

**NORTH CASTLE PLANNING BOARD MEETING
15 BEDFORD ROAD - COURT ROOM
7:00 P.M.
February 9, 2015**

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

PLANNING BOARD MEMBERS ABSENT: None

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

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

APPROVAL OF MINUTES:

January 12, 2015

Mr. Sauro made a motion to approve the January 12, 2015 minutes as amended. It was seconded by Mr. Carthy and approved with three Ayes and two abstentions (Delano & Pollack).

PUBLIC HEARING:

FARRELLY

6 Pine Ridge Road

Section 102.01, Block 2, Lot 9

Eliot Senor, P.E., L.S. Gabriel E. Senor, P.C.

Site Plan

Discussion

Consideration of site plan resolution

The Planning Board opened the public hearing. The Applicant made a presentation of the project to the public.

After due discussion, Mr. Delano made a motion to close the public hearing. It was seconded by Mr. Sauro and approved with five Ayes.

Mr. Delano made a motion to approve the resolution as amended. It was seconded by Mr. Sauro and approved with four Ayes and one abstention (Pollack).

HIDDEN OAK SUBDIVISION

13 Hidden Oak Road

Section 107.01, Block 1, Lot 32

Alan Pilch, Evans Associates

3-lot subdivision

Discussion

Consideration of preliminary subdivision resolution

The Planning Board opened the public hearing. The Applicant made a presentation of the project to the public.

After due discussion, Mr. Delano made a motion to close the public hearing. It was seconded by Mr. Sauro and approved with five Ayes.

Mr. Sauro made a motion to approve the SEQRA Negative Declaration. It was seconded by Mr. Delano and approved with four Ayes and one abstention (Pollack).

Mr. Delano made a motion to approve the resolution as amended. It was seconded by Mr. Sauro and approved with four Ayes and one abstention (Pollack).

NEIGHBOR NOTIFICATION:

MANN

3 Gifford Lake Drive

Section 102.03, Block 1, Lot 50

Amended site plan application

Catazone Engineering, Richard Kotz Architect

Discussion

Consideration of amended resolution

The Planning Board opened the neighbor notification meeting. The Applicant made a presentation of the project to the public. The Applicant is seeking approval of a smaller house footprint.

Mr. Delano made a motion to approve the resolution. It was seconded by Mr. Carthy and approved with five Ayes.

CONTINUING BUSINESS:

BAC ELECTRIC

877 North Broadway

Section 122.12 Block 4, Lot 27

Amended site plan

Barry Naderman, PE Naderman Land Planning & Engineering

Discussion

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

The Applicant made a presentation of the project to the public.

The Board and the Applicant discussed whether a sidewalk should be provided along the property frontage. The Planning Board determined that it would be appropriate to complete the sidewalk along North Broadway. The Applicant expressed his desire not to construct the sidewalk at this time. The Planning Board expressed their desire to see the missing portions of the sidewalk completed.

The Planning Board instructed the Planning Department to schedule a Public Hearing for a future meeting.

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

Consideration of final subdivision resolution

The Applicant made a presentation of the project to the public.

After due discussion, Mr. Carthy made a motion to approve the resolution as amended. It was seconded by Mr. Sauro and approved with four Ayes and one abstention (Pollack).

SOKOLOFF

15 BRIGGS LANE

107.02 / 4 / 66.2

Site Plan

Tim Allen, PE Bibbo Associates

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 Planning Board discussed the location of the pool equipment and stormwater management. The Planning Board directed the Applicant to relocate the pool equipment into the hillside adjacent to the existing home. In addition, the Board directed the Applicant to replace all dead screening plant material.

The Planning Board instructed the Planning Department to schedule a neighbor notification meeting and to prepare a draft resolution of approval for consideration at a future meeting.

PERNA

9 Windmill Place

Section 102.01, Block 1, Lot 38

Site Plan

Joseph Riina, PE Site Design Consultant

Discussion

The Applicant made a presentation of the project to the Planning Board.

