

**NORTH CASTLE PLANNING BOARD MEETING
15 BEDFORD ROAD – COURT ROOM
7:00 P.M.
March 26, 2012**

PLANNING BOARD MEMBERS PRESENT:

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

Absent:

Robert Greene, Chairman

ALSO PRESENT:

Adam R. Kaufman, AICP
Director of Planning

John Kellard, PE
Consulting Town Engineer
Kellard Sessions PC

Joe Cermele, 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

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

APPROVAL OF MINUTES - March 6, 2012

Mr. Adelman asked for a motion to approve the March 6, 2012 Planning Board Minutes as amended. Mr. Delano made a motion to approve as amended. Mr. Sauro second the motion and it was approved with four Ayes. Mr. Greene was not present for the vote.

DISCUSSION:

ARMONK TENNIS, 546 Bedford Road, 2/08/7.B, Anthony Grecco, application for the construction of a new deck attached to the existing clubhouse. The property is located within the R-2A Zoning District.

Present for this application is Anthony Grecco, General Contractor.

Mr. Grecco stated that presently there is a two story club house and he is proposing a 16 x 32 deck with one side cut on an angle with stairs. The deck will be made out of composite material with a double door entry from the club house onto the deck.

Mr. Adelman asked the board members if they felt a site walk was necessary for this application. The board agreed that they were familiar with the site and did not feel a site walk was necessary.

The board asked that a resolution be prepared for the 4/9/12 meeting. After a brief discussion the board concluded that Mr. Kaufman will follow up and see if ARB approval is necessary for this application.

61 & 67 OLD ROUTE 22 SUBDIVISION, 2/11/9-2 & 9-4, John Meyer Consulting, preliminary subdivision approval of a two lot commercial subdivision in the RB Zoning District. The site is currently a 4.58 acre property containing a restaurant and a day care center/school.

Present for this application was Bob Peake, John Meyer Consulting, Civil Engineers and Site Planners.

Mr. Peake briefly summarized the site for the board. This application is located on Old Route 22 and has the Montessori School and the Indian Restaurant located on site. The front half of the site is zoned RB (Roadside Business) and the back half of the property is zoned R-1A (Residential One Acre). The property is owned by the Briggs family and leased to the Indian Restaurant. Presently there is a cross access and parking easement on site for the one shared parking lot.

Mr. Peake discussed Mr. Kaufman's memo item #1 under general comments which read as follows: Pursuant to Section 213-8 of the Town Code, the Applicant will need to demonstrate that the average lot width and lot depth of the portions of the property in both the RB and R1A zoning districts meet the minimum requirements of their respective zoning district. The Applicant has only submitted width and depth information separately for the R-1A Zoning District.

The board concluded that a referral would be made to the ZBA. The Planning Board is seeking an interpretation as to whether the "Minimum Lot Size" requirement of "Frontage" includes an implicit "Lot Width" requirement.

In the event that the Zoning Board of Appeals determines that the "Frontage" requirement in

Section 213-20 and 213-21 also includes a "Lot Width" requirement of the same amount, the Planning Board agreed to positively recommended that the Zoning Board of Appeals give consideration to issuing the required Lot Width variance from Section 213-20 of the Town Code. Proposed Lot 1 has an average Lot Width of 89 feet where 100 feet is required.

Mr. Adelman made a motion, (regarding the above paragraph) to positively recommend this application to the ZBA. Mr. Delano second the motion and it was approved with four Ayes. Mr. Greene was not present for the vote.

Mr. Peter Limberg, Conservation Board representative inquired why this application was not referred to the Conservation Board. Mr. Kaufman stated that Mr. Fava, Conservation Board Chairman, brought this to his attention earlier today. A portion of the parking lot is within the 100' foot wetland setback. He will coordinate with John Fava. Mr. Peake noted that while out in the field this wetland was located by Steve Coleman which was delineated within the last year. It was noted that tutor time may have an updated wetland delineation.

John Kellard stated that there was a slight modification on the entrance to the parking. He would like the plan to show the route 22 Streetscape along with a note that says the plans will be altered, if necessary, to accommodate the Route 22 Streetscape plan. Mr. Kellard also noted that he was concerned about the discharge on site.

In response to Mr. Adelman's comment, Mr. Kaufman stated that the applicant needs to go before the ZBA, once the applicant is done with the ZBA they can come back before the Planning Board for the subdivision public hearing and the board can consider a resolution the same evening. Once the plat has been filed the applicant can come back before the board for site plan approval.

Mr. Adelman asked Mr. Peake what was the status of the Indian Café. Mr. Peake stated that he was not sure of the status.

ST. NERSESS ARMENIAN SEMINARY, 486 Bedford Rd, 2/8/17.B, site plan, special use permit 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. The property is located within the R-2A Zoning District.

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 that the Town Board scheduled a public hearing at their second meeting in April. The applicant has been before the Conservation Board and they have granted approval. F.P. Clark has sent a follow up memo and all is in order with their conditions.

Discussions were had regarding comments from The Office of Parks, Recreation and Historic Preservation (OPRHP) which has indicated that there is an archeological site in or adjacent to

the project area. OPRHP recommends that a Phase 1 archeological survey is warranted. In addition, OPRHP requests a full description of the project, clear original photographs of all buildings over 50 years old on the site and immediately adjacent to the site, clear original photographs of the surroundings looking out from the project site in all directions, date of construction, brief history of the property as well as a description of the impact the project will or will not have upon the property located at 481 Bedford Road (Cronin property). The client indicated there would be no issues addressing this matter.

Mr. Aiello stated that the applicant has met with the fire chief, who said the site design is alright. A revised traffic report was submitted which has satisfied F.P. Clark concerns. The plans have been updated with additional screening at the rear of the theological building. Now that wetlands have been identified across the street, there is 1,300 square feet of wetland buffer disturbance. A stormwater pond was built in 1998 by the synagogue across the street. In 2000 the pond was determined to be part of the DEC Wetland. The Conservation Board granted a wetland permit on March 20, 2012. The stormwater management design has 2/3 of the site drain to the rear of the site and the other 1/3 drains to the front of the site. The drains on Route 22 can now infiltrate all areas for the 1, 10 and 100 year storm.

Mr. Stanziale stated that the stonewall entrance will be about 35' setback off of the road with pin mounted letters and a plaque on the other side of the wall.

Mr. Adelman inquired if the wall was similar to the Windmill stone wall and reminded the applicant that the board would like it similar to the windmill stone wall.

Mr. Aiello reviewed Mr. Kaufman's comments in his memo and noted item #1 can be complied with. He noted in regards to comment #2 that there is no real opportunity present to do wetland mitigation on site.

Discussions were had regarding locations for possible overflow parking. It was suggested that the synagogue be contacted to see if they would permit overflow parking should the applicant warrant it.

Discussions were had regarding showers/toilets in the gym area. The plans will clarify water and sewer for the gym. The driveway grade will also be reviewed.

In response to Mr. Sauro's comment, Mr. Aiello reviewed all of the screening proposed on site.

It was noted that a negative declaration can be decided on once SHPO (State Historic Preservation Office) has made their decision.

A public hearing was scheduled for 4/23/12.

Meeting adjourned at 8:00 p.m.