

**NORTH CASTLE PLANNING BOARD MEETING
15 BEDFORD ROAD – COURT ROOM
7:00 P.M.
SEPTEMBER 10, 2015**

PLANNING BOARD MEMBERS PRESENT:

Art Adelman, Chairman
John Delano
Steve Sauro
Christopher Carthy
Michael Pollack

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:
George Drapeau

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

The following minutes were voted on at the end of the meeting.

I. APPROVAL OF MINUTES:

- A. August 3, 2015**
- B. June 3, 2013**
- C. June 17, 2013**
- D. July 15, 2013**
- E. August 5, 2013**

- F. September 9, 2013
- G. November 18, 2013
- H. December 9, 2013
- I. February 10, 2014
- J. February 24, 2014
- K. March 24, 2014
- L. June 9, 2014
- M. June 23, 2014
- N. July 14, 2014
- O. August 4, 2014
- P. September 22, 2014
- Q. October 6, 2014
- R. October 20, 2014
- S. November 3, 2014
- T. December 8, 2014
- U. February 9, 2015

DISCUSSION:

**NORTH BROADWAY TOWNHOUSE DINER
720 NORTH BROADWAY
Section 122.16, Block 3, Lot 31
Joel Greenberg, Architectural Visions
Discussion**

Present for this application was the property owner, Mr. Koutrous and his professional Joel Greenberg.

The application is for the reapproval of a site plan to reconfigure the existing off-street parking lot and the construction of new handicap access ramp. The Planning Board approved a site plan on June 9, 2014. The site plan resolution has since expired on June 9, 2015. The Applicant is seeking a re-approval of the previously approved plan.

Mr. Greenberg reviewed the status of some of the outstanding items from the prior approval at this time

The public hearing was scheduled for Monday, September 28, 2015. The board will consider a resolution the same evening.

SCOTT

80 Mianus River Road

Section 96.01, Block 1, Lot 8

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

J.D. Barrett & Associates

Discussion

Present for this application is Scott Kurnit, property owner and John Arons attorney for the applicant. Mr. Barrett was not present.

Mr. Arons reminded the board that his client had no intention of building on this property and would like to move the conditions regarding the bonds to prior to the issuance of a Building Permit. The board and professionals were in agreement with this request.

The applicant will submit a draft covenant to the Town Attorney and the details for that language will be worked out prior to the next meeting. The board will consider the draft resolution again with the changes discussed this evening.

BRYNWOOD

568 Bedford Road

Section 101.02, Block 1, Lot 28

Site Development and Preliminary Subdivision

Peter Wise, esq. Delbello Donnellan Weingarten Wise & Wiederkehr, LLP

Discussion

Present for this application was Peter Wise, esq; Bonnie VonOhlsen from John Meyer Consulting; Ann Klein and Megan Maciejowski from Corigin.

Mr. Wise stated that he would like to schedule a joint site walk with this board and the Conservation Board. He shared the vision of his client for the phase approval process of the golf course and club house first and then the residences as part of phase two. He would like to finish the golf course and club house before the first residence is occupied. He would also like a referral to the Conservation Board.

Mr. Adelman reminded those present that these are all fee simple units except the FAAH units

Mr. Kaufman noted that there have been a few meetings about segmenting the project and he and Mr. Cermele are alright with that. The board members were alright with that as well.

A site walk was scheduled with both boards on Monday, October 5, 2015 at 8:00 a.m.

37 & 41 Maple Avenue Redevelopment

39 & 41 Maple Avenue
108.01-6-35 & 108.01-6-33
Site Development Plan
Michael Fareri
Discussion

Present for this application was Michael Fareri, property owner and Joe Crocco, Architect for the project.

The site plan application is for the merger of 37 Maple Ave and 41 Maple Ave lots, demolition of the building at 41 Maple Ave and the construction of additions to 39 Maple Avenue which will provide three two-bedroom and four one-bedroom apartments along with 869 square feet of retail space. The total gross floor area on both properties is proposed to be reduced to 7,248 square feet from the existing 8,260 square feet.

Mr. Fareri reviewed present and past photos of the site. He noted both lots were zoned CB (Central Business). He reviewed the size of the lots and existing parking as well as proposed. He reminded the board that he granted an 11 foot easement for truck access along the side of his building to the DiCicco's Supermarket. He noted there was a 50' x 100' lot behind his lots that he has tried to purchase over the last five years from Mr. Torlish and was unsuccessful. He reviewed the plans prepared by Dan Holt, Engineer. It was noted the board and professionals were seeing Mr. Holt's plans for the first time.

Mr. Fareri reviewed the size and location of the proposed apartments. He noted that living in downtown is very limited and there is a built up demand for small apartments for the elderly and young people.

Discussions were had regarding the approvals necessary for this application proposed which would require a referral to the ZBA and approvals from the Town Board.

Mr. Fareri stated that he does not agree with the square footage totals of the Town Planner.

Mr. Fareri stated that he would like to move the 6 FAAH units from the Lumberyard to this location and make all of the units at the Lumberyard market rate units and have all the units at 37 & 41 Maple Avenue FAAH units. Discussions were had why he thought this was a good idea and what would be necessary in order to accomplish this request.

Discussions were also had regarding the parallel parking spaces and sizes of those spaces on site.

CVS

450 Main Street

Section 108.01 Block 6, Lots 22 & 27

Paul Vitaliano, PE, CPESC , VHB Inc.

**Discussion regarding the relocation of utility pole and potential alternatives
Consideration of 90 day Extension of time**

It was noted that conversations were had with the engineer from CVS and is alright with the proposed modification. CVS will reach out to the abutting property owner to get an updated survey for the drainage components.

Mr. Adelman asked for a motion to grant a three month extension of time for the CVS site plan application. Mr. Sauro made a motion to approve. It was second by Mr. Carthy and approved with four Ayes. Mr. Delano voted nay.

II. APPROVAL OF MINUTES:

- A. August 3, 2015**
- B. June 3, 2013**
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Mr. Adelman asked for a motion to approve the August 5, 2013; November 18, 2013; December 9, 2013; February 24, 2014; July 14, 2014; September 22, 2014; October 20, 2014; November 3, 2014 as amended. Mr. Delano made a motion to approve, it was second by Cristopher Carthy and approved with four Ayes. Mr. Pollack abstained. Mr. Sauro abstained from the June 17, 2013 minutes.

Mr. Adelman asked for a motion to approve the August 3, 2015, June 17, 2013; July 15, 2013; September 9, 2013; February 10, 2014; March 24, 2014; June 9, 2014; June 23, 2014; August 4, 2014; October 6, 2014; December 8, 2014 February 9, 2014 minutes. Mr. Carthy made a motion to approve. It was second by Mr. Adelman and approved with four Ayes. Mr. Pollack abstained from the vote regarding the years 2013 and 2014. He voted to approve the minutes in 2015. Mr. Delano abstained from the vote on the following minutes August 3, 2015, July 15, 2013; March 24, 2014. Mr. Sauro abstained from the vote on June 17, 2013; November 18, 2013 and June 23, 2014.

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

Meeting was adjourned at 8:34 p.m.