

**NORTH CASTLE PLANNING BOARD MEETING
15 BEDFORD ROAD – COURT ROOM
7:00 P.M.
October 5, 2016**

PLANNING BOARD MEMBERS PRESENT: John P. Delano, Chairman
 Christopher Carthy
 Jim Jensen
 Michael Pollack

Planning Board Member Absent: Steve Sauro

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

Joseph Cermele, PE
Consulting Town Engineer
Kellard Sessions PC

Conservation Board Representative:
Zenaida Bongaarts, Co-Chairman

:

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

Mr. Delano noted Zenaida Bongaarts was present from the Conservation Board this evening.

CONTINUING BUSINESS:

PERNA

9 Windmill Place

Section 102.01, Block 1, Lot 38

Site Plan

Joseph Riina, PE Site Design Consultant

Discussion

Present for this application was the property owner, Mr. Perna.

The application for the construction of retaining walls, tree removal and fill placement for a rear yard expansion. This project was originally referred to the Planning Board from the Residential Project Review Committee and was previously approved by the Planning Board on May 28, 2015, but has subsequently expired. The resubmitted project is identical to the previously approved site plan.

Mr. Delano briefly reviewed the application for the board as noted above. The board re-schedule the neighbor notification for the October 24, 2016 Planning Board meeting.

PINKUS

5 COWDRAY PARK DRIVE

102.04 - 1 - 28

Special Use Permit - Accessory Garage

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

Discussion

Present for this application was Kory Salomone, attorney for the applicant and Petra Garza, Architect for the applicant.

This application is for the construction of a 1,600 square foot, two story, two tandem car garage/barn on a 12.6-acre lot located within the R-2A Zoning District.

Mr. Kaufman stated that he had received a memo from the Town Engineer stating no wetland permit was necessary. He also noted that he had no issues with this application. The board agreed that a site walk was not necessary for this application.

Mr. Delano noted a couple of typos on the plan sp-100 and the applicant will address those comments. He also inquired about the drains that were shown on the plans and wanted to know where and how they were connected. The applicant will update the plans and resubmit that information.

A public hearing was scheduled for the October 24, 2016. If the applicant can get ARB approval prior to the meeting a resolution will also be considered the same evening, if ARB is not granted, the public hearing can be adjourned until approval is granted.

SEDRISH

22 Smith Farm Road

Section 102.02, Block 1, Lot 39

Swimming Pool

Edward Figura, RLA, CPESC Benedek & Ticehurst Landscape Architects and Site Planners, P.C.

Consideration of 3rd extension of time resolution

Mr. Delano asked for a motion to approve the extension of time resolution regarding the Sedrish application. Mr. Carthy made a motion to approve, it was second by Mr. Pollack and approved with four ayes. Mr. Sauro was not present for the vote.

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 14th extension of time resolution

Mr. Kaufman noted that the applicant is actively working on complying with all of the conditions in the preliminary subdivision resolution. Plans have been submitted to the Town for review. He recommended the board grant approval.

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

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

Meeting was adjourned at 7:08 p.m.