

**NORTH CASTLE PLANNING BOARD MEETING  
15 BEDFORD ROAD – COURT ROOM  
7:00 P.M.  
June 25, 2018**

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

ALSO PRESENT: Adam R. Kaufman, AICP  
Director of Planning  
  
Joseph M Cermele, PE CFM  
Consulting Town Engineer  
Kellard Sessions Consulting, PC  
  
Roland A. Baroni, Esq. Town Counsel  
Stephens, Baroni, Reilly & Lewis, LLP

Conservation Board Representative: Co–Chairman Jane Black

Absent: Valerie B. Desimone  
Planning Board Secretary  
Recording Secretary

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

**APPROVAL OF MINUTES:**

**May 14, 2018**

Mr. Sauro made a motion to approve the May 14, 2018 minutes. Mr. Pollack second the motion and it was approved with 5 ayes.

**May 31, 2018**

Mr. Jensen made a motion to approve the May 31, 2018 minutes. Mr. Sauro second the motion and it was approved with 3 ayes. Mr. Pollack and Mr. Hirschmann abstained.

**June 11, 2018 – Meeting was cancelled – no agenda items – no minutes**

**PUBLIC HEARING:**

**34 CREAMER ROAD [18-002] - open & immediately adjourn to 7/9/18**

**34 Creemer Road**

**108.04-2-14**

**Single Family Home Site Plan**

**Ralph Alfonzetti, PE Alfonzetti Engineering**

**Joseph Palumbo, AIA JM Palumbo Architect LLC**

**Discussion**

No one was present this evening.

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

Mr. Kaufman noted that the board needed the Conservation Board recommendation before the Planning Board could consider site plan approval. The memo will be finalized for the for the next meeting on July 9, 2018. Mr. Carthy asked for a motion to adjourn the Public Hearing, Mr. Pollack made a motion to adjourn until July 9, 2018., Mr. Sauro second the motion and it was approved with five ayes.

**NEW AND CONTINUING BUSINESS:**

**11 NEW KING STREET PARKING GARAGE [09-032]**

**11 New King Street**

**119.03-1-1**

**Special Use Permit referral from Town Board**

**Bill Null, Esq. Cudy & Feder**

**Discussion**

**Recommendation from the Town Board.**

Mr. Null updated the board with the status of the application and noted that the application has not really changed since the last time it was before the board. The only change was to the circulation of cars entering and exiting the site which will enhance the flow of the interior flow. There have been conversations regarding a wetland bank for projects that cannot provide all of the required mitigation on site. Kellard sessions confirmed the amount of wetland mitigation on site. Mr. Null stated that he has reviewed the FP Clark Memo as well as the Director of Planning's memo and noted he has been working with the other governmental agencies on this application like the NYSDOT, NYCDEP and Westchester County Board of Health.

Discussions were had regarding the next steps for this application with Town Board and other agencies. The applicant reviewed at the board's request the status of the green

roof, three traffic signals and the traffic patterns entering/exiting/ on site with some physical barriers/bollards (candlesticks) for clarity on site.

In response to Mr. Hirschmann comment, Mr. Null briefly reviewed the changes with the application and steps taken to get to this point.

In response to a comment from the board. Mr. Kaufman stated that the applicant is looking to schedule a public hearing.

Mrs. Black briefly updated the board with the status of the Conservation Board and meetings that have taken place and stated her board looks forward to reviewing these recent plans.

Mr. Null reviewed some of the items studied in the findings statement.

The board agreed to have Mr. Kaufman prepare a recommendation with some specific issues addressed in the recommendation for review and consideration at the next meeting. Mr. Baroni reviewed the next steps the board can take with this applicant as well as with the Town Board.

The board scheduled a public hearing for the July 9, 2018. The director of planning will work on the recommendation for the board to review. At Mr. Pollack's request the applicant will submit full size set of plans for the boards review at the next meeting.

