

**NORTH CASTLE PLANNING BOARD MEETING
15 BEDFORD ROAD – COURT ROOM
7:00 P.M.
May 9, 2016**

PLANNING BOARD MEMBERS PRESENT: John Delano, Chairman
 Christopher Carthy
 Jim Jensen

Absent: Steve Sauro
 Michael Pollack

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:
 Zenaida Bongaarts

:

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

Mr. Delano welcomed Zenaida Bongaarts Conservation Board Representative.

APPROVAL OF MINUTES:

The minutes from April 25, 2016 and November 23, 2015 were not voted on, there was not a quorum present this evening.

DOONEY WOODWORKS LLC

30 Bedford Banksville Road

102.04 -2-65

Site Plan

Charles Banks, Esq. Shapiro, Gettinger & Waldinger, LLP

Discussion

At the applicant's request, the Dooney Woodworks application was removed from the agenda and placed on the May 23, 2016 Planning Board agenda.

MCKENNA CUSTOM HOMES

25 Thornwood Road

102.01-1-75

Sports Court

Alan Pilch, PE, RLA, Evans Associates

Discussion

Consideration of Site Plan Resolution

The scheduled Public Hearing this evening was removed from the agenda due to nonpublication of the Public Notice in the newspaper. This item was placed at the applicants request on the May 23, 2016 Planning Board agenda.

DISCUSSION:

17 CREEMER ROAD

17 Creemer Road

108.04-2-4

2-Lot Subdivision

Joseph Daniels, Contract Vendee

Discussion

Present for this application was the applicant Joe Daniels and his professional Dan Collins from Hudson Engineers.

Mr. Collins noted that he can address the comments in the professional's memos. The surveyor has prepared the preliminary and final subdivision plat for review. Beth Evans has located the onsite wetlands as well as the NYSDEC wetlands. He presented the approved plans to the board at this time and noted he will make this part of the next submission once received from Beth Evans office. He would like to schedule a public hearing date this evening.

Discussions were had regarding the 35' no mow area at the rear of the site and adjacent to the wetland and how to mark this area. Options discussed for marking the

area were boulders or post and rail fencing. Mr. Daniels and Mr. Collins expressed their concerns regarding the lots having sufficient backyards and more useable space. It was noted that Southern Lot #1 has a sufficient back yard and Northern Lot #2 has a small backyard. Mr. Delano suggested the line be changed so that both lots have the same size backyard. Mr. Daniels noted he thought he had full use of the grass in the back yard to the stone wall.

The board discussed the cistern comment in the Director of Planning's memo and agreed that a cistern was not necessary for this application as it is only two lots.

The applicant requested a public hearing on June 6, 2016. Providing that the corrections on the plat were submitted and the DEC validations were submitted. Mrs. Desimone noted the submission deadline was Noon on Monday, May 23, 2106.

WAMPUS MILLS

805 & 809 Route 128

101.03-2-6&7

Six Lot Subdivision

Frank Madonna

Kory Salomone, Esq. the Law Office of Kory Salomone, PC

Discussion

Present for this application was the applicant Frank Madonna, his attorney Kory Salomone and Engineer Ralph Alfonzetti.

Mr. Salomone stated that this board was going to act as lead agency and do an uncoordinated review. A revised EAF was submitted as well as a letter from Ecological Solutions saying there are no wetlands on site. The plat was submitted as well as the Phase IA & B Archeological test which showed that nothing was found on site. He would like a public hearing scheduled for June 6, 2016.

Discussions were had regarding the professional's memos and how the applicant can comply with those comments.

In response to Mr. Kaufman's comments regarding the cistern on site. Mr. Salomone stated that his client would build the cistern but wanted assurances that the fire department would take it over once it was built. It was noted that the Fire Departments want the cisterns but have not set up a method to maintain them.

Discussions were had about a Conservation Subdivision for this site, the board agreed it would not provide a significant benefit and was not necessary at this time.

