

**NORTH CASTLE PLANNING BOARD MEETING
15 BEDFORD ROAD – COURT ROOM
7:00 P.M.
May 28, 2015**

PLANNING BOARD MEMBERS PRESENT: Art Adelman, Chairman
Steve Sauro
Christopher Carthy
Michael Pollack

PLANNING BOARD MEMBER ABSENT: John Delano

ALSO PRESENT: Adam R. Kaufman, AICP
Director of Planning

Joseph Cermele, PE
Consulting Town Engineer
Kellard Sessions PC

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:

May 11, 2015

Mr. Adelman asked for a motion to approve the May 11, 2015 minutes as amended.
Mr. Sauro made a motion to approve. It was second by Mr. Carthy and approved with 3
Ayes. Mr. Delano and Mr. Pollack were not present for the vote.

NEIGHBOR NOTIFICATION

**KENSICO LITTLE LEAGUE & VALHALLA JR. VIKINGS FOOTBALL STORAGE
TRAILER AT CLOVE ROAD FIELD
10 Clove Road
Section 122.08 Block 1, Lot 3
Installation of Storage Container for Sports Equipment
Robert Candrea, President Kensico Little League
Michael Sullivan, President Valhalla Jr. Vikings Football
Consideration of Site Plan approval**

Present for this application was Bobby Candrea.

Mr. Adelman read the affidavit of publication for the record. Mrs. Desimone noted all paperwork was in order for this application. Noticed neighbor Michael Lombardi – 135 Nethermont Avenue was present for this application.

The application is for the installation of a 20' x 8' trailer at Clove Road Park to hold Kensico Little League supplies and Valhall Jr. Vikings Football supplies.

It was noted that the applicant had received ARB approval on May 20, 2015 with the condition that the container be painted dark green and that screening be provided after installation, if necessary.

Mr. Lombardi stated that these supplies were stored across the street from the Recreation Center for many years. Why now does the Town have a problem with them storing the equipment, why must it be moved now. Mr. Adelman stated the Town does not have a problem with it. Mr. Candrea stated that the property was sold and they are not permitted to use that location any longer and we needed additional space for storage. No further questions were had at this time by Mr. Lombardi.

The board had no further comments or concerns at this time.

Mr. Adelman asked for a motion to approve the resolution. 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 meeting.

4 OAK STREET

4 Oak Street

Section 122.16, Block 4 Lot 14-1

Amended site plan

Steve Sacrapanti, applicant & owner

Consideration of amended site plan resolution

Mr. Adelman 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.

The Planning Board granted site plan approval for the 1,725 square foot home on this lot on September 8, 2014. The Applicant is seeking amended site plan approval for the reconfiguration of the driveway. The applicant has received ZBA approval for this application on May 7, 2015.

The board was familiar with the application and had no further comments or questions at this time.

Mr. Adelman asked for a motion to approve the amended site plan for 4 Oak Street. Mr. Carthy made a motion to approve, it was second by Mr. Sauro and approved with four Ayes. Mr. Delano was not present for the vote.

Mr. Sacrapanti stated that it has been a pleasure dealing with all the board here, not like it was years ago, this was pretty painless.

PERNA

9 Windmill Place

Section 102.01, Block 1, Lot 38

Site Plan

Joseph Riina, PE Site Design Consultant

Consideration of site plan approval

Mr. Adelman 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. Adelman asked the professional and board members if they had any comments or questions at this time.

Mr. Kaufman noted that the applicant will create a third retaining wall and none of the retaining walls will be in excess of six feet. The resolution reflects this comment.

Mr. Adelman asked for a motion to approve the resolution, Mr. Sauro made a motion to approve, it was second by Mr. Pollack and approved with four Ayes.

25 LIMESTONE ROAD

25 Limestone Road

Section 108.03, Block 2, Lot 64

Amended Site plan

Ralph Mastromonaco, PE Ralph Mastromonaco Consulting Engineers

Consideration of amended site plan approval

Mr. Adelman read the affidavit of publication for the record. The following noticed neighbors were present; Albert and Sandy Miller – 27 Limestone Road and Phillip Lane – 22 Limestone Road. Mrs. Desimone stated that all paperwork was in order for this application.

This application is for an amended site plan application for the construction of a new 3,826 square foot two bedroom home. The prior approval was for construction of a new 3,840 square foot two bedroom home.

Mr. Mark Teneicken was present from Ralph Mastromonaco Consulting Engineers.

Mr. Teneicken stated that the prior application was approved in 2014 which included wetland and tree removal permit. The owner sold the property and the approval lapsed. The new owner has a slightly different plan which required him to come back before the Planning Board. The house is a few feet shorter, and is 320 square feet smaller than the original house that was approved.

Mr. Miller stated that even though the house is smaller, a 3,800 square foot two bedroom home is very large for that piece of property. The house is fairly large for that site and there have been water issues previously. He is concerned about this house dwarfing his home.

