

**NORTH CASTLE PLANNING BOARD MEETING
15 BEDFORD ROAD – COURT ROOM
7:00 P.M.
DECEMBER 14, 2015**

PLANNING BOARD MEMBERS PRESENT:

Steve Sauro
Christopher Carthy
Michael Pollack

ABSENT:

Art Adelman, Chairman
John Delano

ALSO PRESENT:

Adam R. Kaufman, AICP
Director of Planning

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

Joseph Cermele, PE
Consulting Town Engineer
Kellard Sessions PC

Conservation Board Representative:
George Drapeau III

Valerie B. Desimone
Planning Board Secretary
Recording Secretary

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

APPROVAL OF MINUTES:

October 26, 2015 – there was not a quorum present to vote on these minutes.

November 9, 2015

Mr. Pollack made a motion to approve the minutes, Mr. Carthy second the motion and it was approved with three Ayes. Mr. Delano and Mr. Adelman were not present for the vote.

PUBLIC HEARING:

McMANUS

19 Glendale Avenue

108.01-5-51

2-Lot Subdivision

Mark P. Miller, Esq. Veneziano & Associates

Discussion

Consideration of resolution of approval

The application is for preliminary subdivision approval of a two lot residential subdivision in the R-5 Zoning District.

Present for this application were Deirdre and Francis McManus and the applicants professionals Mark Miller, esq; Barry Naderman, PE; Bill O'Neill, Architect.

Mr. Sauro read the affidavit of publication for the record. Neil Bauman, 35 Glendale Ave was present. Mrs. Desimone stated that all paperwork was in order for this application.

Mr. Sauro noted for the record a letter received from Bruce Wuebber at 40 Glendale Avenue.

Mr. Miller stated that his client would like to remain in the house while the other house is under construction and the subdivision line is right about where the house will be as it exists today and in order to do that a temporary side yard setback variance is necessary from the Zoning Board of appeals. There are many conditions in the resolution guaranteeing that once the new house is built the old house will be taken down. The variance was granted on November 5, 2016. These lots when created will be just under 6,200 square feet, whereas 5,000. is the minimum lot size. The records did show that these were two lots at one time and were merged together.

Mr. Miller noted that he received a letter earlier today from one of the neighbors Bruce Wuebber at 40 Glendale Avenue. He noted that a lot of good issues were mentioned but most of the issues raised are not within the purview of the Planning Board. In response to Mr. Wuebber's comment regarding parking, there is a one car garage, one parking space in the driveway and a bump out in the driveway for a third spot which exceeds the maximum amount necessary. In response to his comment about Wampus Ave having a water district and fire hydrants and Glendale not being in the water district and not having fire hydrants is an issue for the Town Board. In response to the storm drain comments, presently the site has no stormwater practices and as a part of this approval, stormwater practices are a part of this application for both lots and will be a benefit to the area. In response to sidewalk and pedestrians comment, this is a more global issue for the Town Board to address. In response to the numbering of the homes, since this was two lots originally #17 is still available and no one's numbers should change on the street as a result of this house. He also noted that Mr. Wuebber

is not opposed to this application; these are issues he wanted brought to the attention of the Town when lots are added to this area.

Mr. Bauman, 35 Glendale, has no objection to this application. He was happy his address will not change as a result of this matter. He would like to discuss the global issues raised above because many children walk down the road to school and there are no sidewalks. There is no real room for sidewalks.

Mr. Sauro agreed with Mr. Wuebber's comments and asked that Mr. Kaufman forward these comments to the Town Board, Water Department and Highway departments. Mr. Bauman noted that his concern with parking on the street is access for emergency vehicles, there are times when the cars are parked on the road that he is not sure if emergency vehicles could safely get down the street.

Mr. Miller stated that there are no poles on site for utility lines, underground lines would then go underground across the road and would be very costly and requested that requirement be eliminated from the resolution. Mr. Cermele noted this condition was for a more rural area and every house on the street has overhead wires and he agreed it did not make sense in this case. The board was alright with the removal of that condition.