In response to Mr. Jensen's comment regarding general comment #3 in Mr. Kaufman's memo, Mr. Alfonzetti stated if the basin is moved further back on the site, the basin will collect less stormwater runoff. He noted the basin will be landscaped with vegetation to

help in blend in on Route 128. Mr. Kaufman suggested screening for the basin. Mr. Cermele stated he has not seen the preliminary information for the basin and asked if the applicant took into account future improvements to the site. Mr. Alfonzetti stated that rain gardens and drywells are proposed for each lot. He stated there is some leeway for the stormwater system for the installation of a patio or walkway on site. Mr. Cermele stated that he would like to make sure the stormwater system will accommodate a request for the addition of a pool and or patio on site as well as the residence. The applicant will submit that information.

In response to Mr. Carthy's comment, the board discussed whether these lots should go to the Planning Board for site plan approval or if they could go to the RPRC for approval. Mr. Carthy noted this lot is newly rezoned and felt these lots should come before the Planning Board. Mr. Madonna stated that the houses are sized between 4,000-5,000 square feet and will not all be built at the same time. These lots are on sewer, not septic and he is adequately sizing everything for the worst case scenario. Mr. Delano did not see any issues with letting the applicant go before the RPRC. Mr. Kaufman noted this was a new neighborhood being created; you were not trying to integrate these lots with an existing neighborhood. The board did not come to a final decision whether these houses should go to the RPRC or the Planning Board.

Discussions were had regarding the comments in the Director of Planning's Memo #12 & #8 which read as follows: #12 Pursuant to Section 275-25 of the Town Code, the proposed new street should be provided with pavement, sidewalks, curbs, gutters, streetlighting, street signs, street trees, water mains, sanitary sewers, storm drains, fire alarm signal devices, fire hydrants and other utilities. It is noted, however, that the Planning Board may waive, subject to appropriate conditions, such improvements as it considers are not requisite in the interest of the public health, safety and welfare as well as the comment #8 Pursuant to Section 275-25 of the Town Code, the Planning Board may require that the subdivider reserve, clear, grade, pave and otherwise improve an area of such size and location as will provide a safe and suitable place for the use of children awaiting school buses.

Mr. Salomone noted condition #8 regarding School bus waiting area will be addressed on the next set of plans.

A public hearing was set for June 6, 2016. The applicant was informed that the submission deadline was noon on Monday, May 23, 2016.

USHERENKO

9 Winkler Farm Road

95.01-2-77

Site Plan

Pete Gregory, PE Keane Coppelman Gregory Engineers, PC

Discussion of site walk

Present for this application was Ken Thompson from Poolsclapes and Pete Gregory from Keane Coppelman Gregory Engineers.

The board and the applicant discussed the site walk that took place on Friday, April 29, 2016. The pool and terrace were staked out for the board's reference as well as the wetland buffer line. While at the site walk discussions took place regarding the proposed mitigation location on the Northern side of the pond. Stormwater mitigation proposed and drawdown for the pool will be moved closer to the pool and adjacent to the house, a surface treatment like a rain garden is proposed. He would like to do some soil testing to find the best location.

The applicant is scheduled to go before the ZBA on June 2, 2016 and he will go to the Conservation Board as well. The applicant was informed that the Planning Board can not grant approval without comments from the Conservation Board. The applicant asked to be placed on the June 20, 2016 Planning Board agenda for a public hearing. The applicant was informed the submission deadline for that meeting was noon on Monday, June 6, 2016.

WESTFIELD DAY SCHOOL INC.

7 North Greenwich Road

108.03-3-16

Site Plan

Nathaniel Holt, PE Holt Engineering & Consulting

Discussion of site walk

Present for this application is Peter Schoenholtz, Clinical Social worker and founder of Westfield Day School and his associate Pam Heldman, Administrator and Educator as well as the property owner, Michael Fareri.

The board discussed the April 29, 2016 site walk. Bus circulation on site was discussed with a possible hammerhead turnaround. Handouts were provided at this time regarding the hammerhead.

