

**NORTH CASTLE PLANNING BOARD MEETING
15 BEDFORD ROAD – COURT ROOM
7:00 P.M.
November 17, 2014**

PLANNING BOARD MEMBERS PRESENT:

Art Adelman, Chairman
Steve Sauro
Guy Mezzancello
Christopher Carthy

ABSENT:

John Delano

Joe Cermele, PE
Consulting Town Engineer
Kellard Sessions PC

ALSO PRESENT:

Adam R. Kaufman, AICP
Director of Planning

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

Valerie B. Desimone
Planning Board Secretary
Recording Secretary

Conservation Board Representative:
Larry Nokes

Meeting came to order at 7:00 p.m.

CONTINUING BUSINESS:

COCKREN AFFORDABLE HOUSING

22 Old Route 22

Section 107.04, Block 2, Lot 15

Lou Larizza, Lazz Development

Discussion

Consideration of amended site plan approval

Present for this application were property owners and residents Alan Zaretsky, Dom Dioguardi and their attorney Mark Miller Esq. and the contract Vendee Lou Larizza and his Architect Clark Neuringer.

Mr. Neuringer stated that he has appeared before the ARB again and was granted approval at their last meeting. He has updated the landscaping as requested by the ARB and submitted revised plans to the Town.

In response to Mr. Carthy's comment about the payment of recreation fees, Mr. Kaufman noted that all recreation fees were paid previously regarding this site when it was originally approved. (About 10 years ago.)

Mr. Kaufman noted that the plans were updated with Mr. Holt's recently submitted plans.

Mr. Adelman asked for a motion to approve the amended site plan resolution as amended. Mr. Sauro made a motion to approve. It was second by Mr. Mezzancello and approved with four Ayes. Mr. Delano was not present for the vote.

CIDER MILL, LLC

Amended Site Plan resolution

Section 2, Block 11, Lots 9-1 & 9-1A

Section 2, Block 15, Lot 1

Old Route 22

Mark P. Miller, Esq. Veneziano & Associates

Schedule Public Hearing

Present for this application was Mark Miller, Esq. for the applicant.

A public hearing was scheduled regarding the above referenced application for Monday, December 8, 2014 for amended site plan and amended subdivision approvals.

PLANNING BOARD DISCUSSION - Public Hearing Notification Options

After much discussion the Planning Board concluded that the current mailing notification system is an inconvenience to the noticed neighbors and an unnecessary cost to the Applicant. The board recommends that the notice requirement be changed from certified mail return receipt requested (cost \$6.48 per envelope) to proof of mailing by providing the Town with a Certificate of Mailing (PS Form 3817). The Certificate of Mailing provides evidence that the Applicant sent the item on a specific date and is a USPS official record; it costs \$1.30. The mail would then be delivered as a first class envelope and would appear in the mailbox with other first class mail.

Mr. Adelman asked for a motion to make a recommendation to the Town Board for their consideration regarding above subject matter. Mr. Sauro made a motion to approve. It was second by Mr. Carthy and approved with four Ayes. Mr. Delano was not present for the vote.

DIPIETRO

137 Bedford Banksville Road

Section 1, Block 04, Lot 16-14

Geraldine Tortorella, Esq. Hocherman Tortorella & Wekstein, LLP

New construction of a 3 bedroom 4,972 square foot home

Consideration of extension of time site plan resolution

Mr. Adelman asked for a motion to approve the extension of time resolution for the Dipietro application at 137 Bedford Banksville Road. Mr. Sauro made a motion to approve, it was second by Mr. Mezzancello and approved with four Ayes. Mr. Delano was not present for the vote.

Mr. Adelman asked for a motion to adjourn the meeting. Mr. Sauro made a motion to adjourn, it was second by Mr. Mezzancello and approved with four Ayes. Mr. Delano was not present for the vote.