Mr. Miller reviewed some minor revisions to the resolution at this time and those revisions were incorporated into the resolution. Mr. Sauro reviewed some of their comments as well which were incorporated into the final draft.

It was noted that these lots will go before the RPRC for site plan approval. Discussions were had regarding the third parking space on site and how to include that on the site plan approval. In response to Mr. Pollack's comment, the town engineer was satisfied with the Storm water plan as presented today.

Mr. Sauro asked for a motion to close the public hearing, Mr. Carthy made a motion to close the public hearing, it was second by Mr. Pollack and approved with three Ayes. Mr. Adelman and Mr. Delano were not present for the vote.

Mr. Sauro asked for a motion to approve the negative declaration. Mr. Carthy made a motion to approve the Negative Declaration. It was second by Mr. Pollack and approved with three Ayes. Mr. Adelman and Mr. Delano were not present for the vote.

Mr. Sauro asked for a motion to approve the preliminary subdivision resolution as amended. Mr. Carthy made a motion to approve. It was second by Mr. Pollack and approved with three Ayes. Mr. Adelman and Mr. Delano were not present for the vote.

Mr. Sauro asked for a motion to approve the final subdivision resolution as amended. Mr. Carthy made a motion to approve. It was second by Mr. Pollack and approved with three Ayes. Mr. Adelman and Mr. Delano were not present for the vote.

KOTUR/MIANUS RIVER GORGE

35 & 45 Mianus River Road

95.04-2-9.1 & 9.2

Lot Line Change

Alexandra Kotor

Rod Christie, Executive Director Mianus River Gorge

Discussion

Consideration of resolution of approval

The application is for a land exchange between the Mianus River Gorge and the Kotur property. No new building lots will be created with the proposed land exchange. Both properties are located within the R-4A Zoning District.

Present for this application were Rod Christie, Executive Director of the Mianus River Gorge Incorporated and Alexander Kotur and Jonathan Becker, the abutting land owners in this exchange.

Mr. Sauro read the affidavit of publication for the record. No noticed neighbors were present. Mrs. Desimone stated that all paperwork was in order for this application and noted for the record a letter from the neighbors Peter and Ellen Lamore at 23 Mianus River Road.

Mr. Christie stated that the Mianus Gorge will be increase by 4.8 acres. The Kotur's will obtain between 1.8 – 2.0 acres of property and the easement through the Kotur lot will be removed. The vacant Building lot will be added to the Mianus Gorge property. The property exchange will not create enough acreage to create another building lot for the Kotur's. Mr. Christie spoke with the abutting neighbor Mr. Lamore at 23 Mianus River road on the phone earlier today and he feels he put his concerns to rest.

Mr. Sauro stated that he appreciates Mr. Christie reaching out to Mr. Lamore. He noted the Town Board approved the scenic roads scape preservation which is unique to that area and another added layer of protection for the neighbors.

The board and professionals had no further comments at this time. A minor revision was made to the resolution.

Mr. Sauro asked for a motion to close the public hearing, Mr. Pollack made a motion to close the public hearing, it was second by Mr. Carthy and approved with three Ayes. Mr. Adelman and Mr. Delano were not present for the vote.

Mr. Sauro asked for a motion to approve the negative declaration. Mr. Pollack made a motion to approve the Negative Declaration. It was second by Mr. Carthy and approved with three Ayes. Mr. Adelman and Mr. Delano were not present for the vote.

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DISCUSSION:

BRYNWOOD

568 Bedford Road

Section 101.02-1-28

Site Development and Preliminary Subdivision

Peter Wise, esq. Delbello Donnellan Weingarten Wise & Wiederkehr, LLP

Discussion

Present for this application was Mark Weingarten, esq. as well as the Principals from Corigin - Megan Maciejowski and Ian Klein. Bryce Swanson, VP and Senior Designer of Rees Jones Incorporated. Jay Fain, Jay Fain & Associates; Bonnie VonOhlsen, John Meyer Consulting; and Josh Landish from Brynwood Country Club.

