

**NORTH CASTLE PLANNING BOARD MEETING  
15 BEDFORD ROAD – COURT ROOM  
7:00 P.M.  
May 20, 2013**

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**PLANNING BOARD MEMBERS PRESENT:**

Art Adelman, Chairman  
John Delano,  
Steve Sauro  
Guy Mezzancello  
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:  
Larry Nokes

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

**PUBLIC HEARING:**

**428 – 436 MAIN STREET  
428 – 436 Main Street  
Section 2, Block 13, Lot 8  
Michael Piccirillo, Michael Piccirillo Architecture  
Proposal to construct 8 additional off-street parking spaces  
Consideration of site plan approval**

Mr. Adelman read the affidavit of publication for the record. No noticed neighbors were present. Mrs. Desimone noted all paperwork was in order.

After the public hearing was opened, Mr. Adelman noted for the record that he received a letter from the applicant requesting an adjournment of the public hearing.

Mr. Adelman asked for a motion to adjourn the public hearing, Mr. Delano made a motion to adjourn the public hearing, it was second by Mr. Sauro and approved with five Ayes.

Mr. Carthy inquired how a resident would know when the public hearing would be continued. Mr. Adelman noted that Planning Board agendas are posted on the web and anyone interested could also contact the Planning Board Secretary, Valerie Desimone.

Mr. Adelman noted that the property owner of this lot, Mr. Santomero also owned another lot that was before the Planning Board at one point and has been inactive. He wanted to know what the status was of the other Santomero project located at 868 North Broadway in North White Plains. A meeting was later set up with Mr. Santomero's attorney regarding 868 North Broadway on Wednesday, June 5th along with the Town's professionals.

### **CONTINUING BUSINESS:**

#### **MONACO**

**8 Hollow Ridge Road**

**Section 2, Block 3, Lot 2-8**

**Dan Holt, PE Holt Engineering,**

**Preliminary subdivision approval and Special Permit for an accessory structure over 800 square feet.**

**Consideration of preliminary subdivision extension of time resolution**

Mr. Carthy stated that the last time this applicant was before the board he voted no on the project because he did not feel it was in the best interest of planning to divide properties between municipal lines. He has thought about that vote and feels steadfast about his decision.

Mr. Kaufman noted that the applicant was currently before the Planning Board in New Castle regarding this joint application.

Mr. Adelman asked for a motion to grant the extension of time resolution for the Monaco application. Mr. Sauro made a motion to grant the extension of time. It was second by Mr. Mezzancello and approved with three Ayes. Mr. Carthy and Mr. Delano voted nay.

**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 Mrs. Feldman and her professional Mr. Naderman.

Mr. Naderman stated that since we were last before the board the amount of decking around the pool has been reduced. There were discussions about the fence and the fence will outline the pool and patio area and will not exceed six feet in height. Based upon the recommendation of the Conservation Board memo, the applicant has agreed to the Conservation Board's request of a Conservation Easement for the 1.12 acres of land located beyond the water course to the rear of the property. The propane tank is proposed to be buried.

Mr. Naderman stated that Edward Grimm the landscape architect for this application has prepared a landscaping plan along the edge of the steep slope. Lawn is proposed to be taken away in the front of the house and vegetation put in its place. The total proposed mitigation is 5,542 square feet. This application is scheduled to appear before the Conservation Board on May 21, 2013. The deep hole testing has been done on site and the septic is alright on site.

Mr. Naderman noted that given the extent of the mitigation on site and the Conservation Easement the applicant does not feel it is warranted to address drainage issues on Creemer Road as well. He noted that the septic is pumped annually and the granting of the easement rendered that portion of the property useless.

Discussions were had at this time regarding the work in the right of way of the roadway. Mrs. Feldman stated that she would like to clean up the front of the house and is willing to make it better. Mrs. Feldman inquired what her responsibility was and what was the Town's responsibility to clean up that area. She called the Town a few years ago and that area was never cleaned up. Mrs. Feldman stated that she would clean up the debris and the branches.

Mr. Nokes stated that item #2 in the Kellard memo regarding the proposed plants that were not native to the area and would like that addressed at the Conservation Board meeting tomorrow evening. He also recommended that both easements be held under the same entity.

A public hearing was scheduled for June 17, 2013; the board will consider a resolution the same evening.

**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**

Mr. Fareri stated that this application was for the construction of a 587 square foot, two car garage addition to the existing residence. He then presented plans that were approved in 2009. He noted that this was an existing 2 1/2 story building with an existing 2 bedroom apartment. He reviewed the existing zoning information and size of the lot at this time. He noted 14.76 parking spaces are required and 16 have been provided. He noted the apartment was 11' 8" from the rear property line and his neighbor's garage is on the rear property line and his other neighbor's structure is 1' from the side property line. The existing building details were reviewed at this time.

Discussions were had regarding how many parking spaces were on site and how the applicant was piggy backing his two parking spaces. It was concluded that the applicant needed to get approvals from the Landmark Preservation Committee (LPC) as well as the Zoning Board of Appeals (ZBA).

Mr. Adelman asked for a positive recommendation to the ZBA. Mr. Carthy made a motion to positively refer this application. Mr. Delano second the motion and It was approved with five Ayes.

Mr. Adelman asked for a positive recommendation to the LPC. Mr. Carthy made a motion to positively refer this application. Mr. Delano second the motion and It was approved with five Ayes.

**381 MAIN STREET**

**381 Main Street**

**Section 2, Block 11, Lot 6-1**

**Michael Altman, Organic to Go Juice Bar**

**Site Plan Waiver**

**Consideration of Site Plan Waiver Resolution**

Present for this application was Michael Altman, applicant.

Mr. Altman stated that he is proposing a grab and go organic food and juice store with no seating. He has owned integrated pharmacies and is hoping to have a chain of Organic Grab and Go Food and Juice stores and is presently setting up stores in Armonk, Rye Ridge and Dobbs Ferry hopefully in September. He has one of the top functional doctors in the country on staff and he will base everything on education and creation of an ecosystem of wellness. He would really like to educate the country why they should be cleansing and eating organic. There will also be a nutritionist on staff. He noted this use would not require any additional parking spaces then the previous use which was a video store.

Mr. Adelman asked for a motion to approve the site plan waiver for 381 Main Street. Mr. Delano made a motion to approve. It was second by Mr. Mezzancello and approved with five Ayes.

**355 MAIN STREET**

**355 Main Street**

**Section 2, Block 11, Lot 7-1**

**Jacqueline Klein, Tools for Language and Communication**

**Site Plan Waiver**

**Consideration of Site Plan Waiver Resolution**

Mr. Adelman asked for a motion to approve the site plan waiver regarding Tools for Language and Communication. Mr. Delano made a motion to approve. It was second by Mr. Carthy and approved with five Ayes.

Meeting adjourned at 8:05 p.m.