

NORTH CASTLE PLANNING BOARD MEETING
15 BEDFORD ROAD – COURT ROOM
7:00 p.m.
December 13, 2010

PLANNING BOARD MEMBERS PRESENT:

Peg Michelman, Chairman
John Delano
Steve Sauro

PLANNING BOARD MEMBERS ABSENT:

Jane Black
Beata Tatka

ALSO PRESENT:

Adam R. Kaufman, AICP
Director of Planning

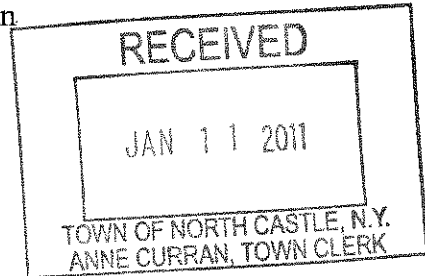
Roland A. Baroni, Jr., Esq. Town Counsel
Stephens, Baroni, Reilly & Lewis, LLP

Ryan Coyne, P.E.
Kellard Sessions Consulting, P.C.
Consulting Town Engineers

Valerie B. Desimone
Planning Board Secretary
Recording Secretary

Absent:

Conservation Board Representative



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

APPROVAL OF MINUTES:

November 22, 2010

The minutes were not voted on this evening.

Ms. Michelman paid tribute to former Planning Board Chairman, Peter Van de Water, who recently passed away on November 19, 2010 in Austin, Texas. Mr. Van de Water was a 40 year resident of Armonk and a member of the Planning Board from 1965 – 1987 and was Planning Board Chairman from 1970 – 1987. He was a terrific gentleman, with a lot of wonderful ideas and did a great deal for our town. The Planning Board would like to honor him this evening. A moment of silence was observed.

PUBLIC HEARINGS CONTINUED:

SANTOMERO BUILDING

Site Plan

868 North Broadway

Section 3, Block 7, Lot 9.A

Michael Piccirillo, AIA

Discussion

Consideration of approving site plan resolution

Ms. Michelman asked if there were any noticed neighbors present for this application. No noticed neighbors were present.

Dan Hollis and Megan Smith Collins were present from Shamberg, Marwell, Davis and Hollis.

Ms. Michelman noted that since the last meeting a memo dated November 23, 2010 from F.P. Clark had been received as well as a follow up memo from F.P. Clark dated December 6, 2010. The memos reflected agreement with the Planning Board regarding a no left turn while exiting the site and the memo addressed the proposed gate on site as well.

Ms. Michelman asked if there were any comments regarding the resolution. Mr. Delano asked that a whereas clause be added to the resolution regarding the ZBA approval associated with this application. The board agreed that this whereas clause should be added. No other comments were made at this time. Mr. Hollis has reviewed the resolution and had no comments.

Ms. Michelman asked for a motion to close the Santomero public hearing. Mr. Delano made a motion to close the public hearing. It was second by Mr. Sauro and approved with three ayes. Ms. Black and Ms. Tatka were not present for the vote.

Ms. Michelman asked for a motion to approve the Santomero resolution as amended. Mr. Delano made a motion to approve the amended resolution. Mr. Sauro second the motion and it was approved with three ayes. Ms. Black and Ms. Tatka were not present for the vote.

O'DONNELL

Special Use Permit

Section 1, Block 4, Lot 1D-23

2 Hemlock Hollow Road

Martin Kravitt, AIA

Discussion

Consideration of approving Special Use Permit Resolution

Ms. Michelman asked if there were any noticed neighbors present for this application. No noticed neighbors were present.

Martin Kravitt, AIA was present for the applicant.

Ms. Michelman asked if anyone had any comments regarding the draft resolution. No comments were made at this time. Ms. Michelman asked Mr. Kravitt if he had reviewed the resolution and if he had any questions. Mr. Kravitt had no issues with the resolution.

Mr. Delano did note that Mr. Kravitt promised at the last meeting, which was 35 days ago, to address all of the outstanding issues and Mr. Delano was disappointed that the deep hole tests had still not been performed as promised. Mr. Kravitt had no comment.

Ms. Michelman asked if anyone else had any other comments at this time. The board had no additional comments. The professionals had no further comments.

Ms. Michelman asked for a motion to close the O'Donnell public hearing. Mr. Delano made a motion to close the public hearing. It was second by Mr. Sauro and approved with three ayes. Ms. Black and Ms. Tatka were not present for the vote.

Ms. Michelman asked for a motion to approve the O'Donnell resolution as amended. Mr. Delano made a motion to approve the amended resolution. Mr. Sauro second the motion and it was approved with three ayes. Ms. Black and Ms. Tatka was not present for the vote.