Mr. Weingarten reviewed the prior approvals received to get to this point in the process. The golf course improvements are being discussed this evening. His client is looking to close the golf course for 2016 to work on these improvements and reopen for the 2017 season.

Mr. Swanson noted this was a 60 year old golf course and similar to a house, some updates are necessary. He reviewed with the board the details and revisions to each hole. He reviewed the plan that will take place over the course of the next year in regards to irrigation systems, rebuilding fairway bunkers, tree removal and replanting's.

Mr. Fain noted there were six discrete wetlands on site. He reviewed the wetlands on site and impacts to the wetland and wetland buffers. He reviewed the pond dredging, regrading existing fairways, clearing of trees in a small area and clearing of small wooded area. Proposed is a ½ acre of clearing of existing wooded areas and noted the other 5 ½ acres of disturbance areas that were previously disturbed and over five acres of mitigation proposed which exceed the 2:1 ratio requirements and reviewed the proposed mitigation. He also noted they have prepared a new state of the art integrated turf management plan. He also noted that his client wants a more sustainable golf course and it will become an Audubon certified golf course and the golf course will become a conservation easement.

Mr. Weingarten stated that he would like to schedule a public hearing for site plan, wetland, steep slope and tree removal for the golf course this evening.

In response to Mr. Sauro's comment, Mr. Fain stated that it will take about two years to become an Audubon certified Golf course. Mr. Landish noted the golf course was about

85% done in regards to their Audubon requirements and is continuing to work on this.

It was noted there was going to be a significant amount of work near hole #10 which abuts Embassy Court. Mr. Swanson noted that they will add some additional trees to buffer the lots on Embassy Court.

In response to a comment from Mr. Sauro, Mr. Weingarten noted that the construction of the maintenance facility will be tied in with the residential component of the project. Phasing will be worked out with counsel and the Planning Board to ensure that those things are done in all of those what if situations ie: what if the golf course is done and the residential component is not completed etc. All of those requirements will be secured with the Planning Board and Town Counsel. The infrastructure and club house will go through the subdivision, site plan, steep slopes, tree removal and wetland permit process.

Discussions were had regarding impervious surface for the golf carts, water testing and monitoring plan for the site and surrounding area. A monitoring plan has been prepared by Leggette Brashears & Graham for both ground and surface water and recently did some sampling for a baseline and once the golf course comes on line, the sampling will be done in perpetuity and reports will be submitted to the town in regards to ground water and surface water contamination. Mr. Sauro noted that Mr. Fava was in support of what was proposed. Mr. Fain noted they had a productive meeting with the Conservation Board.

It was noted that the irrigation system is old and out of date; the proposed system will be more efficient, cover more of the golf course and use less water. This plan will be submitted to the Town's professionals.

Mr. Kaufman noted he had highlighted some comments in his memo to be part of the site plan record. These items were discussed in the EIS and Findings Statement. If the applicant does not have any questions in regards to his memo or the Town Engineers memo then the applicant can address those comments and this application can move forward.

A public hearing was scheduled for January 25, 2016 and it was noted that the submission deadline for that meeting was January 11, 2016.

PATERNO DAM

17 Windmill Road

101.04-2-67 & 29, 101.04-3-50 & 51

Spillway Channel

PW Scott Engineering & Architecture, P.C.

Discussion

The application is for a wetlands permit to eliminate the existing outlet control structure, construct a new outlet control structure, and construct a new emergency spillway and upgrade of the spillway channel extending to Long Pond Road. The removal is necessary to preserve the structural integrity of the spillway dam.

Present for this application was Peder Scott, engineer and architect and his client Mr. Szluka.

