

NORTH CASTLE PLANNING BOARD MEETING
15 BEDFORD ROAD - COURT ROOM
7:00 P.M.
June 17, 2013

PLANNING BOARD MEMBERS PRESENT: Art Adelman, Chairman
 John Delano
 Christopher Carthy
 Guy Mezzancello

PLANNING BOARD MEMBERS ABSENT: Steve Sauro

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:

May 20, 2013

Mr. Delano made a motion to approve the May 20, 2013 minutes. It was seconded by Mr. Carthy and approved with four Ayes.

PUBLIC HEARING:

FELDMAN

23 Creemer Road

Section 2, Block 17, Lot 5C

Discussion of pool application

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

Consideration of site plan approval

The Planning Board opened the public hearing. The Applicant made a presentation of the project to the public. The Planning Board and the public discussed the need for screening between properties and the provision of adequate stormwater practices.

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

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

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 pool

Tim Allen, PE Bibbo Associates, LLP Consulting Engineers

Discussion

Consideration of site plan approval

The Planning Board opened the public hearing. The Applicant made a presentation of the project to the public. The Planning Board and the public discussed the need for screening between properties, relocation of the pool equipment and for the provision of adequate stormwater practices.

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

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

CONTINUING BUSINESS:

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. 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.

In addition, the Applicant discussed the need to seek an additional variance for the 11 off-street parking spaces that are only partially on the Applicant's property.

The Applicant further discussed their willingness to grant an easement for public parking on the subject property if the Town were to construct a Kent Place parking area. The Applicant also offered to help with the formation of a new parking district on the west side of Main Street.

The Planning Board discussed the need for the Applicant to obtain a wetlands permit for disturbance adjacent to the stream.

Mr. Delano made a motion positively recommend that the ZBA give consideration to granting a 32 off-street parking variance. It was seconded by Mr. Carthy and approved with four Ayes.

850 NORTH BROADWAY (LITTLE SPOT)

850 NORTH BROADWAY

Section 3, Block 07, Lot 10

Change of use and bring site plan into conformity

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 instructed the Planning Board Secretary to schedule a Public Hearing regarding the proposed project for a future meeting.

MADONNA

Route 128 - Mount Kisco Road

Section 2, Block 12, Lot 3

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

Kory Salomone, Esq. Veneziano & 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.

Additionally, the Planning Board discussed the draft Negative Declaration prepared by the Planning Department. The Planning Board noted that additional information was required to be submitted to the Applicant prior to adoption of a Negative Declaration. The Planning Board discussed the Applicant's proposed zoning text amendment to modify the age requirement for a senior citizen from 62 to 55, but ultimately deferred a recommendation back to the Town Board until a later date.

COCKREN MIU'S

22 Old Route 22

Section 2, Block 15, Lot 1

Mark Miller, Esq. Veneziano & Associates

Consideration of approving third extension of time site plan resolution

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

61 & 67 OLD ROUTE 22

61 & 67 Old Route 22

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

Consideration of approving third extension of time site plan resolution

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

RONDEAU

477 Bedford Road

Section 1, Block 9, Lot 17.2B

Consideration of extension of time site plan resolution.

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

Meeting adjourned at 9:03 p.m.