

**NORTH CASTLE PLANNING BOARD MEETING
15 BEDFORD ROAD – COURT ROOM
7:00 p.m.
March 28, 2011**

PLANNING BOARD MEMBERS PRESENT:

John Delano, Chairman
Steve Sauro
Beata Buhl Tatka
Guy Mezzancello

ABSENT:

Jane Black

ALSO PRESENT:

Adam R. Kaufman, AICP
Director of Planning

John Kellard, P.E.
Kellard Sessions Consulting, P.C.
Consulting Town Engineers

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

Valerie B. Desimone
Planning Board Secretary
Recording Secretary

Conservation Board Representative
John Stamatov

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

APPROVAL OF MINUTES:

February 28, 2011
March 14, 2011

February 28, 2011

Mr. Delano asked for a motion to approve the February 28, 2011 minutes. Mr. Sauro made a motion to approve, it was second by Ms. Tatka and approved with three Ayes. Mr. Mezzancello abstained from the vote.

March 14, 2011

Mr. Delano asked for a motion to approve the March 14, 2011 minutes. Ms. Tatka made a motion to approve, it was second by Mr. Sauro and approved with three Ayes. Mr. Mezzancello abstained from the vote.

DISCUSSION:

61 & 67 OLD ROUTE 22 SUBDIVISION

Subdivision

Section 2, Block 11, Lots 9-2 & 9-4

61 & 67 Old Route 22

Bob Peake, AICP John Meyer Consulting, PC

Discussion

Discussions were had regarding the newly proposed lot line by the applicant this evening, while the board understood what the professional was trying to accomplish, the board and the Town's professionals were not in favor of the newly proposed lot line. Different lot line options were discussed at this time.

Discussions were had regarding the one way entrance and one way exit proposed on site. This was originally proposed because the site distances were not sufficient on site. Mr. Kellard noted while out at the site, if the Tudor Time sign were moved and pruning were to take place, the site distances, could possibly be obtained. If the site distances were met, this would require a lot less impervious surface on site. He also mentioned the Street Scape concept plan which had been prepared for Old Route 22. He noted the road may be shifted a bit if it would help with the site distance. He suggested Mr. Peake give him a call and he would be happy to provide a copy of the Old Route 22 concept plan to him. Mr. Peake will also be made aware of the proposed side walks and lamp posts.

Continued discussion was had regarding the parking lot. Mr. Kellard will meet Mr. Peake at the site to discuss an entrance at the school and an entrance/exit in front of the restaurant.

Mr. Peake referenced item #10 in the Town Engineers memo which referred to wetlands and wetland buffers. Mr. Kellard stated that he would see if his office had mapping of the wetland or wetland buffers on Town property which is located behind Tutor Time.

Mr. Peake was asked to resubmit plans as discussed this evening and to determine if there is a wetland buffer encroachment or not.

11 NEW KING STREET PARKING

Site Plan

Section 3, Block 4, Lot 14.B

11 New King Street

Nanette Bourne, AKRF Environmental & Planning

Bill Null, Esq. Cuddy & Feder

Third DEIS Completeness Review

Ms. Bourne stated that the sound issue has been resolved.

Discussions were had regarding the scheduling of the Public Hearing date, time, location and the length of the public hearing comment period of the DEIS. The board and professionals agreed to have the meeting on May 2, 2011 with the location to be determined. It was later determined that the public hearing will take place on Monday, May 2, 2011 at 7:00 pm. At the H.C. Crittenden Middle School, 10 MacDonald Avenue, Armonk NY.

Mr. Kaufman asked if the applicant will have a stenographer for the DEIS Public Hearing. Ms. Bourne stated that they would supply a stenographer.

Mr. Delano asked for a motion to accept the 11 New King Street DEIS as complete. Mr. Sauro made a motion to accept the DEIS and it was second by Ms. Tatka and approved with four Ayes.

TREAT DOG HOTELS, LLC

Referral from Town Board - Zoning Petition

23 Bedford Banksville Road

Section 1, Block 11, Lots 9-C-24, 32-A1, 27, 26.A1

Anthony Guccione, RLA John Meyer Consulting

Declare Lead Agency Intent

Mr. Delano asked for a motion to declare Lead Agency Intent regarding the Treat Dog Hotels. Mr. Sauro made a motion to approve. It was second by Ms. Tatka and approved with four Ayes.

Meeting adjourned at 7:35 p.m.