

**NORTH CASTLE PLANNING BOARD MEETING  
15 BEDFORD ROAD – COURT ROOM  
7:00 P.M.  
February 27, 2012**

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PLANNING BOARD MEMBERS PRESENT:

Robert Greene, Chairman  
John P. Delano  
Steve Sauro  
Guy Mezzancello  
Art Adelman

ALSO PRESENT:

Adam R. Kaufman, AICP  
Director of Planning

John Kellard, PE  
Consulting Town Engineer  
Kellard Sessions PC

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

Valerie B. Desimone  
Planning Board Secretary  
Recording Secretary

Conservation Board Representative:  
Peter Limburg

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

**APPROVAL OF MINUTES:**

**November 7, 2011**

Mr. Greene asked for a motion to approve the November 7, 2011 minutes. Mr. Delano made a motion to approve. It was second by Mr. Sauro and approved with three Ayes. Mr. Greene and Mr. Adelman both abstained from the vote. Mr. Mezzancello noted for the record that he was not present at the November 7, 2011 Planning Board meeting but was asked to vote on the minutes because he was an active board member at the time and a quorum was needed to approve the minutes.

## **December 12, 2011**

Mr. Greene asked for a motion to approve the December 12, 2011 minutes. Mr. Delano made a motion to approve. It was second by Mr. Mezzancello and approved with three Ayes. Mr. Greene and Mr. Adelman both abstained from the vote. Mr. Sauro noted for the record that he was not present at the December 12, 2011 Planning Board meeting but was asked to vote on the minutes because he was an active board member at the time and a quorum was needed to approve the minutes.

## **January 23, 2012**

Mr. Greene asked for a motion to approve the January 23, 2012 Planning Board Minutes. Mr. Delano made a motion to approve. It was second by Mr. Sauro and approved with four Ayes. Mr. Adelman abstained from the vote.

## **February 7, 2012**

Mr. Greene asked for a motion to approve the February 7, 2012 Planning Board Minutes. Mr. Adelman made a motion to approve. It was second by Mr. Greene and approved with four Ayes. Mr. Delano abstained from the vote.

## **February 15, 2012**

Mr. Greene asked for a motion to approve the February 15, 2012 Planning Board Minutes as amended. Mr. Adelman made a motion to approve as amended. It was second by Mr. Sauro approved with four Ayes. Mr. Delano abstained from the vote.

## **MONACO, 8 Hollow Ridge Road, 2/3/2-8, Holt Engineering, Continuing Business, Application for preliminary subdivision approval of a Lot Line Change and special permit for an accessory structure over 800 square feet.**

Present for the applicant was Paul Siriano and Al Pirro, attorneys for the applicant.

Mr. Greene stated that there were no objections from the Town of New Castle or anyone else regarding North Castle's intent to be lead agents.

Mr. Kaufman stated that a draft negative declaration was prepared for the board to consider. Mr. Kaufman reviewed the details of the negative declaration at this time. Mr. Greene suggested that in addition to the Planning Board recommendation to the ZBA that the recommendation also include if the variance is granted, the conservation area should be expanded to make up for the additional space the building is taking up. Mr. Pirro had no issues with this request.

Mr. Greene asked for a motion to approve the negative declaration regarding the Monaco application. Mr. Adelman made a motion to approve the negative declaration. Mr. Sauro second the motion and it was approved with five Ayes.

Mr. Greene asked for a motion to positively refer the Monaco application to the Zoning Board of Appeals. Mr. Adelman made a motion to refer to the ZBA with a positive recommendation, it was second by Mr. Mezzancello and approved with four Ayes. Mr. Delano voted nay.

Mr. Pirro noted for the record that revised plans were submitted at the last meeting and are officially before the board this evening. Mr. Kaufman noted that memos were posted on the website regarding this submission.

**ST. NERSESS ARMENIAN SEMINARY, 486 Bedford Rd, 2/8/17.B, Continuing Business, Site Plan, Referral from Town Board, Renovation and adaptive reuse of the existing buildings and the construction of a new 8,400 square foot, one-story theological center which includes a library and private chapel on the 5.55 acre property.**

Present for this application was Bob Stanzialle, AIA; Rob Aiello, PE, John Meyer Consulting; Seth Mandelbaum, Esq., McCullough, Goldberger & Stout; Mr. Kevork Toroyan representative from St. Nersess Armenian Seminary.

Mr. Mandelbaum stated this application was a referral from the Town Board and Site Plan approval is necessary from this board. Lead Agency Intent was declared at the September 27, 2011 Planning Board meeting. We had prepared comments to return to the board later that fall but after discussions with the Board of Health and John Meyer Consulting, it became apparent that the well on site did not have a sufficient yield for the proposed use. Since that time a new well has been drilled in conjunction with the existing well and the site now has a sufficient yield according to the Board of Health. Mr. Mandelbaum noted that two site walks have taken place with the Planning Board and all the board members have been out to the site. The recent submission included the traffic report and stormwater report along with site line information and other elevations. The applicant has been to the ARB once and is scheduled again for their March agenda. The applicant has addressed the comments from the September, 2011 memos. Mr. Mandelbaum would like the board to declare lead agency. Mr. Mandelbaum would like the board to consider a positive recommendation back to the Town Board. He also noted that the applicant would like to preserve the three existing structures on site.

