

**NORTH CASTLE PLANNING BOARD MEETING**  
**15 BEDFORD ROAD - COURT ROOM**  
**7:00 P.M.**  
**August 5, 2013**

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PLANNING BOARD MEMBERS PRESENT:                    Art Adelman, Chairman  
   John Delano  
   Steve Sauro  
   Christopher Carthy  
   Guy Mezzancello

PLANNING BOARD MEMBERS ABSENT:                    None

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

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

**APPROVAL OF MINUTES:**

**September 24, 2012**

Mr. Delano made a motion to approve the May 20, 2013 minutes, as amended. It was seconded by Mr. Sauro and approved with five Ayes.

**October 11, 2012**

Mr. Sauro made a motion to approve the May 20, 2013 minutes, as amended. It was seconded by Mr. Delano and approved with five Ayes.

**PUBLIC NOTICE:**

**ZENG**

**46 North Greenwich Road**

Section 2, Block 17, Lot 2G-1

Proposed landscape and driveway amendment

Walter Nestler, Landscape Architect, ASLA

Discussion

Consideration of resolution of approval

The Planning Board opened the public notice meeting. The Applicant made a presentation of the project to the public.

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

**CONTINUING BUSINESS:**

**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

Consideration of Negative Declaration

The Applicant made a presentation of the project to the Planning Board. The Board discussed the draft Negative Declaration.

After due deliberation, Mr. Delano made a motion to reaffirm the SEQRA Negative Declaration, as amended. It was seconded by Mr. Sauro and approved with five Ayes.

Mr. Carthy made a motion to recommend that the Town Board give consideration to adopting the proposed zoning text amendments as amended by the Planning Board to include a change in use name, changes in various operational aspects as well as a change to the off-street parking requirement. It was seconded by Mr. Adelman and approved with four Ayes and one Ney (Mezzancello).

**DIPIETRO**

**20 Banksville Road**

Section 1, Block 12, Lot 7.D

Site Redevelopment - Warehouse and Storage

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

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 and the Applicant discussed, in-depth, whether the proposed tradesman use would be considered office and warehouse use or whether the tradesman use would be considered a contractor's yard. The Planning Board concluded that the proposed tradesman use would not be considered a contractor's yard. The Planning Board acknowledged that a tradesman's use shall not contain any outdoor storage of contractor's equipment.

Mr. Sauro made a motion to refer the application to the Conservation Board. It was seconded by Mr. Delano and approved with five Ayes.

**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 environmental impacts. The Planning Board requested that the Applicant provide the additional information and return to the Planning Board in September.

**COX AVENUE SUBDIVISION**

**95 Cox Avenue**

Section 108.01, Block 2, Lot 28  
3 Lot Subdivision  
Frank Madonna  
Preliminary Subdivision 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 Applicant offered to deed restrict the proposed oversized lot. Furthermore, the Planning Board discussed visiting the site.

**AMORE PIZZERIA AND PASTA**

**1 Kent Place**

Section 2, Block 11, Lot 6.-5  
Application for roof expansion, architectural changes and outdoor dining revisions.  
John Sullivan, FAIA, Sullivan Architecture, PC  
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 Applicant reported that they obtained the 32 off-street parking variance from the Zoning Board of Appeals. The Applicant also offered to participate in any future parking district formed on the west side of Main Street.

The Planning Board discussed the current status of the off-street parking situation on the west side of Main Street and lamented the difficulty in forming a formal parking district which would lead to enhanced circulation, lighting improvements, additional landscaping and the formation of additional parking opportunities.

**MONACO**

**8 Hollow Ridge Road**

Section 2, Block 3, Lot 2-8

Special Permit for an accessory structure over 800 square feet.

Dan Holt, PE Holt Engineering,

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.

Mr. Sauro made a motion to refer the application to the Zoning Board of Appeals with a positive recommendation. It was seconded by Mr. Delano and approved with five Ayes.

**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.

Mr. Sauro made a motion to refer the application to the Zoning Board of Appeals with a positive recommendation. It was seconded by Mr. Mezzancello and approved with five Ayes.

**WHITE BIRCH DEVELOPMENT, LLC**

**7 Guion Lane**

Section 95.01, Block 2, Lot 10.6

Consideration of 2nd extension of time for site plan approval

Discussion

Mr. Sauro made a motion to grant the requested extension of time. It was seconded by Mr. Mezzancello and approved with five Ayes.

**99 BUSINESS PARK DRIVE**

**99 Business Park Drive**

Section 108.03, Block 1, Lot 57

Expansion of the existing parking area and a change of use from office space to office and warehouse space.

Dan Holt, PE Holt Engineering & Consulting PA

Consideration of extension of time site plan resolution.

Mr. Delano made a motion to grant the requested extension of time. It was seconded by Mr. Sauro and approved with five Ayes.

**BRUNO**

**21 Whippoorwill Road**

Section 2, Block 1, Lot 14

Subdivision of a 12.92 acre lot into two residential lots.

Robert Peake, AICP John Meyer Consulting

Consideration of 2nd preliminary subdivision extension of time resolution

Mr. Delano made a motion to grant the requested extension of time. It was seconded by Mr. Sauro and approved with five Ayes.

**MASTER FEE TOWN CODE REVISION DISCUSSION**

**Referral from the Town Board**

The Board noted that there no planning issues of concern.

Mr. Delano made a motion to recommend that the Town Board give consideration to adopting the proposed zoning text amendments. It was seconded by Mr. Mezzancello and approved with five Ayes.

**TURET**

**East lane, West Lane, Nichols Road**

Preliminary Subdivision, Tree Removal, Steep Slope and Wetlands Permit

Section 2, Block 16, Lots 18.B, 18.B3A, 18.D01, 18.E, 18.E01

Tim Allen, PE Bibbo Associates

Subdivision of an existing 8.28 acre lot into four residential building lots.

Consideration of approving 7th Extension of time resolution for Preliminary Subdivision.

Mr. Sauro made a motion to grant the requested extension of time. It was seconded by Mr. Carthy and approved with five Ayes.

Meeting adjourned at 9:07 p.m.