

**NORTH CASTLE PLANNING BOARD
WORK SESSION
15 BEDFORD ROAD – COURT ROOM
5:00 – 6:30 P.M.
September 9, 2019**

PLANNING BOARD MEMBERS:

Christopher Carthy, Chairman
Steve Sauro
Michael Pollack
Jim Jensen - Absent
Lawrence Ruisi

Also Present:

Adam R. Kaufman, AICP
Director of Planning

Joe Cermele, PE
Kellard Sessions Consulting

Valerie B. Desimone
Planning Board Secretary
Recording Secretary

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

**MARIANI RESIDENTIAL [18-021]
45 Bedford Road
108.03-1-65
Special Use Permit - Referral from Town Board
Site Plan application
Anthony Veneziano Jr. Esq. Veneziano & Associates
Discussion**

Planning Board Site Plan, Wetlands Permit and Tree Removal Permit. The proposal provides for 43 residential units containing 76 bedrooms in four buildings.

The two buildings closest to Bedford Road comprise of 4 four-bedroom 'A' units, with 2 such units in each building. Behind the 'A' units and along the western side of the property is the 'B' building, which contains 16 units, including 10 one-bedroom units, 2 two-bedroom units, and 4 three-bedroom units. At the rear of the site, closest to Route 22, is the 'C' building, which contains 23 units. Those units are distributed as follows: 14 one-bedroom units, 7 two-bedroom units, and 2 three-bedroom units. In accordance with the Zoning Code, 5 of the units will be AFFH units. All of the units will be rental units.

Present for this application was Rob Aiello, Mark Miller and Jon Halper.

Mr. Kaufman stated that the zoning was in place for this application and approved by the Town Board. The Town Board has referred the Special Use Permit to the Planning Board for its comment and review.

The Planning Board discussed the following at the work session. Building Height; Unit A orientation; Landscaping plan and maintenance of landscaping in right of way; sidewalks to Armonk Square; sidewalks to Maple Avenue bus stop and continued sidewalk to Route 22 with a crosswalk into Business Park; easement along Maple Avenue frontage; traffic impacts to Maple Avenue & Bedford Road intersections from this project and unbuilt future projects as well as financial impacts for future improvements; sewer and water supply and sewage disposal facilities.

Mr. Carthy made a motion to adjourn, it was second by Mr. Sauro and approved with four ayes. Meeting was adjourned at 6:30 p.m.