

**NORTH CASTLE PLANNING BOARD MEETING
15 BEDFORD ROAD – COURT ROOM
7:00 P.M.
July 10, 2017**

PLANNING BOARD MEMBERS PRESENT: Christopher Carthy Chairman
Steve Sauro
Michael Pollack – arrived at 7:25 p.m.
Gideon Hirschmann

Absent: Jim Jensen

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

Valerie B. Desimone
Planning Board Secretary
Recording Secretary

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

Joe Cermele, PE
Consulting Town Engineer
Kellard Sessions PC

Conservation Board Representative:
Peter Limburg

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

Chairman Carthy welcomed Gideon Hirschmann to the board and congratulated Mr. Pollack regarding the progress of the proposed legislation he initiated regarding the Application Processing Restrictions law which the Planning Board positively recommended to the Town Board.

PUBLIC HEARING:

ST. CHRISTOPHER'S, INC. [17-004]

1700 OLD ORCHARD ROAD

118.01-1-2

Animal Assisted Therapy

Ann Marie Sasso, Willow Hill Equities LLC

Discussion

Consideration of Site Plan Approval

Mr. Carthy read the affidavit of publication for the record. Mrs. Desimone noted all paperwork was in order for this application. No noticed neighbors were present.

Ann Marie Sasso was present for this application.

The applicant is proposing an animal assisted therapy program, including a prefabricated barn (goat house), chicken coop and barn, decorative windmill and fenced paddock. The +/- 36.72 acre property is located in the R-1A and R-2A zoning district.

Ms. Sasso discussed the items to be completed as noted in the resolution. The applicant did not have ARB approval which was one of the conditions in the resolution, based on advice from counsel the board requested the applicant get ARB approval and they would then consider the resolution again at the next meeting. The applicant was informed the next ARB meeting would be held on Wednesday, July 19, 2017.

Mr. Sauro made a motion to close the public hearing. Mr. Hirschmann second the motion and it was approved with three ayes. Mr. Pollack and Mr. Jensen were not present for the vote.

The board agreed to vote on the resolution at the 7/31/17 Planning Board meeting providing ARB approval was granted prior.

23 COWDRAY PARK DRIVE [17-010]

23 Cowdray Park Drive

102.03-2-28

Site Plan

Jon Halper, AIA Halper Architects LLC

Discussion

Consideration of Site Plan Approval

Present for this applicant was their professional Jon Halper.

Mr. Carthy read the affidavit of publication for the record. Mrs. Desimone noted all paperwork was in order for this application. No noticed neighbors were present.

Site plan application for the construction of an approximately 365 square foot staff quarters within the second story (attic) of the existing horse barn and to add an exterior egress stair from the proposed staff quarters to the ground.

Based on discussions with the applicant, the board and professionals, Under Other Conditions in the resolution 3 & 5 were removed from the final resolution of approval.

Mr. Sauro made a motion to close the public hearing. Mr. Hirschmann second the motion and it was approved with three ayes. Mr. Pollack and Mr. Jensen were not present for the vote.

Mr. Sauro made a motion to approve the resolution as amended. Mr. Hirschmann second the motion and it was approved with three ayes. Mr. Pollack and Mr. Jensen were not present for the vote.

SWISS RE LANDSCAPE FEATURE [17-011]

175 King Street

113.04-1-2

Amended Site Plan

Gerhard Schwalbe, PE Divney Tung Schwalbe

Lucia Chiocchio, Esq. Cuddy & Feder LLP

Discussion

Consideration of Site Plan Approval

Mr. Carthy read the affidavit of publication for the record. Mrs. Desimone noted all paperwork was in order for this application. No noticed neighbors were present.

Present for this application was Donna Maiello, Senior Associate, ASLA RLA Divney Tung Schwalbe.

Site plan application to construct a 10,000 square foot landscape feature with the Swiss Re name and corporate logo. In addition, the realignment of an existing gravel access drive and the removal of 5 trees. Furthermore, the installation of a planting plan around the proposed new landscape feature.

Ms. Maiello briefly reviewed the application for the board. She noted the purpose of this landscape feature was to provide onsite identification to the new solar array on site, to visitors on site and from the air. This will be located 95' west of the new solar array. This will require five invasive trees to be removed with 15 trees proposed to be planted as part of this approval. A decorative stone wall and landscaping are proposed around the landscape feature.