Mr. Carthy asked for a motion to schedule a public hearing for July 9, 2018. Mr. Sauro made a motion to approve, it was second by Mr. Pollack and approved with five ayes.

Mr. Kaufman was asked to follow up with the fire department.

The Conservation Board has their next meeting on July 17<sup>th</sup> and Mrs. Black was not sure if they could grant an approval in one meeting and they do not meet in August. She noted that the applicant has previously made a presentation to the board but her board has not seen the most recent version of the plan. Mr. Null noted he has been on a site walk with the CB and the mitigation land bank has since been approved by the Town Board. Mr. Baroni suggested a work session with the CB and the applicant regarding this application. Mrs. Black will work on that with the CB secretary.

Mr. Carthy made a motion to refer this application to the Conservation Board. Mr. Sauro second the motion and it was approved with five ayes. (work session was scheduled for Friday, July 13, 2018 at 4:00 p.m.)

**AIRPORT CAMPUS [18-019]  
113 King Street (Formerly MBIA)  
118.02-1-1  
Zoning Referral from Town Board  
Mark P. Miller, Veneziano & Associates  
Discussion**

Recommendation from the Town Board to the Planning Board. The Town Board declared its intent to act as lead agency at that meeting as well.

Also present for this application was Anthony Guccione, John Meyer Consulting and the applicants Steve Wise and Jeff Wringler.

Mr. Miller noted that the referral includes some zoning text amendments to permit some additional uses in the DOB-20A zone and a special permit for hotel use and residential use. This will also require an amendment of the preliminary development concept plan, zoning text amendment and special permit are all within the jurisdiction of the Town Board and once that process was complete the applicant will come to the Planning Board for site plan approval and any potential subdivision is applicable.

Mr. Miller oriented the board with the site and surrounding properties, he noted this site was approximately 38 acres. He then went through the approvals granted over time for the site and what is there today. He noted MBIA acquired 16/17 of the lots on Cooney Hill Road. He reviewed the approvals granted after the acquisition of the Cooney Hill lots and noted the pressures these large office buildings are having with keeping tenants on site within the existing permitted uses for the zoning district. The applicant is proposing a hotel use along with 151 multifamily unit building, the residential building is proposed where the expansion was originally proposed. The average unit will be about 1,200 square feet and the building will be about 205,000 square feet with 305 parking spaces below the building. The height will be 85' and a berm is proposed and photos will be shown so you can see what can and can't be seen from King Street. The applicant is also proposing 22 Town Houses.

Mr. Wringler noted that the 85' is the maximum height permitted per the NYS code for structured parking with wood framing above, he is hoping to keep it to 65-70 feet tall.

The board was concerned with the height of the building and its visual impact. The board also concerned about the mixture of uses on site.

In response to a comment from Mr. Hirschmann, Mr. Wise stated that there has been some serious interest in the hotel and residential component. They have explored the north and south building for hotel conversion. He stated that there was great sensitivity to stay within the originally approved footprint since the impacts and studies were previously conducted before with the original footprint would fall into the same category. That was a guiding reference point. Part of the planning is to see what would work together on site. Mr. Hirschmann stated he would like some additional information like the amount of traffic this use would generate and pedestrian traffic due to the requested change from office to residential and hotel use.

In response to Mr. Jensen's comment. Mr. Miller reviewed the next couple of steps in the process.

**CVS [12-008]**

**450 Main Street**

Section 108.01 Block 6, Lots 22 & 27

Janet Giris, Esq. Delbello Donnellan Weingarten Wise & Wiederkehr LLP

Discussion of field change

Mr. Cermele updated the board with the status of the CVS application. There has been a lot of work with the CVS neighbor at 12 Maple Avenue to install a sidewalk along the driveway towards Maple Avenue. Due to the expense of moving the telephone pole, the board agreed to keep the pole in its present location and in exchange, the applicant will build a sidewalk along the driveway towards maple avenue. Twelve Maple Avenue site will now have a curb cut along the driveway and no longer use the curb cut from Maple Avenue any longer. Based upon these comments, Mr. Sauro made a motion to approve the field change, Mr. Pollack second the motion and it was approved with five ayes.

