

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

PLANNING BOARD MEMBERS PRESENT:

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

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:
George Drapeau

:

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

Mr. Delano welcomed George Drapeau, Conservation Board Representative.

APPROVAL OF MINUTES:

February 29, 2016

Mr. Delano asked for a motion to approve the February 29, 2016 Planning Board minutes as amended. Mr. Pollack made a motion to approve, it was second by Mr. Carthy and approved with five Ayes.

MBIA

King Street, Cooney Hill, Weber Place

113.04-1-13 & 14, 118.02-1-1

Mark Miller, Esq. Veneziano & Associates

Discussion

Consideration of extension of time site plan resolution

Present for this application was Mark Miller, Esq. Veneziano & Associates.

Mr. Miller reviewed the history of approvals for the site and specifically noted a condition in the resolution which read as follows "This extended site plan approval expiration is predicated upon MBIA's continued ownership and occupancy of the subject property and that in the event of a sale of property by MBIA and its ceasing to occupy the premises, site plan approval shall revert to the one year limitation otherwise set forth in the Town's zoning code." The new property owner is Airport Campus and the new owners are here before the boards to make sure all of the prior approvals are in order and to request the same expiration dates as the prior approvals which would bring them to the year 2019.

The board was in agreement for this request. 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. Carthy and approved with five Ayes.

BRYNWOOD

568 Bedford Road

101.02-1-28

Site Development and Preliminary Subdivision

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

Discussion

Consideration of findings statement

Consideration of site plan resolution

The following people were present on behalf of the applicant. Mark Weingarten and Sameer Ponkshe from Delbello Donnellan Weingarten Wise & Wiederkehr, LLP; Bonnie VonOhlsen, John Meyer Consulting; Jay Fain, Jay Fain & Associates; Josh Lowney and Megan Maciejowski from Brynwood.

Mr. Weingarten noted he had no comments regarding the Findings Statement. Mr. Pollack had a couple of questions which were addressed to his satisfaction.

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

In a response to a comment from one of the board members, Mr. Weingarten stated that if the plans submitted as the project continues were not consistent with the Findings Statement, the Findings Statement would need to be amended.

The board then discussed some of their comments and questions regarding the draft resolution. Their questions and comments were addressed to their satisfaction.

The applicant had some comments regarding the resolution as well which were addressed to their satisfaction.

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

GORDON/FULLER
70 & 66 Hickory Kingdom Road
95.04-1-50 & 51
Lot Line Change
Dennis Lowes, LS Ralph MacDonald Company
Discussion
Consideration of resolution of approval

Present for this application was Dennis Lowes.

The board had a brief discussion regarding the resolution and all comments were addressed to the satisfaction of the Planning Board.

Mr. Delano asked for a motion to approve the preliminary subdivision resolution as amended, Mr. Pollack 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 as amended, Mr. Pollack made a motion to approve, it was second by Mr. Sauro and approved with five ayes.

Mr. Sauro made a motion to adjourn the meeting, it was second by Mr. Carthy and approved with five Ayes. Meeting was adjourned at 7:35 p.m.