

**NORTH CASTLE PLANNING BOARD MEETING
15 BEDFORD ROAD – COURT ROOM
7:00 p.m.
June 13, 2011**

PLANNING BOARD MEMBERS PRESENT:

John Delano, Chairman
Steve Sauro
Beata Buhl Tatka
Guy Mezzancello

PLANNING BOARD MEMBER ABSENT:

Jane Black

ALSO PRESENT:

Adam R. Kaufman, AICP
Director of Planning

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

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

Valerie B. Desimone
Planning Board Secretary
Recording Secretary

Conservation Board Representative:
No one was present

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

APPROVAL OF MINUTES:

Mr. Delano asked for a motion to approve the May 2, 2011 minutes. Mr. Sauro made a motion to approve. It was second by Mr. Mezzancello and approved with four Ayes. Ms. Black was not present for the vote.

Mr. Delano asked for a motion to approve the May 9, 2011 minutes as amended. Mr. Sauro made a motion to approve. It was second by Mr. Mezzancello and approved with four Ayes. Ms. Black was not present for the vote.

RIEBELING

Special Use Permit – Accessory Apartment

Section 7, Block 4, Lot 1-15

3 Roberta Place

Discussion

Robert W. Pollack, AIA

Consideration of approving special use permit resolution

This application was a continuing public hearing because the publication of the public notice was not done timely although the mailing was done timely at the May 23, 2011 meeting.

Mr. Delano asked if the publication was done timely for this meeting, regarding this application. Mrs. Desimone stated the publication was done timely for this meeting.

Mr. Delano asked if there were any noticed neighbors present for this application. No noticed neighbors were present.

Mr. Delano asked the board members, professionals and applicant if they had any comments or questions regarding this application or the resolution before the board this evening. No comments were made at this time.

Mr. Delano asked for a motion to close the public hearing. Mr. Sauro made a motion to close the public hearing. It was second by Ms. Tatka and approved with four Ayes. Ms. Black was not present for the vote.

Mr. Delano asked for a motion to approve the Riebeling resolution. Mr. Sauro made a motion to approve, it was second by Mr. Mezzancello and approved with four Ayes. Ms. Black was not present for the vote.

TEDESCO

Special Use Permit – Accessory Apartment

Section 3, Block 14, Lot 1.G

1462 Old Orchard Street

Discussion

Petruccelli Engineering

Consideration of approving special use permit resolution

This application was a continuing public hearing because the publication of the public notice was not done timely although the mailing was done timely at the May 23, 2011 meeting.

Mr. Delano asked if the publication was done timely for this meeting, regarding this application. Mrs. Desimone stated the publication was done timely for this meeting.

Mr. Delano asked if there were any noticed neighbors present for this application. No noticed neighbors were present.

Mr. Delano asked the board members, professionals and applicant if they had any comments or questions regarding this application or the resolution before the board this evening. A few minor typos were noted at this time.

Mr. Delano asked for a motion to close the public hearing. Mr. Sauro made a motion to close the public hearing. It was second by Mr. Mezzancello and approved with four Ayes. Ms. Black was not present for the vote.

Mr. Delano asked for a motion to approve the Tedesco resolution as amended. Mr. Sauro made a motion to approve as amended, it was second by Ms. Tatka and approved with four Ayes. Ms. Black was not present for the vote.

WHITE BIRCH DEVELOPMENT, LLC.

Site Plan

Section 1, Block 2, Lot 4-6

7 Guion Lane

Michael Dobler, Ralph Mastromonaco PE, PC

Discussion

The applicant requested to be removed from the agenda.

ARMONK SQUARE

Site Plan

Section 2, Block 14, Lots 3, 8, 9

Main Street, Maple Avenue, Bedford Road

Mark Miller, Veneziano & Associates

Discussion

Consideration of extension of time amended site plan resolution

Mr. Mark Miller was present for this application this evening.

Mr. Delano asked if anyone had any comments regarding the extension of time resolution. Mr. Miller noted a minor revision which the board agreed to.

Mr. Mezzancello inquired if there were any violations regarding this site. Mr. Miller stated that there was a verbal violation but there were no written violations. Mr. Delano noted a letter was received regarding this site earlier today from a resident who had concerns regarding violations on site. Mr. Delano spoke with the Building Inspector, Rich Fon, earlier today and these verbal issues are being worked on. Mr. Miller agreed with Mr. Delano's comment. Mr. Delano thanked Mr. Miller for addressing these issues.

Mr. Delano asked for a motion to grant the extension of time resolution regarding Armonk Square. Mr. Mezzancello made a motion to approve. It was second by Mr. Sauro and approved with four Ayes. Ms. Black was not present for the vote.

BNAI YISRAEL

Site Plan

Section 1, Block 8, Lot 6-1

2 Banksville Road

Lee H. Skolnick, Architect

Discussion

Consideration of approving site plan resolution

Present for the vote this evening was Pete Monteleone and Bill McClure. The board conducted their site walk this evening at 6:30 p.m.

Mr. Monteleone stated that a memorial wall, benches and water feature are being proposed on site. According to the comments made at the site walk, the sign will be moved back to comply with the setbacks. A color rendering was presented at this time. An access road was shown on the plan to Route 22. Mr. Monteleone stated that access road was existing.

Mr. Kaufman stated that a revised plan will need to be submitted showing the wall four feet closer to the building and to comply with the conditions in the memos. The applicant can be placed on the next planning board agenda for a resolution. The applicant can submit the revised plans which would reduce the amount of outstanding conditions in the resolution or wait and address these items on the plans prior to final signature. In order to help expedite the application the board felt the outstanding items were minor and this item could be placed on the next agenda.

DRIVEWAYS

Letter to Town Board

This letter was prepared to amend the code regarding parking spaces in the front yard. This resulted from a discussion regarding the Frimet application at the Planning Board meeting on May 23, 2011. The board indicated that a letter should be sent to the Town Board regarding this matter.

Mr. Kaufman reviewed the details of the letter with the board. Mr. Delano and the board have read the letter and agree that it reflects what was discussed at the last meeting and has addressed their concerns.

Mr. Delano asked for a motion to refer this letter to the Town Board. Mr. Sauro made a motion to approve. It was second by Mr. Mezzancello and approved with four Ayes. Ms. Black was not present for the vote.

11 NEW KING STREET PARKING

Site Plan

Section 3, Block 4, Lot 14.B

11 New King Street

Steven Gates, AKRF Environmental & Planning

Extension of time request regarding the preparation of the FEIS

Mr. Delano stated that he has received a letter from the Cudy and Feder requesting an extension of time regarding the preparation of the 11 New King Street FEIS.

Mr. Delano asked for a motion for an extension of time regarding the 11 New King Street FEIS. Mr. Sauro made a motion for the extension of time. Ms. Tatka second the motion and it was approved with four Ayes.