

**WORK SESSION
NORTH CASTLE TOWN BOARD & PLANNING BOARD
15 BEDFORD ROAD – COURT ROOM
6:00 P.M.
March 11, 2013**

TOWN BOARD MEMBERS PRESENT:

Howard Arden, Supervisor
Michael Schiliro
John Cronin
Diane DiDonato Roth
Steve D'Angelo

PLANNING BOARD MEMBERS PRESENT:

Arthur Adelman, Chairman
John Delano
Steve Sauro
Guy Mezzancello
Christopher Carthy

ALSO PRESENT:

Anne Curran, Town Clerk; Adam R. Kaufman, AICP, Director of Planning; Joseph Cermele, PE Consulting Town Engineer, Kellard Sessions PC; Roland Baroni, Esq. Town Counsel - Stephens, Baroni, Reilly & Lewis, LLP; Valerie B. Desimone, Planning Board Secretary, Recording Secretary; Conservation Board Representative, John Fava & Larry Nokes; Sal Misiti, Superintendent of the Sewer & Water Department.

MADONNA

Route 128 - Mount Kisco Road

Section 2, Block 12, Lot 3

Proposed Senior Housing on site

Discussion

Also present for this application was the applicant Frank Madonna and his attorney Anthony Veneziano, Esq. Veneziano & Associates. Approximately 10 residents were also present of which two lived on Old Mount Kisco Road, Kyra Goldsmith and Christine Eggleton.

The meeting was called to order at 6:08 p.m.

Mr. Veneziano stated that he would like to review the proposals this evening with the boards and was looking for some direction as to which proposal is preferred for the Madonna property which is comprised of three lots that total 3.6 acres and are zoned R-1A or R-10. The lots border Route 128 and Old Mount Kisco Road. The first proposal is not the preference of his client but

noted the application is an as of right proposal for 6 single family homes with four bedrooms approximately 3,600. Square feet with a market price of \$1,100,000. The second proposal is for 14 Town Houses, 12 of them would have 3-bedrooms and be approximately 2,500 sf units with a market price of \$850,000. and the other two units would be 1,200 sq ft MIU's. The last proposal is 18 Town Houses, 16, 2-bedroom 2,000 sf units with a market price of \$700,000. and 2, 1,200 sq ft MIU'S. His client feels the best market for his property is proposal #3 which is geared for a family that is downsizing and wants to remain in town. His client does not have an interest in the first proposal.

Discussions were had at this time regarding sewer and water on site as well as for the sewer and water in the abutting areas surrounding this site. The sewer treatment capacity for the town was also discussed at this time. The applicant inquired about credits for this site and Sal Misiti, Sewer and Water Superintendent noted that there are no credits that he is aware of, there are only credits for nitrogen. In response to Mr. Veneziano's comment an unidentified resident who lives on Old Mount Kisco Road stood up and said that there were no failing septic systems in the neighborhood that she was aware of.

Mr. Misiti stated that Water District #4, which these lots are located in, is at the limit and they are presently looking for an alternate site to accommodate the water usage in District #4.

John Nonna, prior Mayor of Pleasantville and retired legislator stated that he worked with the Madonna family in Pleasantville and the Madonna family is reasonable to work with and they are reputable and competent developers.

In response to Mr. Carthy's comment regarding what is being done about the water situation in District #4. Mr. Misiti stated that test wells are being dug behind the sewer plant and there were some wells in Whippoorwill Ridge that have not been used in 12 years. These wells have high iron content and that is being looked into as well. Mr. Misiti wants to make sure that the wells are not overburdened. It was noted that IBM has two wells but could not be used at the same time due to their proximity to one another. Mr. Adelman noted as an alternative, there was a lot of water in the Betsy Sluder Preserve.

Mr. Kaufman inquired about the density for the site and confirmed with the applicant that the site is no longer proposed as an age restricted site. Mr. Madonna stated that the age restricted units were abandoned.

Mr. Kaufman reviewed the three major issues the applicant was looking to get some direction on this evening. #1 Density and how many units on site. #2, Look and size of units and #3 How will this be integrated into the neighborhood.

Christine Eggleton, resident of Old Mount Kisco Road expressed her concerns regarding the extra traffic and she noted not to mirror the house next to this lot as it does not fit with the neighborhood, she would like a cross section of this lot and wants the massing shown in a model to show how these lots will fit in with the neighborhood, Mr. Adelman agreed. Mr. Sauro noted that visually, 14 or 18 units were similar.

The Density of Wampus Close was compared to this site at this time. It was noted that Wampus

close was a larger site and had larger units.

It was also noted that the sidewalks were removed from this plan. In response to Mr. Carthy's comment, Mr. Madonna noted that the master bedroom was not on the first floor. Mr. Carthy stated that if this proposal was geared to families downsizing, you would want the master bedroom on the first floor. Mr. Adelman and Supervisor Arden agreed. Parking underneath the units was briefly discussed and it was noted that it gives a Bronx appeal with parking underneath and it is not that popular.

Mr. Cronin stated that he appreciates the effort of the applicant, but would like to sit down and discuss all the information presented this evening again with the board, he also noted that certain parts of the day there is a lot of traffic in that area. Mr. D'Angelo would like to see what the visual impact would be while driving past the site in all directions once the project is complete. . Mr. Schiliro would like the elevations and the integrations into the neighborhood, Mr. Adelman agreed. Supervisor Arden stated that he would like the master bedroom on the 1st floor, Mr. Adelman and Mr. Carthy agreed.

Mr. Nonna got up and asked the board to tell Mr. Madonna what they want.

Work Session adjourned at 7:16 p.m.