

**NORTH CASTLE PLANNING BOARD MEETING
15 BEDFORD ROAD – COURT ROOM
7:00 P.M.
February 11, 2019**

PLANNING BOARD MEMBERS PRESENT:

Christopher Carthy, Chairman
Steve Sauro
Michael Pollack
Jim Jensen
Gideon Hirschmann

Also Present:

Adam R. Kaufman, AICP
Director of Planning

Joe Cermele, P.E.
Kellard Sessions

Valerie B. Desimone
Planning Board Secretary
Recording Secretary

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

Conservation Board Representative:
George Drapeau

APPROVAL OF MINUTES:

January 14, 2019
January 28, 2019

The minutes were adjourned to the next meeting.

NEW AND CONTINUING BUSINESS:

**GORDON [19-003]
257 East Middle Patent Road
88.04-1-13
Site Plan
Patrick M. Croke, AIA
Discussion**

Present for this application was the applicant's professionals Patrick Croke, architect for the project and the engineer Alan Pilch.

114 acre lot in the R-4A Zoning District with an existing single family residence, detached garage, small lakeside cabin and swimming pool.

The Applicant is proposing the following:

- New 847 square foot pool house with an additional 566 square feet of covered terraces adjacent to the existing swimming pool
- New tennis court with adjacent small cabana with a small covered terrace.
- New septic system to serve the pool house
- New well to provide domestic water to the main house and the pool house.

Mr. Croke presented the application as noted above. He also presented an aerial view of the site and provided additional details to the plans. He then presented an overall site plan and description of the buildings on site.

Mr. Pilch reviewed the septic system design and stormwater management aspects.

Mr. Pilch stated that deep hole tests were witnessed by Westchester County Health Department and percolation tests were also performed on site. He Preliminarily designed storm water management facilities and noted a rain garden is proposed near the pool and a drench drain is proposed near the tennis court that will get to a bio retention area. He will prepare the SWPPP and submit that to the Westchester County Health Department.

It was confirmed that the applicant was before the Planning Board because the pool Cabana was over 800 square feet. In response to comments from Mr. Hirschmann, Mr. Cermele reviewed the comments in his memo.

In response to comments from Mr. Pollack, the applicant reviewed the wetland mitigation proposed on site.

Discussions were had regarding best ways to move forward with this application, creating a new building lot for the pool and pool house or going before the ZBA for a variance. Discussions were had regarding the existing zoning and how an accessory structure cannot be larger than 25% of the principal dwelling and how an accessory use

cannot be on its own lot without a primary use. Mr. Kaufman reviewed what would be needed in order to subdivide the lot. Mr. Croke noted that when he had preliminary meetings with the Town, Mr. Kaufman raised the option of a subdivision and Mr. Croke discussed that with his client at the time and his client was not interested in a subdivision.

Mr. Croke noted in the Town of Bedford they have paper subdivisions where you show it on paper and it is not an actual subdivision. Mr. Kaufman stated that was not an option within the North Castle zoning code. He noted the only other option was servant's quarters but that is not what is proposed. Continued discussions were had regarding the best way for the applicant to proceed regarding his application.

Mr. Carthy asked Mr. Baroni if it would be appropriate for the Planning Board to recommend this applicant go before the Zoning Board when there is another method of accomplishing what the applicant is presenting to the board by subdividing the lot. He realizes this is not typical of the Planning Board but in this case the lot is over 100 acres, would this be appropriate for the board to do? Mr. Baroni reminded the board that the applicant would be requesting 100% of the variance. Continued discussions took place regarding this application.

The board suggested going to the ZBA and see if they get approval and if they don't they can return to the Planning Board for a subdivision. Mr. Croke will discuss these options with his client. The board suggested the referral to the ZBA be made so the applicant can proceed accordingly once a decision is made. Mr. Carthy noted that is what the ZBA is for to adjudicate the anomalies.

Mr. Carthy made a motion to refer this application to the ZBA. Mr. Hirschmann second the motion and it was approved with five ayes.

Mr. Kaufman suggested the applicant submit an application to the Conservation Board and Architectural Review Board while the applicant is working with the ZBA.

Mrs. Desimone informed the applicant the ZBA submission deadline was noon tomorrow.

MISTIS PROPERTIESS Inc. [19-004]

176 Virginia Road

122.16-1-3

Site Plan

Stephen Berte, Fusion Engineering PC

Discussion

APPLICANT REQUESTED AN ADJOURNMENT

IBM PARKING LOT EXPANSION [17-017]

1 North Castle Drive

Section 108.03-1-62

Amended site plan for construction of additional off-street parking

Pietro Catizone, PE Catizone Engineering, PC

Consideration of extension of time resolution

Present for this application was Peter Catizone, PE and his apprentice 10-year-old Peter Catizone Junior.

Mr. Catizone stated that at this time his client was looking for a one-year extension of time. His client is definitely building the patio project in 2019 and is not sure of the rest of the project at this time.

Mr. Carthy welcomed Mr. Catizone Jr. to the meeting and thanked him for recording the meeting this evening. Mr. Catizone introduced his apprentice to the board. Mr. Catizone Junior stated that this meeting was so interesting. The board and professionals welcomed Mr. Catizone Jr. to the meeting. Mr. Catizone Jr. continued to say that whenever he sees his dad at a meeting and doing all this stuff he is quite impressed at all he knows how to do. The board thanked him for his comments and noted they were impressed with him as well.

Mr. Hirschmann made a motion to approve the extension of time resolution. It was second by Mr. Pollack and approved with five ayes.

WORKSESSION:

TOWN COMPREHENSIVE PLAN [18-036]

Discussion of implementation of priority recommendations

The board and professionals continued discussing the list of items to be implemented by each agency and ranked them in order of importance from the recently adopted Town Comprehensive plan. The board wanted to make sure that all of the items were broken down appropriately to better enable each agency to move forward most expeditiously.

Mr. Carthy made a motion to adjourn the meeting. Mr. Hirschmann second the motion and it was approved with five ayes. Meeting adjourned at 8:57 p.m.