Mr. Scott stated that Richard Dobis is the owner of the 10.5 acre property which contains a pond which was built in 1933. Mr. Scott became involved with this application through the NYSDEC while doing some evaluations of critical dams in the area. The Paterno Dam is a Class C dam, high hazard. High hazard is the highest hazard in the NYSDEC. The dam contains over a million gallons of water and is 21' high. In 1933 the dam was nice and isolated, it had a dedicated water route to the south west and since then homes were built below it. An outlet structure in the pond requires immediate repair. He has done a global analysis of the project with the DEC and it became evident that repairs would not be done timely. The dedicated discharge path downstream runs across the properties of two adjacent neighbors, Szluka and Weinstein at 19 and 21 Long Pond Road. In order to make the repairs the pond has to be lowered. The mechanism for lowering the water has failed and the valves don't work and the channel has to be improved. The DEC recommends a downstream water improvement. He is mandated by the NYSDEC dam safety directive. He would like to work with the DEC and the Town of North Castle and mitigate this problem. An auxiliary spillway was required in the dam, he is asking for a waiver on that so he does not have a steep slope permit problem. He would like to take emergency action and improve the channel which begins at the Szluka property where the discharge pipe from the pond goes and there is all sort of piping there which has to be removed. He would like to expedite the channel repair and continue working with the Town regarding pond remediation which he has a little more time with. If wetland improvements are necessary he can post a bond. He has met with the neighbors and legal agreements and easements have been set up. That paperwork is in place pending the review of the town on this matter. He would like to focus on the channel application.

In response to Mr. Baroni's comment, Mr. Scott stated that this was known as the old Robison Lake. Mr. Baroni asked if the Paterno dam was connected to Windmill Lake across the street. , Mr. Scott stated that the Paterno Dam is on the down side of Windmill Lake and there is a limited side of water coming from the lake towards the dam. Mr. Scott stated he will be removing 500,000 gallons from the dam. Mr. Baroni inquired if the water could be pumped into Windmill Lake. Mr. Scott stated that he cannot risk a storm event that would inundate the pond in its current state. They want to expose the outlet structure because of structural failure cracks. Pumping will take 2 – 2 1/2 weeks. Once ice forms on this it will fail because it creates a lot more pressure.

In response to Mr. Sauro's comment, Mr. Kaufman stated that a wetlands permit is necessary and there is no way around that. If the wetland is determined to be minor in nature it will not have to go before the Conservation Board and the Town Engineer can approve it. If the board proceeds with a regular wetland permit it can be referred to the CB and then return to the board and the board can approve it. The board can address just the channel issue.

The board had multiple discussions at this time regarding the best way to proceed with the applicants requests in the most time efficient matter.

Mr. Sluka expressed his concerns about his backyard having been flooded a few times in the past and would prefer to avoid that happening again. He noted it would have to drain slowly, last spring it flowed quickly and his backyard flooded.

Mr. Scott noted his would have to be done by the spring time; the spring time is the worst time.

In response to some comments in the room, Mr. Scott stated that the channel is six feet wide and 18 inches deep. The flow from Windmill Lake has already been cut off. They are currently collecting water from Windmill Road and various house sites on the west side. We can keep up with the smaller storm events but in the spring time they will not be able to keep up with all of it.

Continued discussions were had regarding the wetland permit vs. administrative wetland permit. There are two applications, the channel and the dam. Mr. Cermele suggested that his office could look at the channel improvements separately and tie the wetland mitigation back to the channel and the Dam as a whole. Mr. Carthy and Mr. Sauro liked this suggestion. Mr. Pollack stated that this is hard to visualize what is being proposed. John Tiernan, Conservation Board representative stated his board would like to walk the site, Mr. Scott will coordinate with Conservation Board and Planning Board.

Mr. Sauro noted that the site walk still needs to happen but will not change the outcome and he did not want to hold up the applicant. In response to Mr. Pollack's comment, Mr. Scott stated that what would be approved this evening is the channel work as noted on the second application and would be happy to meet with both boards this week. Mr. Baroni stated that he would like copies of all the agreements for his review. Mr. Scott stated that he will provide that information to him. Mr. Baroni noted an Administrative wetland permit is reviewed by the Town Engineer and he provides a recommendation to the Building Inspector who issues the permit. A review would not happen by the Conservation Board and a public hearing would not take place at the Planning Board. Mr. Cermele noted that a public hearing would take place when the overall picture with the dam is reviewed.

