

**NORTH CASTLE PLANNING BOARD MEETING  
15 BEDFORD ROAD – COURT ROOM  
7:00 P.M.  
April 3, 2017**

\*\*\*\*\*

PLANNING BOARD MEMBERS PRESENT:            John P. Delano, Chairman  
   Steve Sauro  
   Christopher Carthy  
   Michael Pollack

Planning Board Member Absent:                Jim Jensen

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

Roland Baroni, Esq. Town Counsel  
Stephens, Baroni, Reilly & Lewis, LLP

Joe Cermele, PE  
Consulting Town Engineer  
Kellard Sessions PC

Valerie B. Desimone  
Planning Board Secretary  
Recording Secretary

Conservation Board Representative:            Christine Argentina Futerfas

\*\*\*\*\*

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

**MONTESSORI SCHOOL**

**67 Old Route 22**

**107.04-2-8**

**Amended Site Development for Office Addition**

**Raffaele Tarulli, PE**

**Discussion**

The application is for the construction of a new 1,073 square foot classroom addition, within the Town-regulated wetland buffer, at the Montessori school. The property is located within the RB and R-1A Zoning Districts.

Mr. Tarulli stated that his recent submission addressed the comments from both professionals' memos the last time he was before the board. He asked the board if a public hearing could be scheduled. The professionals and the board members were comfortable scheduling this application for a public hearing on April 24, 2017.

**11 WASHINGTON PLACE EAST**

**11 Washington Place east**

**122.2-4-26&40**

**Amended Site Development for Office Addition**

**D'Amore Design Studio**

**Discussion**

Present for this application was Ted D'Amore as well as his clients, Frank Dellagalla, Janet Glover and James Glover.

Residents present for this application were Jackie Macken, Nancy Battestelli and George Marks – 4 Denim Place.

Mr. D'Amore handed out revised plans for the board's reference. He stated that his client wants to revise the plan from retail/office/warehouse to office/warehouse/apartments. Seven apartments are proposed on the second floor ( 2 studios, 2 1 Bedroom, 3 2 Bedrooms). Mr. A'more stated that the Green Hybrid Solar Company will occupy the first floor.

Mr. Delano reminded the applicant that new legislation was recently passed regarding solar panels. The applicant was aware of this.

Mr. Delano noted his concern regarding the view of the rear of the site to the residential neighbors and also inquired about the landscaping on site. He also inquired about fire department access to the site. Mr. Glover stated that the fire department recently conducted a drill on site and had access to three sides of the building. He also noted that fencing and landscaping was proposed. He also noted that Community Solar will sell any remaining solar power not used by the building to neighboring residents at a 15% discount. .

Mr. Kaufman stated that the addition of more than one apartment requires Town Board Special Use permit approval. The applicant was directed to submit Special Use Permit application to Town Board.

Mrs. Macken expressed her concerns regarding the drainage on site because there are presently pools at the rear of the applicant's property which is on a hill and she owns the three houses abutting the rear of the lot further down the hill and noted she has six sub pumps going for those three houses when it rains. She also inquired about landscaping and screening between the lots as well as the amount of parking necessary for seven apartments. Mr. Dellagalla stated that he is proposing two catch basins at the rear of the site. Mr. Kaufman stated that there are sections of the code that require screening between residential and commercial properties as well as parking requirements for office/warehouse/apartments.

Mrs. Battestelli noted drainage had been an issue on this lot since she was in grammar school. Mr. Cermele stated he has reviewed the drainage on this lot previously and will review the material the applicant submits.

Mr. Marks inquired what the solar panels would look like. Mr. Glover stated that the panel is black and it is not meant to be shiny, it will absorb the light and there will be no reflection back. Mr. Marks expressed his concern with the impact to the schools with these apartments. He was also concerned about the parking on site. Mr. Glover stated that they are proposing 27 parking spaces and there are two additional spaces for snow removal. During the summer months there will be 29 spaces on site.

In response to a comment made, if there are less than eight apartments, no AFFH units are necessary.

#### **MIANUS RIVER GORGE PRESERVE, INC.**

**99 East Middle Patent Road**

**95.04-2-27**

**Preliminary Subdivision**

**Rod Christie, Executive Director, Mianus River Gorge Preserve**

#### **Discussion**

The application for a subdivision of the existing 73.087-acre lot containing a single family house into a 4.2 acre building lot and a 68.887 acre non-building lot with a conservation easement. No new building lots will be created with the proposed subdivision. The property is located within the R-4A Zoning District.

Mr. Christie stated that a Conservation Easement was anticipated for this lot. The board had no comments or questions for the applicant. A public hearing was scheduled for April 24, 2017. The board will consider preliminary and final subdivision resolutions that evening.

**TURET**

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

**Preliminary Subdivision, Tree Removal, Steep Slope and Wetlands Permit**

**108.03-3-36, 108.03-3-38, 114.01-1-4, 108.03-3-39, 114.01-1-5**

**Tim Allen, PE Bibbo Associates**

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

**Consideration of 15<sup>th</sup> extension of time resolution**

The application is for preliminary subdivision plat, tree removal and wetlands permit approvals for the existing 8.28 acre lot into four residential building lots.

Mr. Kaufman stated that the applicant is actively engaged in addressing all of the conditions in the preliminary resolution of approval and is close to completing all of those conditions. The board was pleased with the progress of the applicant.

Mr. Carthy made a motion to approve the 15<sup>th</sup> extension of time resolution. Mr. Sauro second the motion and it was approved with four ayes. Mr. Jensen was not present for the vote.

**NYCDEP BOWLING ALLEY**

**1 George Smith Place**

**107.04-2-17**

**Maria Mandarino, NYCDEP**

**Discussion**

**Consideration of 4th Extension of Time Resolution**

The application is for wetlands permit approval for the proposed Wetland and Open Water Mitigation at the former Armonk Bowling Alley. The project compensates for the permanent loss of wetlands, open water and submerged aquatic vegetation (SAV) that will occur at three DEP-sponsored projects within the Kensico Reservoir Watershed. The Project proposes to restore the Bear Gutter Creek to its historic location, as a meandering stream, and create adjacent floodplain wetlands. A total of 3.13 acres of open water and wetlands would be created on the Bowling Alley Mitigation site. In order to achieve the stream realignment, approximately 0.05 acres (151 linear feet) of Bear Gutter Creek would be permanently filled, but this would be off-set by on-site habitat enhancement and creation.

Mr. Sauro made a motion to approve the extension of time resolution. Mr. Pollack made a motion to approve. It was second by Mr. Carthy and approved with four Ayes. Mr. Jensen was not present for the vote.

**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**

**Ralph Alfonzetti, PE. Alfonzetti Engineering PC**

**Consideration of Extension of Time Resolution**

The application for final subdivision plat, tree removal and steep slopes permit approvals were submitted for a six lot subdivision of the existing 10.067-acre parcel located within the R-1A Zoning District.

Mr. Sauro made a motion to approve the extension of time resolution. Mr. Carthy second the motion and it was approved with four ayes. Mr. Jensen was not present for the vote.

Mr. Sauro made a motion to adjourn the meeting. Mr. Carthy second the motion and it was approved with four ayes, Mr. Jensen was not present for the vote.

Meeting was adjourned at 8:01 p.m.