The board asked for an update regarding the landscaping plan for the solar array because they had looked at that while at the sitewalk for the landscape feature. The Director of Planning will review that condition in resolution and follow up.

Mr. Sauro made a motion to close the public hearing. Mr. Hirschmann second the motion and it was approved with three ayes. Mr. Pollack and Mr. Jensen were not present for the vote.

Mr. Sauro made a motion to approve the negative declaration. Mr. Hirschmann second the motion and it was approved with three ayes. Mr. Pollack and Mr. Jensen were not present for the vote.

Mr. Sauro made a motion to approve the resolution. Mr. Hirschmann second the motion and it was approved with three ayes. Mr. Pollack and Mr. Jensen were not present for the vote.

NEW AND CONTINUING BUSINESS:

AIRPORT CAMPUS [17-012]

113 King Street (Formerly MBIA)

118.02-1-1

Amended Site Plan

Mark P. Miller, Veneziano & Associates

Anthony Guccione, RLA John Meyer Consulting

Discussion

Present for this application was Mark Miller and Anthony Guccione.

Amended site plan approval and amended phasing approval to permit the construction of 78 at grade off-street parking spaces adjacent to the existing 1820's house.

Mr. Miller provided a brief summary of the site for the board to bring them up to date and noted this application will enable the applicant to address the existing parking demand timely as well as cost efficient. Mr. Miller noted his client would like a public hearing for this application at the September 11, 2017 Planning Board meeting.

In response to Mr. Cermele's comment, Mr. Guccione stated that they are working with the NYCDEP in regards to this application since the site borders the watershed. Mr.

Cermele stated if it was not finalized in time for the hearing that could be made a condition of approval in the resolution.

Mr. Guccione will inform the board once the site has been staked for a site walk. A public hearing was scheduled for the September 11, 2017 Planning Board meeting. The applicant was aware of the July 31, 2017 submission deadline for this meeting.

**TEDESCO [15-121]
1462 Old Orchard Street
Section 123.01-1-1 & 15
2 Lot Subdivision
Nathaniel J. Holt, Holt Engineering & Consulting
Discussion**

The applicants professional requested that this application be moved to the July 31, 2017 Planning Board meeting.

Application for preliminary subdivision approval of a two lot residential subdivision in the R-1A Zoning District. The site is currently a 1.7-acre single family lot and a 1.05 acre abandoned right-of-way parcel.

**PLEASANT GROOMING [17-014]
1 Labriola Court
107.04-2-23
Zoning Text Amendment –Referral from Town Board
Leslie Maron, Esq. Maron & Mazzanti
Discussion**

Present for this application were the applicants Stu Zuckerman and Tyler Stuart and their attorney Les Maron.

Referral from Town Board regarding zoning text amendment to permit Pleasant Grooming to move to and operate at a new location in the RELIP Zoning District.

Mr. Maron presented his client's case regarding the relocation of their existing business in Armonk and how this new location was a great and isolated location for his client. He has reviewed staff's comments and did not have any real issues with those comments but asked to discuss the comment regarding the 50' separation between the entrance doors of this site and the Terminex business next door.

After discussions with the applicant and the board it was agreed that language would be updated to include customer access/entrance and 4 or 5 parking spaces would be

designated for 10 minutes parking to load and unload the dogs at the customer entrance which would help prevent interaction with other tenants or their clients on site.

In response to comments made by the board members. The applicants and/or their attorney made the following comments. Their offices will be sound proof and a maximum of 9-10 dogs will be boarded overnight at a time and there will be full time staff on site during all overnights. The dogs will not be in a pen outside, they will be kept inside except when taken outside on a leash for walk and the rear exit will be used when walking the dog. These offices are located at the corner of the building and the exit is located close to the side yard where there is some grass. The applicant cleans up after the dog after each walk.

Mr. Carthy liked the idea that with this zoning text amendment an existing business will be able to grow remain in town.

Mr. Pollack agreed and also noted that there is adequate location for outside use for leashed dogs at this location and wanted to make sure the legislation is updated to include some wording to this effect. Mr. Kaufman will include wording similar to: shall provide adequate or support appropriate or provide sufficient access to outside use of leashed dogs.

After all questions were asked and answered, the board was ready to make a recommendation to the Town Board.

Mr. Pollack made a positive recommendation to the Town Board as amended with comments as noted above. Mr. Sauro 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. It was second by Mr. Pollack and approved with four ayes. Mr. Jensen was not present for the vote.

Meeting was adjourned at 7:55 p.m.