

**THE PLANNING BOARD IS ENCOURAGING ALL APPLICANTS TO MAKE ELECTRONIC PRESENTATIONS. PLEASE BRING A PORTABLE DEVICE WITH YOUR PRESENTATION LOADED DIRECTLY ONTO THE DEVICE. PLEASE ARRIVE AT THE COURT ROOM A FEW MINUTES PRIOR TO THE MEETING IF YOU NEED INSTRUCTIONS ON HOW TO CONNECT YOUR DEVICE.**

**WORK SESSION**

**NORTH CASTLE TOWN BOARD AND PLANNING BOARD  
15 BEDFORD ROAD – COURT ROOM  
5:00 p.m.  
September 23, 2013**

**A. GHD REPORT – SEWER CAPACITY SEWER DISTRICT NO. 2**

**NORTH CASTLE PLANNING BOARD  
15 BEDFORD ROAD – COURT ROOM  
7:00 p.m.  
September 23, 2013**

**E-NEWS UPDATES**

North Castle E-News Update is the fastest way to learn about what's happening with the Planning Department. Sign up for updates by submitting an e-mail to [planning@northcastleny.com](mailto:planning@northcastleny.com)

**I. CONTINUING PUBLIC HEARING:**

- A. COX AVENUE SUBDIVISION**  
**95 Cox Avenue**  
Section 108.01, Block 2, Lot 28  
3 Lot Subdivision  
Frank Madonna  
Consideration of Preliminary Subdivision resolution of approval

**II. CONTINUING BUSINESS:**

- A. MADONNA**  
**Route 128 – Mount Kisco Road**  
Section 108.01, Block 1, Lot 30.3  
Application to apply senior floating zone to property and construct 14 townhouse units on the 3.8 acre property.  
Kory Salomone, Esq. Veneziano & Associates  
Consideration of Negative Declaration adoption  
Referral back to Town Board regarding Zoning Petition

- B. MARIANI GARDEN CENTER**  
**45 Bedford Road**  
Section 108.03, Block 1, Lot 65  
Proposed site plan amendments .  
P. Daniel Hollis, Esq. Shamberg, Marwell & Hollis PC  
Consideration of site plan resolution
- C. 23 BEDFORD BANKSVILLE ROAD**  
**23 Bedford Banksville Road**  
Section 102.04, Lot 1, Block 9  
Referral from Town Board regarding Outdoor Nursery sales – George  
Bridge Boxwood Nursery  
Robert Peake, AICP  
Discussion
- D. WHIPPOORWILL CLUB TURF MANAGEMENT MAINTENANCE FACILITY**  
**Whippoorwill Road**  
Section 100.04, Block 1, Lot 41 .  
Referral from Town Board for the Construction of a 14,400 sq ft two story  
Turf Management & Maintenance Facility to replace existing 4,000 square  
foot facility  
Michael Kapareiko, Senior Hydrologist - LBG Engineering Services, P.C.  
Consideration of issuance of Administrative wetland permit for test well  
construction  
John P. Sullivan, FAIA, Sullivan Architecture, PC.  
Discussion of Turf Management & Maintenance Facility
- E. GJONAJ**  
**7 Pine Ridge Road**  
Section 102.01, Block 02, Lot 7  
Preliminary 3 lot subdivision  
Paul Sysak, RLA, ASLA John Meyer Consulting, PC  
Discussion
- F. 61 & 67 OLD ROUTE 22**  
**61 & 67 Old Route 22**  
Section 107.04, Block 2, Lots 8 & 9  
Consideration of approving third extension of time site plan resolution