

NORTH CASTLE PLANNING BOARD MEETING
15 BEDFORD ROAD - COURT ROOM
7:00 P.M.
June 3, 2013

PLANNING BOARD MEMBERS PRESENT: John Delano, Acting Chairman
 Steve Sauro
 Christopher Carthy
 Guy Mezzancello

PLANNING BOARD MEMBERS ABSENT: Art Adelman, Chairman

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.

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.

Kory Salomone, Esq. Veneziano & Associates

Discussion

The Planning Board directed the Applicant to revise the plans to depict and quantify wetland buffer impacts. The Board noted that NYSDEC approval may also be required. The Planning Board discussed the need to depict which houses on Old Mount Kisco Road would be proposed to be connected to the sewer.

The Planning Board noted that additional information is required to be submitted in order to advance toward concluding the SEQRA review.

Mr. Sauro made a motion to authorize the Director of Planning to prepare a draft Conditional Negative Declaration for review. It was seconded by Mr. Mezzancello 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

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 decided to schedule a neighbor notification meeting and directed the Town Planner to prepare a draft resolution of approval for consideration.

MCKENNA/REINHARDT

13 Hidden Oak & 280 King Street

Section 2, Block 1J, Lots 1 & 10

Lot Line Change

Michael Campbell, PE Campbell Engineering, LLP

Discussion

Mr. Sauro made a motion to approve a Negative Declaration for this project. It was seconded by Mr. Mezzancello and approved with four Ayes.

Mr. Sauro made a motion to approve the resolution of approval, as amended. It was seconded by Mr. Mezzancello and approved with four Ayes.

JENNIE CLARKSON / ST. CHRISTOPHERS, INC.

1608 Old Orchard Street

Section 3, Block 4, Lot 4 & 6B

Lot Line Change

Kory Salomone, Esq. Veneziano & Associates

Consideration of extension of time resolution

Mr. Sauro made a motion to approve the extension of time. It was seconded by Mr. Mezzancello 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 of Site Walk with the D.O.T.

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 discussed with the Planning Board their desire to start fitting out the space prior to finalizing the site plan and obtaining NYSDOT approval for the curb and sidewalk improvements. The Planning Board suggested bonding all of the improvements as a way to permit the Building Department to issue permits for the fit out of the space. It was acknowledged that a Certificate of Occupancy for the building will not be issued until all improvements are made to the site and that a building permit can't be issued prior to bond acceptance by Town Board. The Applicant was directed to return to the Planning Board for further discussion.

Meeting adjourned at 8:18 p.m.