

NORTH CASTLE PLANNING BOARD MEETING
15 BEDFORD ROAD - COURT ROOM
7:00 P.M.
July 15, 2013

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

PLANNING BOARD MEMBERS ABSENT: John Delano
 Guy Mezzancello

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

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

PUBLIC NOTICE:

RONDEAU

477 Bedford Road

Section 1, Block 9, Lot 17.2B

Revised pool location

Joe Palumbo, Architect LLC

Discussion

Consideration of amended site plan approval

The Planning Board opened the public notice meeting. The Applicant made a presentation of the project to the public. The Planning Board and the public discussed the proposed pool relocation and need for screening between properties.

Mr. Sauro made a motion to approve the resolution, as amended. It was seconded by Mr. Carthy and approved with three Ayes.

CONTINUING BUSINESS:

ZENG

46 North Greenwich Road

Section 2, Block 17, Lot 2G-1

Proposed amendment to the landscape plan and driveway location

Walter Nestler, Landscape Architect, ASLA

Discussion

The Applicant made a presentation of the project to the Planning Board. The Planning Board discussed the Director of Planning's memorandum and the Town Engineer's memorandum and directed the Applicant to address the comments in those documents.

The Planning Board directed the Planning Director to prepare a draft resolution of approval for Planning Board consideration.

SEDRISH

22 Smith Farm Road

Section 102.02, Block 1, Lot 39

RPRC Referral to Planning Board regarding Swimming Pool

Edward Figura, RLA, CPESC Benedek & Ticehurst Landscape Architects and Site Planners, P.C.

Discussion

The Applicant made a presentation of the project to the Planning Board. The Planning Board discussed the Director of Planning's memorandum and the Town Engineer's memorandum and directed the Applicant to address the comments in those documents.

In addition, the Planning Board discussed the appropriateness of the height of the proposed retaining walls in relation to the property line and the adjacent neighbor. The Planning Board directed the Applicant to come up with alternatives and return to Planning Board for further consideration. The Planning Board felt that consideration should be given to locating the pool closer to the house and using a tiered wall to reduce height and visual impacts.

MARIANI GARDEN CENTER

45 Bedford Road

Section 2, Block 16, Lot 3.A

Proposed amendments to the NB Zoning District to allow for less restrictive and additional uses in the NB Zoning District.

P. Daniel Hollis, Esq. Shamberg, Marwell & Hollis PC

Discussion

The Applicant has submitted an application to the Town Board to amend the Town Code to remove social function prohibitions and to expand the accessory café restaurant to 72 seats.

The Planning Board discussed the proposed zone text amendments. The Planning Board discussed an amendment to the petition to include restrictions regarding amplified music inside and outside of the building. In addition, the Planning Board discussed the need to limit outdoor parties. However, the Planning Board felt that outdoor dining associated with the café would be appropriate. The Board also discussed the need to keep the nursery building one undivided space without dividing the building into separate occupancy units (no multiple separate stores).

The Planning Board indicated that additional discussion with the entire Planning Board is warranted and directed the Applicant to return to the Planning Board.

MADONNA

Route 128 - Mount Kisco Road

Section 2, Block 12, Lot 3

Application to apply senior floating zone to property and construct 14 townhouse units on the 3.8 acre property.

Kory Salomone, Esq. Veneziano & Associates

Discussion

The Applicant updated the Planning Board with respect to the current status of the project. The Planning Board discussed several environmental issues with respect to a draft SEQRA Negative Declaration. The Planning Board requested additional

information with respect to Town-regulated tree removal, proposed wetland impact and the adequacy of sewer and water service to the property. The Applicant discussed the desire to amend the Town Code to reduce the definition of a Senior from 62 years old to 55 years old. The Planning Board deferred such discussion to a future meeting.

PROPOSED SCENIC AND HISTORIC ROADWAY LEGISLATION

Referral from the Town Board

The Director of Planning updated the Planning Board with respect to the most recent changes to the draft scenic and historic roadway. Specifically, Mr. Kaufman reported that the Town and Mr. Martabano (representing several interested neighbors) have worked together to improve the draft law. Mr. Kaufman indicated that he is comfortable with the law, as revised.

Mr. Sauro made a motion to recommend the proposed scenic and historic roadway legislation to the Town Board. It was seconded by Mr. Carthy and approved with three Ayes.

23 BEDFORD BANKSVILLE ROAD

23 Bedford Banksville Road

Section 102.04, Lot 1, Block 9

Outdoor Nursery sales - George Bridge Boxwood Nursery

Robert Peake, AICP

Discussion

The Applicant made a presentation of the project to the Planning Board. The Planning Board discussed the Director of Planning's memorandum and the Town Engineer's memorandum and directed the Applicant to address the comments in those documents.

The Planning Board indicated that the plan appeared to be acceptable.

Mr. Sauro made a motion to recommend that the Town Board give consideration to extending the market license. It was seconded by Mr. Carthy and approved with three Ayes.

Meeting adjourned at 9:11 p.m.