Mr. Carthy made a motion to determine this application is minor in nature and to process this wetland application administratively. Mr. Sauro second the motion and it was approved with three ayes. Mr. Adelman and Mr. Delano were not present for the vote.

GORDON / FULLER

70 & 66 Hickory Kingdom Road

95.04-1-50 & 51

Lot Line Change

Dennis Lowes, LS Ralph MacDonald Company

Discussion

The application for a lot line change to enlarge 70 Hickory Kingdom Road tax lot 95.04-1-50 by 1,234.1 square feet and reduce 66 Hickory Kingdom Road tax lot 95.04-1-51 by 1,234.1 square feet so that the pool cabana associated with 70 Hickory Kingdom Road is entirely located on 70 Hickory Kingdom Road. Both properties are located within the R-2A Zoning District.

Mr. Lowes was present for this application as well as his clients Mr. & Mrs. Gordon.

Mr. Lowes stated that this lot line change was done back in the 1980's but somehow the plat and deeds at the time were never filed with Westchester County to finalize the project. The Gordons are applying for the exact same application to put the cabana entirely on their property. A variance for a side yard setback regarding the cabana and deck will be necessary. A copy of the previous ZBA approval for the garage will be submitted for the file.

The board and the professionals had no comments or concerns regarding this application. Mr. Sauro made a motion to refer this application to the ZBA. Mr. Carthy second the motion to recommend to the ZBA and it was approved with three ayes. Mr. Delano and Mr. Adelman were not present for the vote.

Mr. Kaufman reviewed the conditions with the board regarding a negative declaration. He will prepare this document in the morning. Mr. Sauro made a motion to approve the negative declaration, it was second by Mr. Pollack and approved with three ayes. Mr. Delano and Mr. Adelman were not present for the vote.

PATTI
30 Palmer Avenue
122.161-4-59
Site Plan
Grossfield Macri Consulting Engineers, PC
Discussion

Present for this application was Tony Patti; neighbor Don Ahrenberg; Ken Kaufman and his attorney Michael Sirignano.

Mr. Patti noted he was last before this board on May 19, 2014. He reviewed his time line from the start and how he is before the board today. He noted there was no change in his application that was approved in 2014 to today except for the width of the curb cut which was approved at 31 feet and is now proposed at 18' due to requirements from the Highway Department regarding curb cut width.

Mr. Patti reviewed the memos from the professionals and discussed their comments with the board. Discussions were had regarding the removal of gravel in the backyard that will be replaced with grass which has brought his application below the maximum amount of gross land coverage permitted without going to the ZBA. Continued discussions were had regarding access to parking at the top of the hill and the safety factor of that access. Mr. Sauro expressed his concerns regarding the safety of people accessing the parking area at the top of the lot.

In response to a comment about the 18' curb cut, Mr. Patti stated that he measured it out and it may be inconvenient but it is definitely doable. He noted that four noticed neighbors have two curb cuts. Discussions were had regarding the landscaping and comments from the director of Planning's memo. Mr. Sauro suggested some plantings in-between the trees as they grow taller. Mr. Patti reviewed his landscaping plan with the board at this time.

Mr. Sauro welcomed neighbor input so that all concerned are not blindsided at the 11th hour with information, the neighbors are there every day and provide valuable input. Mr. Patti stated if the board has no further comments, he would like to hold all further comments until the public hearing.

Mr. Carthy offered to walk the site with Mr. Pollack. This is the first time that Mr. Pollack has heard and reviewed this application. Continued discussion was had regarding other similar properties in the neighborhood that Mr. Pollack and Mr. Carthy should take a look at while out on the site walk.

Mr. Sauro suggested a tier wall or rail road tie wall. Mr. Patti noted the landscaping will mask the wall.

Mr. Don Ahrenberg stated that the back end of the structure is near his living room window and will be 6' away and when Mr. Patti backs his car in the exhaust will come in his windows and he will look at a car 6' away from his living room window.

Mr. Sirignano reviewed his comments against this application. He then reviewed the twelve steps of recent legislation that were approved by the Town Board and how this application does not comply with the new legislation. He would like this application sent to the zoning board regarding gross land coverage and pathway to his vehicles.

