

**NORTH CASTLE PLANNING BOARD MEETING  
15 BEDFORD ROAD – COURT ROOM  
7:00 P.M.  
February 29, 2016**

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**PLANNING BOARD MEMBERS PRESENT:**

John Delano, Chairman  
Steve Sauro  
Christopher Carthy  
Michael Pollack  
Jim Jenson

**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

Valerie B. Desimone  
Planning Board Secretary  
Recording Secretary

Conservation Board Representative:  
Jane Black

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

Mr. Delano welcomed Jane Black, Conservation Board Representative.

**APPROVAL OF MINUTES:**

**February 8, 2016**

Mr. Carthy made a motion to approve the February 8, 2016 Planning Board minutes as amended. Mr. Pollack second the motion and it was approved with four Ayes. Mr. Sauro abstained.

**CONTINUED PUBLIC HEARING:**

**SKRILOFF BARN**

**21 Hickory Kingdom Road**

**Property ID: 95.03-2- 27**

**Special Use Permit – Accessory Structure/Accessory Appt.**

**Paul Sysak, RLA John Meyer Consulting**

**Discussion**

The application for the legalization of an existing accessory apartment and the construction of a 1,290 square foot barn on a 5.6 acre lot located within the R-2A Zoning District. The public hearing opened on February 8, 2016 and was adjourned pending ARB approval.

Mr. Delano asked for a motion to reconvene the Skriloff public hearing, Mr. Sauro made a motion, it was second by Mr. Carthy and reconvened with five Ayes.

Mr. Sysak was present for the applicant and noted he received ARB approval on February 22, 2016. The board had no additional comments or questions at this time.

Mr. Delano asked for a motion to close the Skriloff public hearing, Mr. Sauro made a motion, it was second by Mr. Carthy and closed with five Ayes.

Mr. Delano asked for a motion to approve the resolution, Mr. Carthy made a motion, it was second by Mr. Sauro and approved with five Ayes.

**PUBLIC HEARING:**

**NORTH CASTLE WD1 UV SITE PLAN APPROVAL**

**980 North Broadway**

**122.08 / 1 / 45**

**North Castle Water and Sewer Department**

**Discussion**

**Consideration of site plan resolution**

The site plan and tree removal permit application is for the 171 square foot addition to the existing North Broadway Booster Pump Station, installation of a UV disinfection system and associated piping in the building addition, and replacement of the existing emergency standby generator with a critically silenced, sound-attenuated generator on a 0.47 acre property located within the R-2F Zoning District.

Present for this application was Sal Misiti, Direction of Water & Sewer Operations, Town of North Castle.

Mr. Delano read the affidavit of publication for the record. No noticed neighbors were present. All paperwork was in order for this application.

Mr. Misiti stated that this was a mandated project and must be operational by September 1, 2016.

Discussions were had regarding Building Permits, once the plans are signed in the Planning Dept. a building permit can be issued, no fees will be collected. Six sets of plans will be submitted for final signature. As built will be submitted to the Building Department once the project is complete.

The public hearing was effectively closed and Mr. Sauro made a motion to approve the resolution as amended, it was second by Mr. Pollack and approved with five Ayes.

### **9 & 3 SADDLE COURT**

#### **9 & 3 Saddle Court**

**95.02-1-33**

#### **Lot Line Change**

**Scott Gray, LS Thomas Merritts Land Surveyors, P.C.**

#### **Discussion**

#### **Consideration of site plan resolution**

The application is for a land exchange between 9 and 3 Saddle Court so that the pool and appurtenances associated with Lot 33 (9 Saddle Court) is entirely located on Lot 33. Both properties are located within the R-2A Zoning District.

Present for this application was Mr. Lederer, 9 Saddle Court.

Mr. Delano read the affidavit of publication for the record. No noticed neighbors were present. All paperwork was in order for this application except the affidavit of publication.

The board and professionals had no further comments at this time except to amend the resolution regarding the status of the affidavit.

Mr. Delano asked for a motion to close the public hearing. Mr. Sauro made a motion to close, it was second by Mr. Pollack and approved with five Ayes.

Mr. Delano asked for a motion to approve the negative declaration. Mr. Sauro made a motion to approve, it was second by Mr. Pollack and approved with five Ayes.

Mr. Delano asked for a motion to approve the preliminary subdivision resolution of approval as amended regarding the missing Affidavit of publication. Mr. Carthy made a motion to approve, it was second by Mr. Sauro and approved with five Ayes.

Mr. Delano asked for a motion to approve the final subdivision resolution of approval. Mr. Pollack made a motion to approve, it was second by Mr. Sauro and approved with five Ayes.

The applicant's professional came later in the meeting and submitted the affidavit of publication for the record at that time; therefore, the corrections to the resolution regarding the affidavit were not noted in the resolution as previously stated since the material was submitted later at the meeting.

## **80 LAFAYETTE AVENUE**

**80 Lafayette Avenue**

**122.12 / 1 / 11**

**Second floor addition to the existing building**

**Nicholas Cichanowski – Dominick R. Pilla Associates, PC**

### **Discussion**

The application is for the construction of an addition to expand the height of the existing warehouse, construct second floor office space as well as construct 6 new off-street parking spaces within the IND-A Zoning District.

Present for this application was Jorel Vaccaro and Nick Chichanowski, both from Dominick R. Pilla Associates PC Consulting Engineering.

Mr. Delano 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.

Mr. Vaccaro stated that they had ARB and ZBA approvals for this lot. The board had no comments or questions at this time.