Mr. Delano presented his ideas for the site to the board at this time. This proposal suggested separating staff and parent parking and a bus turnaround within the staff parking area which is away from the children and no disturbance

to the rear of the site. This proposal was well received by the property owner, Mr. Fareri. Plans reflecting Mr. Delano's suggestion will need to be submitted for review.

It was noted this applicant will go before the ZBA on June 2, 2016.

Mr. Carthy asked to discuss the pros & cons of this new plan. It was noted that there were five plans proposed for the site at that time which included Mr. Delano's suggestion this evening.

The applicant will submit these plans to the ZBA and Planning Board.

The board continued to discuss comments from the professional's memos.

Mr. Fareri stated that he spoke with the next door neighbor today, Mr. Choi at 27 North Greenwich Road, who told Mr. Fareri that he was very happy with this proposed use of the site vs. the previous dance studio that was proposed.

Mr. Schoenholtz stated that the Board of Health sign off for the Septic and Well on site is in process.

It was noted that the applicant need to go before the ARB and get sign approval and make that part of this application regarding the location of the sign.

The next steps were reviewed with the applicant at this time, Zoning Board on June 2, 2016, Town Board on June 8 and Planning Board on June 20. It was noted the order of the approvals could not be changed.

Continued discussions were had regarding which plans to submit to the Zoning Board and how to make it as smooth as possible the ZBA. Discussions were had regarding landbanked parking spaces on site and if they should be built or not with the new plan Mr. Delano suggested earlier in the meeting.

Discussions were had regarding garbage collection on site. It was noted by the applicant that they had two barrels for garbage at their present location. Mr. Fareri noted his prior tenant stored garbage in the basement of the building and brought it out weekly for pick up. The board was alright with these comments and asked that a note to this effect be put on the plans - no dumpsters are necessary for this application.

At the applicant's request the next steps were reviewed at this time, Zoning Board on June 2, 2016, Town Board on June 8 and Planning Board on June 20. The applicant was also advised to follow up with each department regarding submission, mailing and publication procedures.

ARMONK PROFESSIONAL CENTER

355 Main Street

108.03-1-74

Amended Site Plan

Vatche Simonian, RA Simonian Rosenbaum Architects

Discussion of site walk

Present for this application was Vatche Simonian.

The board discussed the site walk at this time and noted while out at the site that the proposed elevator took up part of the loading zone and discussed whether it was sensible to keep part of a loading zone or eliminate it. Mr. Kaufman noted the board does have the authority to approve loading areas or no loading area if they deem it appropriate. Mr. Cermele noted that keeping part of a loading space could make that space more awkward and suggested it be removed. Discussions were had where the UPS driver would park and how he would probably want to use the elevator for deliveries. It was noted that there was a second access into the building. The board had no issues with removing the loading space.

Mr. Simonian stated that he will submit his application to the ZBA tomorrow.

In response to Ms. Bongaarts comment. Mr. Simonian stated that plans were submitted reflecting that this application was not within the wetland buffer and a wetland permit would not be necessary. Mr. Cermele agreed with this conclusion as well. A public hearing was scheduled for June 20, 2016 with a submission deadline of noon on June 6, 2016.

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

Consideration of Amended Site Plan Approval extension of time

In response to Mr. Fareri's comment, Mr. Kaufman stated that he will verify with the Assessor's office in the morning the address, section, block, lot numbers and property owner of this site and update the resolution to reflect the merger of the two lots.

Mr. Delano asked for a motion to approve the extension of time resolution as amended. Mr. Jensen made a motion to approve, it was second by Mr. Carthy and approved with three ayes. Mr. Sauro and Mr. Pollack were not present for the vote.

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Mr. Delano asked for a motion to adjourn the meeting. Mr. Carthy made a motion to approve. It was second by Mr. Jensen and approved with three Ayes. Mr. Sauro and Mr. Pollack were not present for the vote. Meeting was adjourned at 8:22 p.m.