

**NORTH CASTLE PLANNING BOARD MEETING  
15 BEDFORD ROAD – COURT ROOM  
7:00 p.m.  
January 24, 2011**

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**PLANNING BOARD MEMBERS PRESENT:**

Peg Michelman, Chairman  
Jane Black  
Steve Sauro  
Beata Tatka

**PLANNING BOARD MEMBERS ABSENT:**

John Delano

**ALSO PRESENT:**

Adam R. Kaufman, AICP  
Director of Planning

Roland A. Baroni, Jr., Esq. Town Counsel  
Stephens, Baroni, Reilly & Lewis, LLP

Ryan Coyne, P.E.  
Kellard Sessions Consulting, P.C.  
Consulting Town Engineers

Valerie B. Desimone  
Planning Board Secretary  
Recording Secretary

John Fava, Chairman  
Conservation Board Representative

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The meeting was called to order at 7:00 p.m.

Ms. Michelman and the rest of the board congratulated Mr. Kaufman and his family on the birth of his son.

**APPROVAL OF MINUTES:**

November 22, 2010

Ms. Michelman asked for a motion to approve the November 22, 2010 minutes as revised. Ms. Black made a motion to approve. It was second by Mr. Sauro and approved with three Ayes. Mr. Delano and Ms. Tatka were not present for the vote.

January 10, 2011

Ms. Michelman asked for a motion to approve the January 10, 2011 minutes as amended. Ms. Black made a motion to approve. It was second by Mr. Sauro and approved with three Ayes. Mr. Delano and Ms. Tatka were not present for the vote.

**DISCUSSION:**

**C & H PROPERTIES**

**Preliminary Subdivision**

**Section 1, Block 2, Lot 1**

**336 Bedford Road**

**Peter Gregory, PE, Keane Coppelman Engineers, PC**

**Discussion**

Also present for this application were the property owners Jason Colte & Mark Hatch.

Mr. Gregory stated that this application is for a two lot subdivision. Lot #1 is proposed to have a residence on site and will be 2.21 acres. Lot #2 will be a vacant lot and is proposed to be a 3.21 acre lot. Since the last meeting, Mr. Gregory has met with Mr. Kaufman and Mr. Coyne and has provided the information requested with a graphical depiction on how it will meet the bulk of the zoning requirements. Mr. Gregory has met with Mr. Coyne regarding the site distances on site. The site plan distances for the site are different from what was originally proposed. The original measurement was taken from a starting point of 10' and 3 ½' above the ground and the new requirements are 14' feet off of the pavement which lessens the site distance. The new distances are significantly less than what was originally proposed. There are some new obstructions related to the stone wall, ledge rock and even the mail box was a bit of an obstruction.

It was noted that Bedford Banksville Road was Widened about 1 - 1 1/2 years ago. Mr. Kaufman suggested Mr. Gregory contact Westchester County since Bedford Banksvill Road is a county road. Mr. Gregory will meet with Mr. Coyne regarding the site distances.

Mr. Gregory noted that there was a large disturbed area on site based on the previous building permit that was taken out on the site. The Planning Board had expressed their concerns about the disturbed area at the site walk. The house location has now been moved to the disturbed area to reduce the amount of disturbance to the overall site. The new house location will provide more natural screening between the new house location and the neighbors house. Ms. Black was appreciative of the applicant making the effort to move the house and lessen the disturbance to the site. Ms. Michelman recalled how visible the neighbors house was at the site walk and was appreciative of the applicant moving the house to the already disturbed area. Ms. Michelman also liked the fact that there is more existing natural screening at the new house location between the house and the neighbors house. **Ms. Michelman wanted to know how many trees would be removed with the new house location. Mr. Gregory confirmed that the same number, 61 trees, would be removed at this location as well.**

Mr. Gregory stated that he met with the landscape architect and they are proposing to keep the original amount of landscaping proposed but will move some of it to other places in the disturbed area. Seeing how there is more existing natural vegetation buffering the new house location with the neighbors house, some of the proposed vegetation will be moved to other areas in the disturbed area.

Mr. Kaufman confirmed with the applicant that they would keep the existing vegetation where the applicant could and supplement that with the previously reconfigured landscaping plan. This concept sounds fine, the board would need to see the reconfigured landscape plan.

Mr. Gregory stated that he would submit the new landscape plan with the site distances plan.

Mr. Kaufman stated if the board was fine with the subdivision as proposed, it would be appropriate at this time to send the applicant to the LPC (Landmarks Preservation Committee). The board can not approve this application without their approval.

Mr. Gregory inquired about a public hearing and resolution for this project. Mr. Kaufman stated that once the LPC has been addressed as well as the site distances and landscape plan, we can schedule a public hearing and have a resolution at that time.

## **ZENG**

### **Site Plan**

### **Section 2, Block 17, Lot 2G-1**

### **46 N. Greenwich Road**

### **Discussion**

John Woodruff, architect was present as well as the property owner, Mr. Zeng.

Mr. Woodruff noted he had received Conservation Board approval. All that remains in the wetland buffer is the patio decking and part of the driveway. A permeable paver is proposed for the driveway as well as the patio. The rain garden is also proposed for the storm water run off.

Mr. Woodruff stated that there is 11,000 square feet of disturbance and 24,000 square feet of mitigation is proposed. There was some discussion as to what can be done in the wetland at the last meeting.

Mr. Kaufman stated that the last time the applicant was before the board, there was a consensus of the board regarding the house location, driveway location and generally the amount of disturbance was acceptable as well. The Planning Board then needed a final recommendation back from the Conservation Board regarding the mitigation plan and if it was acceptable. That memo has been provided by the Conservation Board.

Ms. Michelman noted that one of the conditions in the Conservation Board memo is that all of the outstanding items identified by Mr. Coyne be met. Mr. Woodruff stated that he would sit down and go over all of that with Mr. Coyne and will be able to accommodate those items. Mr. Woodruff also noted that he can accommodate the Conservation Board memo comments as well.

Ms. Michelman asked if the applicant had ARB approval? Mr. Zeng stated that ARB approval was granted April 9, 2010.

The board agreed that the outstanding items on the agenda could be made conditions in the resolution.

A public hearing was set for February 14, 2011 and the board will consider a resolution that evening as well.

Meeting adjourned at 7:25 p.m.