**17 CREEMER ROAD [16-030]**

**17 Creemer Road**

108.04-2-4.2

Joseph Daniels

Consideration of plantings bond release

Based upon the recommendation from the Town Engineer who noted all the landscaping was done and in place. Mr. Carthy made a motion to approve the release of the planting bond for 17 & 19 Creemer Road. Mr. Sauro second the motion and it was approved with fives.

**19 CREEMER ROAD [16-031]**

**19 Creemer Road**

108.04-2-4.1

Joseph Daniels

Consideration of plantings bond release

No one was present for this application.

Based upon the recommendation from the Town Engineer who noted all the landscaping was done and in place. Mr. Carthy made a motion to approve the release of the planting bond for 17 & 19 Creemer Road. Mr. Sauro second the motion and it was approved with fives.

**NYCDEP KENSICO RD CLOSURE TRAFFIC IMPROVEMENT [12-013]**

**Intersection of King St. (Rt 120) at Nannyhagen Rd**

**North Broadway at Route 22**

The DEP is proposing various traffic improvement measures to several intersections affected by the closure of Westlake Drive across the Kensico Dam.

NYCDEP - Maria Mandarino, PE Capital Planning, Chief

Consideration of 3<sup>nd</sup> extension of time site plan approval

No one was present for this application.

Mr. Carthy made a motion to approved the extension of time resolution. Mr. Sauro second the motion and it was approved with four Ayes. Mr. Jensen abstained.

**DEMASI/FEIT/GIZZI LOT LINE CHANGE [15-155]**

**6, 4 & 8 HUNTER DRIVE**

101.03-4-6&5

Lot Line Change

Barry Naderman, PE, Naderman Land Planning & Engineering

Consideration of 2<sup>nd</sup> extension of time resolution

No one was present for this application.

Mr. Carthy made a motion to approved the extension of time resolution. Mr. Sauro second the motion and it was approved with five ayes.

**23 COWDRAY PARK DRIVE [17-010]**

**23 Cowdray Park Drive**

**102.03-2-28**

**Site Plan**

**Jon Halper, AIA Halper Architects LLC**

**Consideration of Site Plan extension of time**

No one was present for this application.

Mr. Carthy made a motion to approved the extension of time resolution. Mr. Sauro second the motion and it was approved with fives.

**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**

Mr. Cermele stated that the applicant had previously come before the board to build a small barn and fenced in area for the goats and some chickens. He conducted his final inspection last week and the barn was rotated 90 degrees but was still within the confines of the pen. The chicken coup was moved just outside the fenced in area and it is in a better location and they slightly encroached into the wetland buffer, about 10' and if the board is alright with it, an administrative wetland permit would work. The board and Jane Black, Conservation Board Co-Chairman agreed that an administrative wetland permit would be acceptable in this case.

Mr. Carthy made a motion to approve the requested field change and authorize the wetlands permit amendment to be handled administratively. Mr. Pollack second the motion and it was approved with five ayes.

## **Town Comprehensive Plan**

The board discussed the Town Comprehensive Plan and agreed to read it prior to the work session. The priority recommendations are listed at the rear of the book. Mr. Kaufman briefly summarized some items in the plan: maintaining our residential neighborhoods as they are now, provide for additional types of housing that are lacking in town now, improving quality of life in the hamlet centers and providing a better street scape in all of the hamlets - especially on North Broadway and in North White Plans and then how do we implement those goals. A work session was scheduled for August.6, 2018 at 7:00 p.m. in the Courtroom.

Mr. Carthy made a motion to adjourn the meeting. Mr. Pollack second the motion and it was approved with 5 ayes. Meeting adjourned at 8:37 p.m.