Mr. Delano asked for a motion to close the public hearing. Mr. Carthy made a motion to close, it was second by Mr. Pollack and approved with five Ayes.

Mr. Delano asked for a motion to approve the negative declaration. Mr. Pollack made a motion to approve, it was second by Mr. Carthy and approved with five Ayes.

Mr. Delano asked for a motion to approve the site plan resolution of approval. Mr. Pollack made a motion to approve, it was second by Mr. Sauro and approved with five Ayes.

Mr. Carthy inquired if the neighbors would be able to see the roof top in the winter months. The applicant stated there may be a possibility in the winter months, definitely not during the summer.

**11 NEW KING STREET PARKING GARAGE**

**11 New King Street**

**Section 119.03/ Block 1, Lot 1**

**Proposed automated airport parking facility**

**Nanette Bourne, AKRF**

**Bill Null, Esq. Cudy & Feder**

**Discussion**

Present for this application was Bill Null and Nanette Bourne, professionals for this application as well as the principals Jeff Brown and Kim Frank.

Also present was Susan Liefer, Pleasantville, NY from the Sierra Club and Theodore Anderson from the Sierra Club.

Ms. Bourne reviewed the comments provided by the Planning Board and addressed each comment to the boards satisfaction.

Ms. Liefer stated her objections to the proposed application.

Mr. Anderson stated his objections to the proposed application.

Mr. Null clarified the procedures of this application and noted that an approval was not being considered this evening. The members of the public and the Planning Board members will have another opportunity to provide additional comments if so desired.

The applicants were directed to incorporate comments from the Director of Planning memo and Town Engineers memo as well as the Planning Board's comments in the DSEIS and will be resubmitted to the board for their review. In response to the comments from the applicant, the board informed them that they did not have to respond at this time to the comments in the Lippes & Lippes letter. They noted the DSEIS will be available for public comment once adopted by the Planning Board and members of the public will have time to provide comments at that time.

Mr. Delano noted he called Lippes and Lippes and they did not return his call, he wanted copies of the cases they cited in the letter they submitted. We went on line and printed out all the cases himself for his review.

Denise D'Ambrosio noted that Mr. Lippes broke his leg on Friday and was in surgery today.

Mr. Null noted he would like to resubmit on Monday, March 7, 2016 for the March 21, 2016 meeting.

**TEDESCO**

**1462 Old Orchard Street**

**Section 123.01-1-1 & 15**

**2 Lot Subdivision**

**Nathaniel J. Holt, Holt Engineering & Consulting**

**Discussion**

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.

Present for this application was Dan Holt.

Discussions were had regarding the memos prepared by the professionals. Specifically, the sewer information, the professionals would like acknowledgement from the Water and Sewer Department that what is being proposed is acceptable. Mr. Holt noted he has already communicated with Sal Misiti from the Water and Sewer Department regarding this application. The professionals would like some form of acknowledgement that Mr. Misiti is aware of the application and does not see any issues with sewer and water hook up to the new lot. Mr. Holt will take care of that.

Discussions were had regarding a bus stop location on the plan. Mr. Holt noted it was not necessary on a two lot subdivision and this has never been done previously, there are already established bus stops in that area and another one does not need to be created on his client's property. It was noted that the board has the option to waive this requirement and a reason could be because it is such a small subdivision. Mr. Delano stated that he was not under the impression that the board would press for a bus stop location.

Mr. Holt agreed with Mr. Kaufman's memo that the existing house will be served off of the new road.

Discussions were had regarding the Town Engineers memo; specifically, wetlands, wetland delineation and watercourses on site. Mr. Holt noted Beth Evans report concluded there were not wetlands on site. Mr. Cermele's memo is requesting wetlands be delineated for confirmation. Mr. Holt also noted there was an existing pond located off site and is not really worried about that wetland buffer for the pond.

Mr. Cermele and Mr. Holt discussed the water course on site and concluded that Ms. Evans and Mr. Sessions will go to the site together and will resolve the wetland and water course issues on site.

Discussions were had regarding a public or private road for the site and pending the outcome of the wetlands and watercourse the applicant can proceed with private or a public road. The applicant will resubmit plans pending the outcome of the site walk with Beth Evan and Dave Sessions and will go to the Conservation Board pending the outcome of the site walk.

Mr. Cermele asked Mr. Holt to clearly delineate the rear property line prior to the site walk.

It was concluded that part of this lot was in the Town of Harrison and a subdivision would have to be done in Harrison as well.

**HIDDEN OAK SUBDIVISION**

**13 Hidden Oak Road**

**Section 107.01, Block 1, Lot 32**

**Alan Pilch, Evans Associates**

**3-lot subdivision**

**Discussion**

**Consideration of preliminary subdivision resolution 2<sup>nd</sup> extension of time**

No one was present for this application.

The application for preliminary subdivision approval of a three lot residential subdivision in the R-2A Zoning District. The site is currently a 7.5 acre vacant property.

Mr. Delano asked for a motion to grant the extension of time resolution, Mr. Sauro made a motion to approve, it was second by Mr. Pollack and approved with five Ayes.

**BRYNWOOD**

**568 Bedford Road**

**101.02-1-28**

**Site Development and Preliminary Subdivision**

**Discussion**

It was noted that this application was scheduled to come before the board this evening and at the applicant's request, it was taken off of the agenda and placed on the March 7, 2016 meeting. Mr. Kaufman and Mr. Baroni reviewed the process and next steps regarding this application with the members of the board.

Mr. Sauro made a motion to adjourn the meeting, it was second by Mr. Pollack and approved with five Ayes. Meeting was adjourned at 8:15 p.m.