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PLANNING BOARD MEMBERS PRESENT: Art Adelman, Chairman  
John Delano  
Steve Sauro  
Christopher Carthy

PLANNING BOARD MEMBERS ABSENT: Guy Mezzancello

ALSO PRESENT: 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

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

**PUBLIC HEARING:**

**NIKIC**

**12 Terrace Circle**

Section 100.02, Block 1, Lot 51

Michael Stein, PE Hudson Engineering,

Construction of a new 8,203 square-foot single-family home.

Discussion

Consideration of resolution of approval

[Mr. Delano recused himself from participating in a discussion of this project]

The Planning Board opened the public hearing. The Applicant made a presentation of the project to the public. Frederick Turner, representing the direct neighbors, made a presentation objecting to the proposed house development.

Mr. Turner referred to the letter he submitted to the Planning Board. He expressed his clients' concern about the proposed house location and encouraged the Planning Board to evaluate an alternative house location.

The Planning Board directed the Applicant to investigate moving the house and relocating the garage. Field meeting with Town Engineer, Town Planner, the Conservation Board Chairman and the neighbor's representative, Peter Montelone.

After due discussion, Mr. Sauro made a motion to adjourn the public hearing. It was seconded by Mr. Carthy and approved with three Ayes.

**CONTINUING BUSINESS:**

**MONTEFORTE**

**35 Orchard Drive**

Section 107.02, Block 4, Lot 11

Subdivision, lot line, wetland permit and site plan approval for building expansion and renovations of existing structures

Rob Aiello, PE John Meyer Consulting

Discussion

The Applicant made a presentation of the project to the Planning Board. The Planning Board discussed the Director of Planning's memorandum and the Town Engineer's memorandum and directed the Applicant to address the comments in those documents.

The Applicant agreed to deed restrict the oversized lot from further subdivision.

Mr. Delano made a motion to declare the Planning Board's intent to act a Lead Agency with respect to the SEQRA review of the project. It was seconded by Mr. Sauro and approved with four Ayes.

Mr. Delano made a motion to refer the proposed wetlands permit to the Conservation Board for their review and report. It was seconded by Mr. Sauro and approved with four Ayes.

Mr. Delano made a motion to refer the variance request to the Zoning Board of Appeals. It was seconded by Mr. Sauro and approved with four Ayes.

**MONACO**

**8 Hollow Ridge Road**

Section 2, Block 3, Lot 2-8

Special Permit for an accessory structure over 800 square feet.

Dan Holt, PE Holt Engineering,

Discussion

The Applicant made a presentation of the project to the Planning Board. The Planning Board discussed the Director of Planning's memorandum and the Town Engineer's memorandum and directed the Applicant to address the comments in those documents.

After due discussion, the Planning Board felt that it was appropriate to schedule a public hearing on the project. In addition, the Planning Board directed the Director of Planning to prepare a draft resolution of approval for Planning Board consideration.

**JENNIE CLARKSON / ST. CHRISTOPHER'S, INC.**

**1608 Old Orchard Street**

Section 118.01, Block 1, Lot 2

Lot Line Change

Kory Salomone, Esq. Veneziano & Associates

Consideration of 3rd extension of time resolution

Mr. Delano made a motion to approve the requested third extension of time. It was seconded by Mr. Carthy and approved with four Ayes.

**20 BEDFORD ROAD GARAGE**

**20 Bedford Road**

Section 2, Block 14, Lot 13

Chris Crocco, Joseph R. Crocco Architects

Construction of new 2 car garage

The Applicant made a presentation of the revised project to the Planning Board. The Planning Board discussed the Director of Planning's memorandum and the Town Engineer's memorandum and directed the Applicant to address the comments in those documents.

The Planning Board noted that since the project is located within Historic District #1, the Applicant is required to obtain Landmarks Preservation Committee approval for the modification to the building.

Mr. Delano made a motion to positively recommend to the LPC that a certificate of appropriateness be issued for the proposed modifications to the garage. It was seconded by Mr. Sauro and approved with four Ayes.

The Planning Board asked that the Director of Planning schedule a public hearing regarding the project and to prepare a draft resolution of approval for Planning Board review.

**BRUNO**

**21 Whippoorwill Road**

Section 2, Block 1, Lot 14

Subdivision of a 12.92 acre lot into two residential lots.

Robert Peake, AICP John Meyer Consulting

Consideration of final subdivision resolution of approval

Mr. Delano made a motion to adopt the final subdivision plat resolution of approval. It was seconded by Mr. Sauro and approved with four Ayes.

**ARMONK SQUARE**

**402 Main Street**

Section 2, Block 14, Lot 8

Recommendation of Bond release for the Armonk Square public infrastructure

Recommendation of Bond reduction for the Armonk Square sidewalks along Maple Avenue and Main Street.

Field Change Discussion

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The Planning Board reviewed the request of the Town Engineer to reduce the amount of the previously established performance bond for the Armonk Square project.

The present value of the bond is \$350,000. The developer has completed a substantial amount of the off-site sidewalk construction, curb and streetscape improvements. Remaining work to be completed includes the installation of sidewalk benches, trash receptacles and pavement marking valued at \$29,800.

Based upon a review of the original construction cost estimate and comparing it to the work completed to date, the Town Engineer and Highway Department feel that a reduction in the bond amount would be appropriate at this time. The Town Engineer recommends that a new bond be posted in the amount of \$29,800.

Mr. Delano made a motion to recommend that the Town Board reduce the performance bond to a total of \$29,800. It was seconded by Mr. Sauro and approved with four Ayes.

The Planning Board also reviewed the request of the Town Engineer to release the previously established performance bond for the Armonk Square project.

It is noted that the present value of the bond is \$225,000 and the developer has completed all public sewer and water main extension improvements.

Based upon a review of the original construction cost estimate and comparing it to the work completed to date, the Town Engineer, Highway Department and Water and Sewer Department feel that the release of the bond would be appropriate at this time.

Mr. Delano made a motion to recommend that the Town Board release the performance bond. It was seconded by Mr. Sauro and approved with four Ayes.

The Planning Board also discussed a proposed field change at Armonk Square to install a fence along the property line with Olive Branch Plaza. The Planning Board agreed that the installation of the fence would be appropriate.

Meeting adjourned at 9:22 p.m.