In response to Mr. Greene's comments, Mr. Kaufman stated that there are two approvals the applicant has to seek. First, the Town Board Special Use Permit approval, the Town Board referred this application to the Planning Board. The Planning Board has to report its opinion back to the Town Board whether the special permit should be issued. The applicant will also have to return to the Planning Board for site plan approval. This is why the comments in his memo were broken down by Special Use Permit and Site Plan comments. The board can kind of address them at the same time. Mr. Greene confirmed that tonight the applicant was looking

for a positive or negative recommendation regarding the Special Use Permit and before site plan approval is granted; the board will review the application in more detail. Mr. Kaufman agreed and noted that before any of this can happen, the board as lead agency has to conclude the environmental review and in order to do that you need some level of detail with the application.

Mr. Aiello stated that the lot is 5.5 acres on site and zoned R-2A and currently there are four structures on site, which will remain. Currently proposed for the site are a bachelors residence with eight rooms, the barn will house the dinning hall, faculty and rooms for married couples, the accessory structure will have an exercise facility and used for the Deans residence. The existing curb cut will be widened and additional parking spaces will be provided. The Theological building will have some offices, a chapel and library and is 8,400 square feet single story building. There is no public water, a common septic plan is proposed. Stormwater Management will include an infiltration basin. There is no piped infrastructure at the rear of the site to tie into the basin; therefore, the infiltration basin has been over designed. The 1 year and 10 year storm will be contained within the basin; the vast majority of the 100 year storm will be accommodated by the basin. He can accommodate the request of the town engineer regarding an infiltration trench for the Theological building and he will sit down with the engineer and review this material. Another infiltration system is proposed for the driveway and expanded parking area.

Mr. Aiello stated that a landscaping plan has been prepared which is intended to supplement the places where it gets closest to the property line. Mostly under story evergreen plantings because we do have a large canopy around the perimeter of the property which we are proposing to maintain, but there are some openings which we will fill with the under story evergreens.

In response to Mr. Greene's comments, Mr. Aiello pointed out both wells (existing and proposed) on site.

Mr. Aiello pointed out where the three generators would be located on site. In response to Mr. Greene's comment, Mr. Aiello stated that gas service would be brought in off of Route 22. The applicant would take down the existing overhead service and replace it with a new one and putting a new utility pole over Bedford Road. Once on site, it will go underground to access the remainder of the buildings. A four foot high stone wall with six foot high stone columns is proposed at the entrance of the site along route 22. It will not run the entire width of the site, just at the entrance. There will be signage on the wall and that detail will be submitted in the next submission.

Mr. Stanzialle stated that the Armenian Orthodox Church is dedicated to learning, prayer and graduate theological education. There are mostly men with some women and are engaged in graduate study. The Theological Center, invites scholars to come, study and research with them.

Mr. Stanzialle then reviewed the original Theological Building and the changes to that building which will be presented to the ARB next month. The evergreen screening at the rear of the site will be between 6 - 14 feet tall. The landscape plan was handed out at this time. He then reviewed the site profile. He noted that the code requires a 50' minimum set back for the Theological Center and the applicant is proposing a 100' set back and the closest residence on Seymour Place is about 112 feet from the property line which makes a little over 200' between

the closest residence and the Theological building.

In response to Mr. Greene's comment, Mr. Stanziale stated the amount and height of the trees are accurate and to scale as shown on the plan this evening.

Mr. Greene stated that he has been a resident for 38 years and this was the first time he was on this beautiful site with all of these mature trees. He congratulated the team for maintaining and preserving to the best of their ability the existing structures on site. He invited Sue Shimer to comment at this time.

Mrs. Shimer stated that she appreciates that the applicant has spoken to the Landmarks Preservation Committee. She would like and has hoped the barns would be land marked for years, but that has not happened. Landmarks Preservation only refers to the exterior of the building. She recognizes that you cannot maintain the exterior of the building because people like windows. She appreciates the efforts the applicant has gone to retain the feel of the past, there are very few barns left in North Castle.

In response to Mr. Adelman's comment, Mrs. Schimer stated that there was an orchard on site and apple pressing was done on site, she was not sure if it was commercial or not. Mr. Stanziale stated that a lot of trusses were reused and brought on site. Mrs. Shimer inquired about the details of the wall and columns at the entrance. Mr. Stanziale stated that it will certainly be stone and the column will be at the end of the wall. Mr. Greene suggested to the applicant that they may want to use a style similar to the entrance of Windmill Farms. Windmill Farms is located a half mile up the road and that entrance could be used as a design key, as it is a handsome entrance and was built during the depression.