DISCUSSION:

MONTEFORTE

Special Use Permit

Section 2, Block 3, Lot 30

52 Wrights Mill Road

Dan Holt, PE Holt Engineering

Discussion

Present for this application was Pete Monteleone and Bill McClure.

Mr. Monteleone stated that this property was more than 500 feet from a county road and

notification was not necessary for Westchester County. Mr. Kaufman stated that according to scale on the plans he measured 490 feet. He noted that notification to the county would not slow down the process at all.

Mr. Kaufman also stated that the applicant needs to provide information regarding average grade to midpoint.

Discussions were had regarding the three trees to be removed. A public hearing will be scheduled once ARB has been approved.

A site walk will be scheduled for this site before the next Planning Board meeting.

11 NEW KING STREET PARKING

Site Plan

Section 3, Block 4, Lot 14.B

11 New King Street

Steven Gates, AKRF Environmental & Planning

DEIS Completeness Review

Present this evening for the applicant was Jeffrey M. Browne, Kim Frank, Robert S. Silver, Jan Endresen, Nanette Bourne, William S. Null and Adam Smith.

Tanya Vernon and George Klein were both present from the Sierra Club.

Ms. Michelman noted that this was not a public hearing and there would be an opportunity at a public hearing for public comment.

Ms. Vernon asked Ms. Michelman if a hard copy was available for her to follow along with the board. Ms. Michelman noted that all the information provided regarding tonight's meeting was available on line at the towns web site.

Ms. Bourne stated that the majority of the comments were very clear from the Director of Planning and the Traffic Consultant. She would like to schedule a meeting with the Town Engineer regarding some of his comments for completeness and technical in nature. A meeting will be scheduled. Mr. Coyne noted that he submitted all of his comments for the applicants review.

Mr. Delano handed out a list of typos to Ms. Bourne that he had found while doing his review of the DEIS. (Copy Attached)

In response to a comment at the meeting, Mr. Kaufman stated that the next step is the applicant will resubmit the DEIS incorporating the comments from the professionals memos and another completeness review will be done.

Ms. Michelman inquired about the article she recently read in the Journal News about Louis Cappelli proposing to build another deck or two on the existing garage for additional parking at The Westchester County Airport. Mr. Null, attorney for the applicant stated that Mr. Cappelli has no right under the current lease to expand the garage. He would need approvals from the Westchester County Board of Legislators in order to do that.

Mr. Delano inquired about the 2:1 mitigation which can't be done on site. Mr. Null stated that he has not had a conversation with the Town Board on this matter and felt that the mitigation to the wetlands was an exchange for the 2:1 mitigation. The Planning Board noted that would not be acceptable mitigation. Mr. Delano suggested that this matter be addressed in the revised DEIS.

ILANY

Amended Site Plan

Section 2, Block 4, Lot 1-18

59 Sarles Street

Frank Giuliano, RLA

Discussion

Consideration of 3rd extension of time site plan resolution

Ms. Michelman asked for a motion to approve the Ilany extension of time resolution. Mr. Delano made a motion to approve, it was second by Mr. Sauro and approved with three Ayes. Ms. Black and Ms. Tatka were not present for the vote.

Meeting was adjourned at 7:31 p.m.

PARK PLACE - DEIS Review comments

Chapter 1: Executive Summary

page 1-7

INFRASTRUCTURE AND UTILITIES

WATER SUPPLY

FIRE SUPPRESSION - CAR/FUEL FIRE water v. chemical suppression

page 1-7

INFRASTRUCTURE AND UTILITIES

WATER SUPPLY

CAR WASH - TRAVEL SURFACE ICING

page 1-10

NOISE

1st paragraph

2nd line

strike "comparable to or"

because the project is "alleviating" a condition pursuant to the "Project Description", 1st paragraph, 3rd line, on page 1-1

page 1-12

GROWTH INDUCING ASPECTS OF THE PROSED ACTION

provide more discussion as to how it is not the Town, but he County & FAA that decide the issue of airport expansion ?

Chapter 2: Project Description

page 2-1

B. PURPOSE, NEED, AND BENEFITS

PURPOSE AND NEED

line 1

delete "perplexing"

page 2-13

Table 2-3

Required Approvals and Involved Agencies

Town of North Castle

Site Development Plan Approval, should be Site Plan Approval

Westchester County

Department of Transportation , should be Department of Public Works?

WC DOT covers airport, not other county roads?

New York State
SPDES Permit (GP-0-08-001), versus GP-0-10-001 (in Exec. Summary?)

Table 2-4
Interested Agencies
Town of North Castle
"Fire Commissioners" - clarify which ones?

