

**NORTH CASTLE PLANNING BOARD MEETING
15 BEDFORD ROAD - COURT ROOM
7:00 P.M.
May 6, 2013**

PLANNING BOARD MEMBERS PRESENT: Art Adelman, Chairman
 Steve Sauro
 Guy Mezzancello
 Christopher Carthy

PLANNING BOARD MEMBERS ABSENT: John Delano

ALSO PRESENT: Adam R. Kaufman, AICP
 Director of Planning

 Joseph Cermele, PE
 Consulting Town Engineer
 Kellard Sessions PC

Counsel Roland Baroni, Esq. Town
 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:

April 8, 2013

Mr. Sauro made a motion to approve the April 8, 2013 minutes.
It was seconded by Mr. Mezzancello and approved with four Ayes.

April 22, 2013

Mr. Sauro made a motion to approve the April 22, 2013 minutes. It was seconded by Mr. Mezzancello and approved with four Ayes.

CONTINUING BUSINESS

80 LAFAYETTE AVENUE

80 Lafayette Avenue

Section 6, Block 8, Lot 54

Second floor addition to the existing building

Damian Holowinski, Dominick R. Pilla 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 set a time to conduct a site walk.

NAST

15 Briggs Lane

Section 2, Block 11, Lot 3.G.18-1

Referral from RPRC - New construction of a 8,370 sf residence with in ground pool

Tim Allen, PE Bibbo Associates, LLP Consulting Engineers

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 set a time to conduct a site walk.

850 NORTH BROADWAY (LITTLE SPOT)

850 NORTH BROADWAY

Section 3, Block 07, Lot 10

Change of use to permit two carry-out restaurants, retail space and hair salon

Joe Crocco, AIA Joseph R. Crocco Architects

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 existing condition of the site

and described the Board's desire to see the property frontage improved with curbs and a sidewalk. In addition, the Applicant described the past retail approval and the fact that the previously approved plan is not accurate along the property frontage. The Planning Board noted that a new site plan would not only approve the changes of use, but would correct the previous error on the site plan. It was noted that any change of use at this point would require a new site plan given the knowledge that the previous plan is not accurate.

SCOTT

80 Mianus River Road

Section 1, Block 7, Lot 4

Proposed 5 lot subdivision on 38 acres with proposed common driveway.

J.D. Barrett & Associates

Consideration of preliminary site plan resolution extension of time

Mr. Sauro made a motion to approve the extension of time. It was seconded by Mr. Mezzancello and approved with four Ayes.

MADONNA

Route 128 - Mount Kisco Road

Section 2, Block 12, Lot 3

Referral from Town Board.

Application to apply senior floating zone to property and construct 14 townhouse units on the 3.8 acre property.

Anthony Veneziano, Esq. Veneziano & Associates

Discussion

The Planning Board discussed the Madonna referral from the Town Board to map the floating senior housing zone to the property and to construct 14 townhouse units. Mr. Carthy made a motion to recommend the mapping of the district and recommended the proposed 14 unit density. The motion was seconded by Mr. Delano and approved with four Ayes. In addition, the Planning Board noted that access to the site might be more appropriately provided via NYS Route 128 given the condition and width of Old Mount Kisco Road.

AMORE PIZZERIA AND PASTA

1 Kent Place

Section 2, Block 11, Lot 6.-5

Application for roof expansion, architectural changes and outdoor dining revisions.

John Sullivan, FAIA, Sullivan Architecture, PC

Discussion

The Applicant made a presentation of the project to the Planning Board describing the proposal to upgrade the existing building on Kent Place, provide architectural changes and outdoor dining revisions. 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 Board noted that the property does not contain the minimum number of required off-street parking spaces. Mr. Delano made a motion to recommend the required parking variance be issued by the Zoning Board of Appeals. The motion was seconded by Mr. Mezzancello and approved with four Ayes.

Meeting adjourned at 9:41 p.m.