposed.

Motion to grant Site Plan approval made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 7-0.

9. **MASTERCARD COVERED WALKWAY** – 2000 Purchase Street, Block 621, Lot 2 – Site Plan Review, SEQR Review

Philip Fruchter with Papp Architects appeared before the Board on behalf of the applicant and it's proposed covered walkway over an existing concrete walkway.

A discussion took place regarding the material of the cover; if it would be open or have sides. Lighting and vegetation removal was also discussed. The use of pervious surface to replace the concrete walkway was discussed.

Motion to schedule a Public Hearing for October 23rd made by Mark Rinaldi, seconded by Nonie Reich. Vote carried 7-0.

10. **HARRISON SOAP & SUDS LAUNDRY** – 222 Harrison Avenue, Block 131, Lot 38 – Site Plan Review, Special Exception Use Permit, SEQR Review

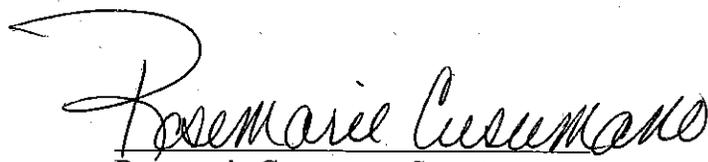
Mark Olsey appeared before the Board on behalf of the application for the laundromat.

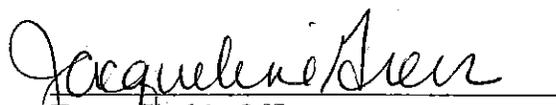
A discussion on the hours of operation, drop off service for wash and fold. Also discussed was venting, parking, maintenance plan, noise levels and chemicals that will be used.

Motion to schedule a Public Hearing for October 23rd made by Kate Barnwell, seconded by Nonie Reich. Vote carried 7-0.

This Meeting was adjourned at 9:00 pm on a motion by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 7-0.

The next regular Board meeting is scheduled for October 23, 2012.


Rosemarie Cusumano, Secretary


Town Clerk's Office