The Planning Board indicated that the project appeared acceptable and instructed the Planning Department to schedule a

neighbor notification meeting and to prepare a draft resolution of approval for consideration at a future meeting.

CONTE

9 Bedford Banksville Road

Section 102.04, Block 1, Lot 20

Site Plan Waiver - Generator

Kimberly Conte, Fairfield House & Garden

Discussion

Consideration of site plan waiver resolution

After due discussion, Mr. Delano made a motion to approve the site plan waiver resolution and direct the Town Engineer to process the wetlands permit administratively. It was seconded by Mr. Sauro and approved with five Ayes.

ARMONK PROFESSIONAL CENTER

355-357 Main Street

Section 108.03, Block 1, Lot 74

Site Plan Waiver - change of use

Vincent Mastromarco - project manager, Sullivan Architecture

Discussion

Consideration of site plan waiver resolution

After due discussion, Mr. Delano made a motion to approve the site plan waiver resolution. It was seconded by Mr. Sauro and approved with four Ayes and one abstention (Pollack).

REITER/WAYNE LOT LINE CHANGE

1 & 7 Banksville Road

Section 102.01, Block 2, Lots 71 & 72

Lot Line Change

Dennis Lowes, LS, Ralph MacDonald Co. Engineers & Surveyors

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.

Mr. Sauro made a motion to positively recommend that the ZBA give consideration to approving the requested variances. It was seconded by Mr. Carthy and approved with five Ayes.

The Planning Board instructed the Planning Department to schedule a public hearing and to prepare a draft resolution of approval for consideration at a future meeting.

170 BEDFORD ROAD & 156 BEDFORD ROAD

162 Bedford & 156 Bedford Road

Sec 108.03, Block 1, Lots 42 & 41

Michael Fareri, applicant

Nathaniel J. Holt, Holt Engineering & Consulting, PA

Joe Crocco, AIA Joseph R. Crocco Architect, pc.

Merger of both lots and re-divided into two new lots. West side 20 market rate units, east side 8 market rate units and 6 AFFH units.

Discussion

Schedule public hearing

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 requested that the Planning Board apportion all common areas within the building toward the sizes of the apartments. The Planning Board agreed with the request.

The Planning Board instructed the Planning Department to schedule a public hearing for a future meeting.

TEDESCO

1462 Old Orchard Street

Section 123.01/ Block 1, Lot 1

2 Lot Subdivision

Nathaniel J. Holt, Holt Engineering & Consulting, PA

Discussion

The Applicant requested an adjournment to a future Planning Board meeting.

DIPIETRO

20 Banksville Avenue

Section 1, Block 12, Lot 7.D

Site Redevelopment - Warehouse and Storage

Nathaniel J. Holt, Holt Engineering & Consulting, PA

Discussion

The Applicant made a presentation of the project to the Planning Board regarding the proposed wetland mitigation plan as a result of the proposed Town-regulated wetland buffer disturbance.

Mr. O'Connor, a neighbor, stated that he is concerned with the proposed Town-regulated wetland buffer impacts. In particular, Mr. O'Connor was concerned that the disturbance is proposed

within a Critical Environmental Area.

Mr. O'Connor also stated his feelings that any accessory garage should be limited to the storage of two commercial vehicles and some maneuvering room, but not on the scale of what the Applicant is proposing.

The Planning Board noted that they are expecting an updated wetland report from the Applicant.

CVS

450 Main Street

Section 108.01 Block 6, Lots 22 & 27

Site development plan for various amendments to the site and the establishment of a 17,389 square-foot pharmacy and 2,497 square-foot retail space.

Discussion of Board of Fire Commissioners - District #2 - Letter

Chairman Adelman discussed with the Planning Board the letter received from the Board of Fire Commissioners regarding the location of the curbing and stop sign. The Town Engineer discussed potential solutions that would be satisfactory to the Fire Department.

Meeting adjourned at 10:36 p.m.