

**NORTH CASTLE PLANNING BOARD MEETING  
15 BEDFORD ROAD – COURT ROOM  
7:00 P.M.  
Monday – April 9, 2018**

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PLANNING BOARD MEMBERS PRESENT: Christopher Carthy, Chairman  
Steve Sauro  
Jim Jensen  
Gideon Hirschmann

Planning Board Member Absent: Michael Pollack

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

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

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

Valerie B. Desimone  
Planning Board Secretary  
Recording Secretary

Conservation Board Representative:  
George Drapeau

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

**APPROVAL OF MINUTES:**

**March 12, 2018**

Mr. Sauro made a motion to approve the March 12, 2018 minutes, Mr. Jensen second the motion and it was approved with four ayes. Mr. Hirschmann abstained.

**MONTELEONE [18-009]**

**62 Whippoorwill Road East**

**107.02-3-32**

**Special Use Permit**

**Kory Salomone, Esq. the Law Office of Kory Salomone, P.C.**

**Discussion**

**Consideration of Special Use Permit Resolution**

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

Present for this application were Mr. & Mrs. Monteleone and their attorney Kory Salomone.

Mr. Salomone stated the applicant is proposing an accessory apartment located in an existing accessory structure on the property.

The board had no further comments at this time. Mr. Sauro made a motion to close the public hearing, it was second by Mr. Jensen and approved with four ayes. Mr. Pollack was not present for the vote.

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

**MADONNA [10-031]**

**Route 128- Mount Kisco Road**

**108.01-1-30.3**

**Site Plan**

**Kory Salomone, Esq. The Law Office of Kory Salomone, PC**

**Frank Madonna, Applicant**

**Consideration of Water Main Extension Bond**

**Consideration of Wetland Mitigation Bond**

Mr. Sauro made a positive motion to recommend the Water Main Extension Bond and the Wetland Mitigation Bond to the Town Board. Mr. Jensen second the motion and it was approved with four ayes. Mr. Pollack was not present for the vote.

**SANTOMERO BUILDING [12-005]**

**868 North Broadway**

**122.12-5-63**

**Amended Site Plan Approval**

**Joseph Riina, PE Site Design Consultants**

**P Daniel Hollis, Esq: Shamberg Marwell Hollis Andreyck Laidlaw PC**

**Lou Levy, Lou Levy Construction**

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

Mr. Carthy made a motion to adjourn the public hearing until May 14, 2018; this will provide the applicant more time to complete their ARB and ZBA approvals. Mr. Sauro second the motion and it was approved with four ayes. Mr. Pollack was not present for the vote.

**NEW AND CONTINUING BUSINESS:**

**TEDESCO [15-121]**

**1462 Old Orchard Street**

**123.01-1-1 & 15**

**2 Lot Subdivision**

**Nathaniel J. Holt, Holt Engineering & Consulting**

**Discussion**

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. Applicant was referred to the ZBA and was granted approval from the ZBA.

The applicant requested this application be adjourned until the April 23, 2018 Planning Board meeting because their professional was unable to attend this evening.

**OAMIC INGREDIENTS INC. [17-016]  
6 Labriola Court  
107.04-2-19  
Amended Site Plan for Change of Use  
Mark Miller - Veneziano & Associates  
James Ryan, John Meyer Consulting  
Discussion**

Present for this application was Jim Ryan and applicant Steven Gu.

Mr. Ryan discussed the status of some of the items in the approved resolution with the board as well as moving condition #16 to prior to the issuance of a building permit. The board was agreeable to these minor changes.

Mr. Carthy made a motion to approve the amended resolution. Mr. Sauro second the motion and it was approved with four ayes. Mr. Pollack was not present for the vote.

The applicant noted they will submit the bond estimate tomorrow.

**NYCDEP BOWLING ALLEY [13-045]  
1 George Smith Place  
107.04-2-17  
Maria Mandarino, NYCDEP  
Discussion  
Consideration of 5th Extension of Time Resolution**

Mr. Jensen recused himself from this application.

Mr. Sauro made a motion to approve the extension of time resolution. Mr. Hirschmann second the motion and it was approved with three ayes. Mr. Jensen has recused himself from this application and Mr. Pollack was not present for the vote.

**IBM OLD POST ROAD BEDROCK TEST WELLS [18-015]**

**43 Old Post Road**

**Section 113.02-1-17**

**Discussion**

**Consideration of Administrative Wetlands Permit Processing**

Mr. Cermele stated that this project is for test wells. If the test is positive, the site could be a potential location for new municipal wells. Mr. Kaufman stated that this application has limited impact and will not have any negative environmental impact on the wetland. The board determined that the application was minor in nature and an administrative wetland permit could be issued.

Mr. Sauro made a motion to approve the administrative wetland permit. Mr. Hirschmann second the motion and it was approved with four ayes. Mr. Pollack was not present for the vote.

Meeting adjourned at 7:22 p.m. Mr. Sauro made a motion to adjourn the meeting. Mr. Carthy second the motion and it was approved with four Ayes. Mr. Pollack was not present for the vote.