Mr. Ahrenberg asked the board members to take a look from his living room to understand what his view will be.

Mr. Patti noted that all the comments raised this evening have been previously addressed. He noted he has had no safety issues with walking to the top of his lot. Landscaping can disguise the wall.

The public hearing was scheduled for January 11, 2016.

TEDESCO

1462 Old Orchard Street

Section 123.01-1-1 & 15

2 Lot Subdivision

Nathaniel J. Holt, Holt Engineering & Consulting

Discussion

Present for this application was Dan Holt representing Connie Tedesco and her son Frank Tedesco.

The application is for preliminary subdivision approval of a two lot residential Subdivision in the R-1A Zoning District. The site is currently a 1.7 acre single family lot and a 1.05 acre abandoned right-of-way parcel.

Mr. Holt noted that he had two lots which is really a lot line change that is before the board this evening. Mr. Kaufman noted that one of the lots was not a building lot and that is why this is considered a subdivision. Continued discussion was had regarding this subject.

Mr. Holt presented the updated survey with topography. He then reviewed how the town came up with the public or private road standards that were adopted by the town. He noted the professionals asked for a lot of information regarding if the private road were built and if a public road were built. He noted doing all this work twice so the Planning Board could choose which option they preferred was costly to his client. He

felt this legislation was supposed to assist his client. He noted the board had enough information at this point to decide if a public or private road was preferred.

Mr. Holt stated that while out on the site walk it was noted there may be some wetlands on site. Mr. Holt checked various websites and noted no wetlands were shown on the sites he visited. Discussions were had regarding the wetlands on site or lack thereof and whether a building lot was possible if wetlands were on site and whether the Zoning Board of appeals is an option or not. Continued discussion was had regarding wetlands.

Mr. Holt noted that he would like the board to give him some direction on the private road vs. public road; he noted a private road would be more cost effective to his client and would save the town money not having to maintain the road. Continued discussion was had regarding this matter.

Mr. Baroni stated that the Planning Board would not be able to give a positive recommendation to the ZBA without knowing the status of the wetlands.

Mr. Kaufman noted that the amount of continuous buildable area will need to be referenced in the referral letter to the ZBA.

Discussion and debate took place back and forth regarding the wetland issue and private road vs. public road with Mr. Holt, the board and professionals.

Mr. Holt noted he did not feel it was a good idea to approach the neighbors about removing trees to increase site lines when exiting the site as noted in the professionals memo.

Mr. Holt stated that the next time he will return to the board is when he has prepared the chart requested by Mr. Kaufman showing the lot conformance vs. town code requirements and wetland information on the plans.

17 CREEMER ROAD

17 Creemer Road

108.04-2-4

2-Lot Subdivision

Joseph Daniels, Contract Vendee

Discussion

Present for this application was Dan Collins, Hudson Engineering.

The application for preliminary subdivision approval of a two lot residential subdivision in the R-2A Zoning District.

The applicant has addressed the comments from the last set of memos and would like a positive recommendation to the Zoning Board of appeals for five variances; he reviewed

the five variances with the board members. He will address the comments provided in both memos with the next submission.

The board discussed the fact that 1/3 of each lot is a wetland or wetland buffer. Mr. Collins Stated that all work will be draining away from the wetlands and the only thing proposed in the wetland buffer are the wells for each lot. The wells have to be a certain distance from the Septic area.

Discussions were had regarding property owners wanting a pool or shed in the backyard.

Mr. Pollack noted that he felt this proposal was totally inconsistent with the character of the neighborhood. If there were no wetlands in the rear of the property this would not be an issue, the wetlands on site totally change it. Even though this is two acre zoning, there are reasons why these house are as spread out as they are in this area and if you allow this type of subdivision in this area it is a dangerous precedent and he thinks it is inconsistent with the area. Mr. Collins noted a lot of the properties in the area are smaller than the two acre requirement. Mr. Pollack noted that may be but those homes are not as close as these two homes are or as close to their neighbors. Continued discussion was had on this subject.