Chapter 3: Land Use, Zoning and Public Policy

page 3-8
ZONING
2nd paragraph
next to last line
add the word "the" after for & before project

page 3-9
PUBLIC POLICY
last paragraph
beginning of the first line\delete the words "would be"
add the word "are

can/should *Patterns* be added as an appendix to the document ?

page 3-10
can/should *Compact Plan* be added as an Appendix to the document ?

Chapter 7

FIGURE 7-1
Existing Slopes and Topography
Some 'off-site' slopes are shaded ?

pages 7-4 and 7-5
soils identifiers,
are improperly 'capitalized'

page 7-7
last paragraph
next to last line

end of line, "Silt fence are ..." ?

page 7-8

next to last bullet

next to last line

identify permit required & issuing agency

page 7-8

last bullet

last line

identify permits required & issuing agencies

Chapter 8

page 8-4

B. SURFACE WATERS AND WETLANDS

INTRODUCTION AND SUMMARY OF CONCLUSIONS

3rd paragraph

2nd line

1st sentence

resources on or adjacent to the site. "a" Disturbance within the 100-foot Town regulated wetland

Chapter 9

page 9-3

C. METHODOLOGY

HYDROLOGY MODEL

first paragraph

last sentence

"The Tc represents the time it takes for surface water to travel the hydraulically most distant point within the subcatchment area."

does not read correctly

page 9-4

D. EXISTING CONDITIONS

2nd paragraph

4th line

"moderately" should read "moderate"

Chapter 10 Community Facilities and Services

INTRODUCTION AND SUMMARY OF CONCLUSIONS

1st paragraph

2nd line

police “protection”, fire “protection” (the word “protection” is not exactly correct)

6th line

“economics analysis” (plural issue?)

2nd paragraph

3rd line

fire “prevention” (again, the word “protection” is not exactly correct)

Community Facilities

Figure 10-1

the 3 North Castle Fire Districts are incorrectly labeled

- NWP is NCSFD No.1
- Armonk NCFD No.2
- Banksville Fire Protection District No.3

page 10-2

POLICE PROTECTION (again, the word “protection” is not exactly correct)

1st paragraph

1st line

Police “protection” (again, the word “protection” is not exactly correct)

FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES (again, the word “protection” is not exactly correct)

1st paragraph

1st line

“Armonk Fire District”; no such entity

3rd line

fire “protection” services, (again, the word “protection” is not exactly correct)

Armonk Fire District; no such entity

page 10-3

1st line

“Armonk Fire District”; no such entity

“Banksville Fire District”; no such entity

“North Castle Fire District #3”, should be Fire Protection District No.3

Page 10-4

POLICE PROTECTION (again, the word “protection” is not exactly correct)

Page 10-6

4th line

“Economic Conditions.”; (period is incorrectly located)

8th line

police protection; (again, the word “protection” is not exactly correct)

FIRE PROTECTION AND EMS; (again, the word “protection” is not exactly correct)

page 10-7

1st paragraph

6th line

“Traffic and Transportation,” (period is incorrectly located)

Chapter 12: Economic Conditions

page 12-1

B. EXISTING CONDITIONS

EXISTING PROPERTY TAXES

1st paragraph

last sentence

Fire District # 3, should read “Fire District No. 2”

page 12-2

EXISTING EMPLOYEES

2nd paragraph

last line

(see TABLE 2-2), should read (see TABLE 12-2)

Chapter 13: Traffic and Transportation

page 13-23

1st paragraph

2nd line

insert the word “to” between the words “related workers”

Chapter 14 Air Quality and Greenhouse Gas Emissions

C. FUTURE WITHOUT THE PROPOSED PROJECT

3rd and 4th line, do not read correctly

Chapter 15: Noise

A. INTRODUCTION AND SUMMARY OF CONCLUSIONS

1st paragraph

2nd line

The proposed project is expected to result in traffic volumes in the general vicinity of the project site that are comparable to or less than existing volumes. (comparable ? touted as less than)

2nd paragraph

1st line

Beginning "A", should be "As"

2nd paragraph

logic is backward, i.e, project won't be affected by CEA;
shouldn't it be the CEA won't be affected by the project ?

E. FUTURE WITHOUT THE PROPOSED PROJECT

1st paragraph

1st line

As indicated by the Town of North Castle surrounding communities, currently, there are no;

missing a word, perhaps ...North Castle "and" surround

Also, logic is backward, i.e, project won't be affected by CEA;

shouldn't it be the CEA won't be affected by the project ?

Chapter 21 Impacts on Use and Conservation of Energy

Add discussion of saving associated with less taxi/limo/family & friends making the extra trips