In response to Mr. Greene's comment, Mr. Stanziale stated the site will have a water sprinkler system. In response to Mr. Greene's comment, Mr. Kellard stated that the water storage tank and fire suppression tank will be underground. Mr. Aiello stated that information was shown on plan A-5 which shows all of the under ground utilities. In response to Mr. Greene's comment, Mr. Aiello stated that the gas generators will be gas fired.

In response to Mr. Greene's comment, Mr. Kellard stated that the applicant is definitely headed in the right direction. A discussion was had regarding drainage issues for 11, 9 & 7 Seymour Place (Gay's house). The water accumulates at the rear of these properties. They would like to drain the water behind the houses out to Seymour Place. This would require a private easement and he would like to explain the benefits to the neighbors. Mr. Aiello took an extra step in providing excess retention at the rear of the site for infiltration and maybe eliminating any discharge on the site except for infiltration. Mr. Aiello stated that he reviewed the calculations again and whatever remaining flows are coming off of the property, are really a result of drainage area PDA1D which is the undeveloped portion of the property, which we really can't contain. We can work through the details but we would like to exhaust all on site possibilities first, before going off site. Continued discussion was had on this matter.

In response to Mr. Mezzancello's comment, Mr. Aiello stated that the drinking water will be underground along with a separate fire suppression tank underground.

Mr. Greene inquired if the fire and police departments have reviewed these plans and have approved the hammerheads and turning radius's on site. Mr. Aiello stated that they have sent out comments but have not received comments back yet, there has been some phone tag going on with the Fire Chief. Mr. Kaufman noted that meeting should happen sooner rather than later.

In response to Mr. Greene's question, Mr. Kaufman stated that there are still some open issues with the site plan. The applicant stated earlier that they would like to get back before the Town Board. If that is the case, the Planning Board can make a recommendation back to the Town Board if the Planning Board feels it has enough information to make that recommendation. The one caveat is that nothing can happen at the Town Board level until the Planning Board has completed SEQR and the Planning Board needs some additional information before that can happen. If you review page 3 of Mr. Kaufman's memo, under Special Permit comments, he reviews the standards the Town Board will use to determine whether the permit should be issued. He does not see problems with those requirements and he responded to each comment in the memo. If the board agrees with that logic, that can be referenced in your recommendation back to the Town Board.

Mr. Greene felt this application was ready to refer back to the Town Board and the final details can be worked out during site plan.

Mr. Sauro asked the applicant to review the maximum occupancy and maximum vehicles on site. Mr. Mandelbaum stated that there are no public services, no weddings and no funerals on site. The classes are between 3 and 12 people and held around the table with a teacher. There will be a graduation once a year with approximately 1 - 3 people. There will be between 15 – 20 people for summer studies on site.

Mr. Aiello stated that they did a traffic count at the existing St. Nersess site in New Rochelle and the information was taken in the morning when clerical and janitorial staff comes on site. Three cars were counted that morning and they doubled that to six in the report. The Worse case scenario on site is 8 single rooms, 4 married residences (8 people), four faculty residences (may or may not have spouses), daily commuting staff of four and four residents living in the Dean's house, a maximum population of 32 people on site.

Mr. Adelman made a motion to positively refer this application to the Town Board. Mr. Delano second the motion. It was approved with five Ayes.

In response to Mrs. Shimer's comment, Mr. Kaufman stated that item #7 will need to be done before SEQR can be completed. Mr. Mandelbaum stated that it is his intent to keep working on SEQR with the Planning Board while going before the Town Board and scheduling a public hearing with the Town Board. He hopes to return to the Planning Board at the second meeting in March addressing all the remaining issues. We are aware that the Planning Board needs to complete its SEQR review before the Town Board can make an action.

**TURET, Preliminary Subdivision, East Lane, West Lane, Nichols Road, Preliminary subdivision plat approval of a four lot residential subdivision in the R-1A Zoning District, extension of time resolution.**

In response to Mr. Adelman's comment, Mr. Kaufman stated that there were no limits as to the number of times the board can grant an extension of time on a preliminary subdivision approval. Mr. Baroni stated that originally there used to only be two extensions permitted on Final Subdivision resolutions but due to the economy, Albany changed that law to unlimited extensions on Final Subdivision approval as well.

Mr. Adelman made a motion to approve the Turret extension of time resolution. Mr. Delano second the motion and it was approved with five Ayes.

In response to Mr. Adelman's comment, Mr. Greene asked that a joint site walk be scheduled with the Conservation Board regarding the Errico property on Byram Lake Road. The site walk was scheduled for Wednesday, March 14, 2012 at 4:30 p.m. at the site.

Meeting adjourned at 8:05 p.m.