It was noted all three members would have to vote the same, either a positive or negative recommendation in order to refer this to the ZBA. The applicant was informed he may want to wait for a full board on this recommendation to the ZBA

Mr. Daniels stated that the market does not warrant a 7,500 square foot home on one lot, the market is looking for a lower end luxury home around 4,000 square feet between one and two million.

In response to a comment from the board members, Mr. Daniel will remove all structures from the wetland buffer.

The board continued discussions regarding this application. Mr. Kaufman noted that the houses are where they are because of the constraints on the lot. If the applicant had a full two acres to work with, the houses could be staggered etc.

The applicant will come back with an alternate layout of both lots. He will also come back with some evidence showing the lots proposed are similar to the ones in the surrounding neighborhood.

SANTOMERO BUILDING

868 North Broadway

122.12-5-63

Amended site plan approval

Michael Piccirillo, AIA , Michael Piccirillo Architecture

Discussion

The application is for amended site plan approval for the completion of the existing building under construction that would result in a new 3,187 square foot retail building and the construction of various retaining walls. The property is located within the CB Zoning District.

At the applicant's request, this item was taken off of the agenda.

BYRAM RIDGE ROAD SUBDIVISION

62 Byram Ridge Road

101.03 / 4 / 53

5-Lot Subdivision

Reduction of Bond

Recommendation to Town Board

The board had no comments regarding the reduction of bond request based on the details of the Town Engineer memo.

Mr. Sauro made a motion to recommend to the Town Board a reduction in the Byram Ridge Road Subdivision bond. Mr. Pollack made a motion to approve, it was second by Mr. Carthy and approved with three ayes.

758 NORTH BROADWAY

758 North Broadway

122.16 / 3 / 12

Jins Family Realty Inc.

Field Change Discussion

Mr. Kaufman stated the lighting fixtures are not manufactured any longer and the applicant would like to update the fixtures proposed. Some of the light poles will be removed and put on the side of the building. The board was alright with these minor changes to the plan. Mr. Sauro made a motion to approve, it was second by Mr. Pollack and approved with three Ayes. Mr. Adelman and Mr. Delano were not present for the vote.

WHIPPOORWILL CLUB TURF MANAGEMENT MAINTENANCE FACILITY

Whipoorwill Road

Section 100.04, Block 1, Lot 41

Richard Cordone, Project Manager, John Meyer Consulting

14,400 sq ft two story Turf Management & Maintenance Facility

Discussion of field change

Mr. Cermele noted the applicant had to rearrange the stormwater management because of what was found in the ground when the applicant dug up the ground. The subsurface chambers and retention basin had to be reconfigured. A small retaining wall was necessary to the side entrance of the building, the silo was moved to be less visible and the propane tanks were moved. The board and professionals had no issues with these changes.

Mr. Sauro made a motion to approve, it was second by Mr. Carthy and approved with three ayes. Mr. Adelman and Mr. Delano were not present for the vote.

CVS

450 Main Street

Section 108.01 Block 6, Lots 22 & 27

Paul Vitaliano, PE, CPESC, VHB Inc.

Discussion regarding the relocation of utility pole and potential alternatives

Consideration of 90 day Extension of time

Mr. Kaufman stated that he had a meeting with the abutting property owner Mr. Stone who indicated that what CVS was proposing regarding the sidewalk and curb cut Mr. Stone did not object to and Mr. Stone would like to redevelop his lot and coordinate the two lots. CVS has not had a follow up meeting as they are waiting for the stone plans to be finalized. They need another 90 day extension and he reminded CVS that we really need to wrap this up and they agreed.

The board had no further comments at this time. Mr. Sauro made a motion to approve the 90 day extension; it was second by Mr. Pollack approved with three Ayes. Mr. Adelman and Mr. Delano were not present for the vote.

Mr. Sauro asked for a motion to adjourn the meeting, Mr. Pollack made a motion and Mr. Carthy second the motion and it was approved with three ayes. Mr. Adelman and Mr. Delano were not present for the vote.

Meeting was adjourned at 10:25 p.m.