Mr. Adelman stated that the board had the same concern regarding the size and amount of bedrooms but the house that was approved previously was code compliant and so is this house. He also noted that in any development this board approves, the Town Engineer reviews and makes sure no more water drains off site after construction then prior to construction.

Mr. Miller expressed his concern that the driveway will be pitched towards his property and is concerned with water runoff onto this lot. Mr. Cermele stated that the driveway will be pitched towards the detention basin, not to the neighboring property.

In response to a comment made, Mr. Cermele stated that when he spoke with the Highway Department last year regarding the pond outlet, they told him that they had no record of maintenance obligations by the town on that pond.

Mr. Cermele stated that as part of this application before the board this evening the drainage channel that runs through their property, they will be cleaning selected locations along that channel to improve the flow, that was part of the mitigation required by the Town and the DEC. This is within the stream that is on their property. Mr. Adelman asked the Town Engineer how can we address that. Mr. Miller stated he was more concerned about addressing the drainage from the driveway to his driveway.

Mr. Miller stated that he does not mind that a house is built on the lot but is concerned with the size and the drainage from the driveway. Mr. Adelman stated that the Town Engineer is confident that a detention pond he reviewed from the applicant will take care of the all the water from the new driveway proposed.

Mrs. Miller inquired who montitors that it remains a two bedroom home. She was informed that the Building Inspector montiors the bedroom count. She noted it was a very large two bedroom house, Mr. Adelman agreed.

There were no further questions at this time. The were no questions regarding the draft resoltion.

Mr. Adelman asked for a motion to approve the amended site plan approval. Mr. Pollack made a motion to approve, it was second by Mr. Sauro and approved with four Ayes. Mr. Delano was not present for the vote.

CONTINUING BUSINESS:

SANTOMERO BUILDING

868 North Broadway

Section 3, Block 7, Lot 9A

Amended site plan approval

Michael Piccirillo, AIA , Michael Piccirillo Architecture

Discussion

Present for this applicant was Vladimir Levin, from Michael Piccirillo Architects.

The application is for an amended site plan approval for the modification of the previously approved building and the construction of a retaining wall at the rear of the building. The property is located within the CB Zoning District.

Mr. Levin stated that he has reviewed both memos from the professionals and they appear pretty self-explanatory. He has reviewed all of the comments with the site engineer and the applicant's attorney, Dan Hollis. In response to some of the comments in the memos he noted that the previous variances have expired on site. In regards to

the siltation that was issued regarding steep slopes, he was not sure if the erosion control blankets were installed on site.

In response to Mr. Adelman's comment. Mr. Cermele stated that erosion control blankets are a biodegradable mat - usually constructed of coconut fibers. Coconut fibers are common material that they use and some have a mesh netting that is laid on top of exposed soil to prevent the erosion. It is also put down in hopes that something will germinate.

Mr. Levin stated he has reviewed the memos, the comments are pretty straight forward and he does not have any comments at this time. The one issue he did have was regarding the height of the retaining wall and based on conversations had on other applications earlier this evening, he understands he will have to go to the ZBA for the height of the wall. He noted there was no way to step the wall up like they did on the Perna application that was discussed earlier this evening. A massive wall of 30' will have to be built, similar to what was across and down Route 22 South.

Mr. Kaufman stated that the Zoning Board will make a determination on the height of walls in town at their meeting next week and then based on that decision you will know if you need to add the height of the wall to the other variances needed for this application. Once the items have been addressed in the memos and the applicant has gone before the ZBA, the board will be able to act on this application.

Mr. Adelman noted that he hopes there will not be a big time gap similar to the past one before we see this application again. The board would like to see the work done. Mr. Levin stated he will get those comments addressed and come back before the board at their next meeting.

170 BEDFORD ROAD & 156 BEDFORD ROAD
162 Bedford & 156 Bedford Road
Sec 108.03, Block 1, Lots 42 & 41
Amended Site Plan
Michael Fareri, applicant
Dan Holt, PE Holt Engineering
Joe Crocco, AIA Joseph R. Crocco Architect, pc.
Discussion

Mr. Adelman noted that Brenda Schone was present. She is interested in one of the proposed units.

Also present was Mike Fareri, Dan Holt and Joe Crocco.

The site plan application is for the redevelopment of the former Bedford Road lumber yard site and the Green property located next door. It is noted that the Green property was recently rezoned by the Town Board to the R-MF-SS Zoning District. The proposed

redevelopment contemplates the demolition of all existing structures and the construction of an approximately 49,000 square foot, three story, building that contains 1 studio apartment, 16 1-bedroom apartments (3 AFFH) and 19 2-bedroom apartments (3 AFFH).

Mr. Fareri presented a color rendering to the board at this time. He noted there will be some decks on the side and the rear of the building but none will be in front of the building. There will be 8 units on the first floor, six of those units will be AFFH units, (Affirmatively Furthering Fair Housing), 2nd and 3rd floor will have 14 market rate units, the third floor will have slightly larger units. There will be storage units and 18 garages on the first floor, there will be 18 garages at the rear of the site. Seventy eight parking spaces are needed and 76 parking spaces will be built, 2 parking spaces will be land banked. The architecture will be similar to the Bois Building at 333 Main Street. The site plan was presented at this time with some minor updates per the Town Engineer's memo. The landscaping plan was presented at this time. At the top of the building there will be a 40' x 80' public sitting/ play area with B-B-Que's. The AC units will also be on top of the building and will not impact the public area.

