

**NORTH CASTLE PLANNING BOARD MEETING
15 BEDFORD ROAD – COURT ROOM
7:00 P.M.
March 21, 2013**

PLANNING BOARD MEMBERS PRESENT:

Art Adelman, Chairman
John Delano,
Steve Sauro
Guy Mezzancello

ABSENT:

Christopher Carthy

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

Conservation Board Representative:
No one was present

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

APPROVAL OF MINUTES:

March 11, 2013 – Town Board & Planning Board Work Session

Mr. Adelman asked for a motion to approve the March 11, 2013 Town Board and Planning Board Work Session minutes regarding the Madonna property on Old Mount Kisco Road. Mr. Mezzancello made a motion to approve. It was second by Mr. Sauro and it was approved with four Ayes. Mr. Carthy was not present for the vote.

March 11, 2013 – Planning Board Meeting

Mr. Adelman asked for a motion to approve the March 11, 2013 Planning Board meeting minutes as amended. Mr. Delano made a motion to approve. It was second by Mr. Sauro and it was approved with four Ayes. Mr. Carthy was not present for the vote.

CONTINUING BUSINESS:

61 & 67 OLD ROUTE 22

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

Bob Peake, AICP John Meyer Consulting

Two-lot subdivision

Consideration of extension of time resolution

Mr. Peake noted that the applicant requested his first extension of time three months ago. Since that time the draft parking agreement has been accepted, the bond cost estimate has been submitted, a plat has been submitted to the board of health for comments, the draft plat has been submitted to the town and revisions have been addressed. The applicant is much closer to filing the plat at this time.

Mr. Adelman inquired what the status was with Mr. Babu owning the India Café which is presently an eye sore, he understands if someone does not own the lot that they will not invest in the appearance of the lot but would like to know the status. At Mr. Adelman's request, Mr. Peake will provide him with the contact information for the attorney of the property owner.

Mr. Delano made a motion to approve the three month extension of time resolution. Mr. Sauro second the motion and it was approved with four ayes. Mr. Carthy was not present for the vote.

FELDMAN

23 Creemer Road

Section 2, Block 17, Lot 5C

Barry Naderman, PE Naderman Land Planning and Engineering, P.C.

Discussion of pool application

Present for this application was Barry Naderman and his client Randi Feldman.

A site walk took place on Tuesday, March 19, 2013 with the Conservation Board.

This site plan application is for the construction of an 18'x36' pool with associated decking, walkways, patios, drainage and landscaping on a 2 acre lot located within the R-2A Zoning District. Site Development Plan approval for this lot is necessary because the Residential Project Review Committee referred this application to the Planning Board. The total amount of proposed disturbance to the site would be 8,500 square feet within

the town regulated wetland buffer.

Mr. Naderman stated that the two acre lot has a water course running through the rear of the parcel. There is a fairly sharp embankment that drops approximately 12 – 14 feet toward the water course. The drainage on site does not drain toward the water course. Presently the rear yard is a cleared lawn. The rear yard is a step design. While before the Conservation Board a few days ago it was suggested that a conservation easement be granted from the stream back to the end of the property. Mr. Naderman noted that would be more than half of the property. He noted the entire house and pool would be in the wetland buffer. He proposed some filter plantings along the embankment.

Mr. Naderman stated that a soil report was prepared by Mary Jennings and noted the soil types were of a glacial till. Mitigation was briefly discussed in the front yard.

Mr. Naderman stated that the Conservation Board said at their meeting on Tuesday that conceptually this would be something that they would approve.

Mr. Adelman stated that he; John and Chris were at the site walk and suggested that the Steve and Guy visit the site when possible.

Mr. Naderman stated that they were proposing a planting mitigation for the site and were considering addressing the drainage issues on Creamer Road as another form of mitigation on site.

Mr. Mezzancello inquired where would the pool equipment be located and the propane tank. Mrs. Feldman stated that she has applied to the Building Department for a generator and a propane tank. After a brief discussion regarding the propane tank it was concluded that since there was disturbance already on site due to this application it would make sense to bury a 500 gallon propane tank. The Planning Board application would be amended to include the burial of the propane tank. This was the applicant's preference to have the tank buried and she was happy with the outcome. It was also noted that a propane tank hose would only extend 100 feet and the tank should be located at a good location for deliveries.

Mr. Naderman stated that there would be a substantial benefit to be gained with improving the buffer to the stream and off site drainage issues on Creemer road. There are no trees to be removed.

Mr. Delano asked that a list of written finding be submitted regarding this application.

Mr. Mezzancello stated that there will be a lot of work to restore the site once the application is complete.

Mr. Adelman stated that the board would consider this application and the professionals should continue with all the details necessary for the application.

Meeting adjourned at 7:24 p.m.