

**NORTH CASTLE PLANNING BOARD MEETING
15 BEDFORD ROAD – COURT ROOM
7:00 P.M.
Monday – November 6, 2017**

PLANNING BOARD MEMBERS PRESENT:

Steve Sauro, Acting Chairman
Gideon Hirschmann
Jim Jensen

Absent:

Christopher Carthy, Chairman
Michael Pollack

Joe Cermele, PE
Consulting Town Engineer
Kellard Sessions Consulting, PC

ALSO PRESENT:

Adam R. Kaufman, AICP
Director of Planning

Valerie B. Desimone
Planning Board Secretary
Recording Secretary

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

Conservation Board Representative:
John Krupa

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

APPROVAL OF MINUTES:

October 23, 2017

There was not a quorum of those present at this meeting to vote on the minutes.

Mr. Sauro welcomed John Krupa, Conservation Board Representative.

PUBLIC HEARING:

**CARDONA [16-036]
15 Bedford Banksville Road
102.04-1-17
Site Plan
John Scarlato, AIA
Ralph Alfonzetti, PE Alfonzetti Engineering
Discussion
Consideration of Negative Declaration
Consideration of Site Plan and Special Use Permit approval**

Site plan application for the construction of a 1,520 square foot 3 bay accessory garage and the conversion of the existing residence to an office and apartment within the CB-B Zoning District.

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

Present for this application was John Scarlato and Ralph Alfonzetti.

Mr. Scarlato presented the application to the board and noted the apartment would be on the second floor and the office would be on the first floor. The equipment and vehicles for the business would be stored inside the garage. Driveway and parking improvements are proposed. He also noted he had ARB approval for this application.

Mr. Kaufman stated that in the draft resolution there was a condition stating that all equipment and vehicles for the business will be stored inside the garage. He also noted that there is also a condition in the resolution that the applicant needs to verify that no wetland permit was necessary and if necessary the applicant will have to return to the board for approval. Mr. Scarlato stated that they have NYCDEC sign off and that should be sufficient for local sign off as well. He will submit this prior to the plans being signed off. Mr. Scarlato had no further comments.

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

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

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

OAMIC INGREDIENTS INC. [17-016] – adjourned to 11/20/17
6 Labriola Court
107.04-2-19
Amended Site Plan
Mark Miller - Veneziano & Associates
James Ryan, John Meyer Consulting
Discussion

Mr. Sauro stated this application as adjourned until the November 20, 2017 meeting.

Mr. Kaufman noted the applicant made a submission earlier today. He also noted that the special consultant hired for this application may not be prepared for the next meeting.

NEW AND CONTINUING BUSINESS:

SINGER [08-071]
1 Quarter Mile Road
107.04-1- 25
Paul R. Sysak, RLA, ASLA, John Meyer Consulting, PC
Consideration of extension of time resolution

Present for this application was the applicant Mr. Singer. Mr. Singer stated that they will move forward with the application this year. They had some family issues last year which prevented this from moving forward. He has three contractors and has received two bids. He noted there were some minor changes to the plans for some cost savings for the project. Mr. Kaufman stated that Mr. Singer should follow up with Mike Cromwell and Joe Cermele regarding these minor changes and see if they could consider them as field changes.

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

Mr. Sauro asked for a motion to adjourn the meeting. Mr. Hirschmann made a motion to adjourn. It was second Mr. Jensen and approved with three ayes. Mr. Carthy and Mr. Pollack were not present for the vote.

Meeting adjourned at 7:12 p.m.