

**NORTH CASTLE PLANNING BOARD MEETING  
17 BEDFORD ROAD – BUILDING DEPARTMENT  
3:30 P.M.  
February 7, 2012**

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PLANNING BOARD MEMBERS PRESENT:

Robert Greene, Chairman  
Steve Sauro  
Guy Mezzancello  
Art Adelman

Absent:

John P. Delano

ALSO PRESENT:

Adam R. Kaufman, AICP  
Director of Planning

Ryan Coyne, 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:  
No one was present

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The meeting was called to order at 3:30 p.m.

**I. DISCUSSION**

- A. Market at Armonk Square**, Section 2, Block 14, Lots 4 & 8, amended site plan to settle Article 78. Declare lead agency intent and schedule a public hearing date.

Present for this meeting was Mark Miller, Esq Veneziano & Associates and his client Dominick Dioguardi. Also present was Town Supervisor Howard Arden, Michelle O'Boyle – All About Armonk, Ken Liebeskind – Daily Armonk;

Mr. Greene stated that this was an amended site plan application which will resolve the Article 78. He noted the following changes will be made to the plan.

- Construction of a shared access driveway with 39 Maple Avenue (2/14/5). The driveway is proposed to be expanded by approximately 10 feet. The eastern portion of the existing 37 Maple Avenue driveway will be improved with a 5 foot wide, bollard-protected pedestrian walkway contiguous to the westerly side of the building.
- Increase in the size of required screening plantings to provide a double-stacked row of evergreen trees, 16 feet in height along the northern border of the 20 Bedford Road residential property as well as the north border of the neighboring property to the west.
- Relocation of a garbage dumpster further east and located on the eastern side of the DEC filtration shed.
- Reconfiguration of the parking area so that four additional off-street parking space can be constructed.

Mr. Greene asked for a motion to declare lead agency intent. Mr. Adelman made a motion to declare lead agency intent. Mr. Mezzancello second the motion and it was approved with four Ayes. Mr. Delano was not present for the vote.

A public hearing for this application was scheduled for March 12, 2012.

At this time Pastor Josh Condon, St. Stephens Church; Annlee Milani as well as John and Jane Wyker entered the meeting. Mr. Greene reviewed everything he had just reviewed with the board and the professionals. After Mr. Greene was done, Mr. Condon noted that the driveway exiting onto Bedford Road was curved in order to preserve a tree. The tree is no longer there and he wanted to know if the driveway could be straightened out. It was noted that in order to straighten out the driveway the applicant would have to return to the Landmarks Preservation Committee and obtain a revised Certificate of Appropriateness and a change in the driveway could affect the infrastructure.

Mr. Wyker asked when the construction of the supermarket would be complete. Mr. Miller stated that they are anticipating a grocery store by the end of 2012.

Mrs. Wyker inquired what could delay this. Mr. Greene stated that there were no other issues at this time; these revised plans extinguish the Article 78.

Meeting was adjourned at 3:46 p.m.