Mr. Fareri presented handouts and discussed the model ordinance at this time. Mr. Kaufman stated that the Town Code does not speak about including storage units as part of the square footage which would make it compliant. Mr. Baroni stated we have to go over what the intention of the law was at the time. We need to look at the consistency and what was done in the past.

Mr. Fareri stated that he would like to incorporate the duct work and mechanical features for each floor within the ceiling of the units. He would like to do this in order to avoid the visual appearance or need for soffits in the ceiling units. In order to accomplish this it would require the building to be 4' taller. He also noted the exterior would look better with the 4' of additional height as well.

Mr. Adelman likes the appearance and reasoning for the additional 4' in height and would like to make a positive referral to the ZBA. Mr. Carthy and Mr. Sauro were in favor of the referral as well. Mr. Pollack stated that he recognizes the Architectural appearance but the height limitations are carefully sited in the code and he does not feel it is in the purview of the Planning Board to make a recommendation, positively or negatively to the ZBA.

Discussions were had at this time regarding the Board's input on recommendation in this case is appropriate or not.

Mr. Adelman made a motion for a positive recommendation to the ZBA regarding the height variance. Mr. Sauro made a motion to approve. It was second by Mr. Carthy and approved with three ayes. Mr. Delano was not present for the vote. Mr. Pollack voted nay. He noted if there was a referral to the ZBA without a recommendation either way, he would have voted for the referral.

Mr. Fareri will appear before the ZBA on July 2, 2015 and will have a public hearing before the Planning Board on July 13, 2015.

Mr. Fareri was reminded that he will have get ARB approval.

Mr. Kaufman will circulate material to Westchester County, Highway and Police Departments and this will be an uncoordinated review so the ZBA can act on this application the same night.

2 KNOWLTON PLACE

2 Knowlton Place

Section 108.01, Block 2, Lot 28.1

Site plan, Tree Removal and Wetland Permit

Ralph Alfonzetti, PE Alfonzetti Engineering PC

Frank Madonna, Applicant

Discussion

Present for this application was Frank Madonna and Ralph Alfonzetti.

The site plan application is for the construction of a new 4,353 square foot five bedroom, two car garage home in the R-10 Zoning District. The subdivision plat map for the 95-97 Cox Avenue subdivision requires Planning Board site plan approval for any home in excess of 3,500 square feet.

Mr. Madonna stated that he was aware he had to go before the Conservation Board and get their recommendation. He wanted to meet Mr. Cermele and Mr. Kaufman to over some mitigation options which he has not done yet. He would like to schedule a public hearing a month from now. Mr. Kaufman stated that it could be done, he and Mr. Cermele could meet with Mr. Madonna on site but wanted to make sure there was enough time for the applicant to go before the Conservation Board and let them formulate their recommendation so Mr. Madonna would not have to come back to a meeting after that. Mr. Madonna felt he could put it all together. The Conservation Board meeting is June 16, 2015 and the Planning Board meeting is June 22, 2015.

Mr. Alfonzetti stated that the lot was .94 acres and there is over 7,020 square feet of wetland buffer disturbance. As mentioned before, he would like to meet with Mr. Cermele and Mr. Kaufman along with the most impacted neighbor which located to the rear of the site to go over some mitigation options. Mr. Madonna has spoken with the neighbor previously and said he would reach out to her. Mr. Alfonzetti stated he has

reviewed the memos and twelve additional trees are proposed to be removed since the subdivision; there will be 30 feet less impervious surface.

Mr. Kaufman stated that the big issue will be the comments from the neighbors. The size of these homes were a big concern from the residents during the subdivision process, hence that requirement of anything over 3,500 square would need to return to the Planning Board and that is why the applicant is here this evening.

Mr. Carthy inquired if a site walk was necessary. Mr. Adelman has driven by and was familiar with the site. Mr. Carthy stated he will return to the site again on his own.

Mr. Alfonzetti referenced a comment in Mr. Cermele's memo regarding grading to be feathered out so that it is not channelized. He has no issue doing that but that would increase the disturbance into the buffer. Mr. Madonna does not own the other 2 lots, Mr. Alfonzetti will work on flattening this out and will provide sheet flow information.

In response to a comment made by the one of the board members. Mr. Madonna stated that the existing house was sold two weeks ago, the house that is being framed now, the property was sold and he is going into contract within the next two weeks for this lot.

The board agreed that if all was not in order for the public hearing on June 22, 2015, the board can always adjourn it and getting comments from the residents will be beneficial.

Mr. Adelman asked for a motion to adjourn the meeting. Mr. Sauro made a motion to adjourn, it was second by Mr. Carthy and approved with five Ayes. Meeting was adjourned at 8:40 p.m.