

**NORTH CASTLE PLANNING BOARD MEETING
15 BEDFORD ROAD – COURT ROOM
7:00 P.M.
August 6, 2018**

PLANNING BOARD MEMBERS PRESENT: Christopher Carthy, Chairman
Steve Sauro
Michael Pollack
Jim Jensen

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

Roland A. Baroni, Esq. Town Counsel
Stephens, Baroni, Reilly & Lewis, LLP

Conservation Board Representative: John Krupa

Absent: Gideon Hirschmann, Board Member

Joseph M Cermele, PE CFM
Consulting Town Engineer
Kellard Sessions Consulting, PC

Valerie B. Desimone
Planning Board Secretary
Recording Secretary

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

**DANIEL [18-020]
7 Hadley Road
108.04-2-28
Site Plan
Joseph Daniel - owner/applicant
Discussion**

Mr. Jensen read the affidavit of publication for the record. All paperwork was in order

for this application. Noticed neighbors present were Francine Bernard, 11 Hadley Road and Virginia Gloor Sedowski 5 Hadley Road. Charles Rosenzweig – 9 Hadley Road.

Mrs. Bernard stated she has been in her home for 34 years and has had a dry basement for all those years, she was concerned since she is downhill from this lot, that her basement remains dry and wants to make sure the drainage is more than adequate. She wanted to know what recourse does she have if she starts getting water in her basement as this project starts and continues and once completed. Mr. Kaufman explained that there is a storm water plan and all the water that falls on the roof and paved surfaces will be treated and the amount of runoff that will occur on the lot will be at the same rate as it is now with no development. It is not a wet site and there are no wetlands on site.

Mrs. Sedowski stated she has been at 5 Hadley Road since 1955 and 91 years old. We set our house further back to that it would not be a straight row of houses like in a development and it is very charming. Her neighbor at 3 Hadley is set even further back than she was. She said that her neighbor Mr. Batheja may have misrepresented the water in the letter he sent in to the town. She noted there was no storm drains on Hadley road and there is a stream that runs behind the houses. She opined that the proposed house is too large for a two-acre lot. She would like the house staggered as compared to her house. Mr. Daniel stated it was staggered. She was concerned about the wells in the neighborhood and the aquifer. Mr. Carthy thanked her for her comments.

Mr. Rosenzweig stated that he has lived here nearly 17 years. His house is below the grade of the applicant and is concerned about the water and it being pitched onto his property. In response to comments from Mr. Rosenzweig, Mr. Daniel stated those landscaping plans have been since updated and there will be a berm planted when the 10-12 foot trees are planted, they are usually planted on a berm and he did not have an issue with that.

The board concluded that the berm would be a minimum of 18" and located all along the area where there is planting on the eastern side of the site. Mr. Kaufman will update the resolution with these comments.

Mr. Carthy asked if anyone else had any comments to make at this time.

Mrs. Sedowski stated that Mr. Batheja at 3 Hadley misrepresented the direction of the water in his letter, it flows to the north to the Samuels property.

After no further comments were had by the board, members of the public or the applicant. Mr. Carthy made a motion to close the public hearing. Mr. Sauro second the motion and it was approved with four ayes. Mr. Hirschmann was not present for the vote.

Discussions were had regarding the draft resolution and water comments as addressed in the resolution prepared for the board's consideration. Mrs. Sedowski stated that she was concerned if a berm was put on the east side and nothing was done to the west

side of the lot what water implications would there be on the other side of the lot. Mr. Sauro noted that the information was submitted by the applicant and confirmed by the town's professionals that the water on site shall remain in predevelopment conditions after construction. Continued discussion was had on this subject.

Mr. Sauro made a motion to approve the resolution as amended. It was second by Mr. Pollack and approved with four ayes. Mr. Hirschmann was not present for the vote.

TOWN COMPREHENSIVE PLAN

Discussion of implementation of priority recommendations

Mr. Kaufman stated that the Town Comprehensive Plan has been distributed to the board for their review. One of the most important aspects of the plan is the implementation section of the plan. The plan has a whole list of ideas and at the end of the document it discusses how do we implement those ideas and bring that to fruition. We will start some of that discussion as it will not all happen now, there is a lot of work to be done to implement the ideas in this plan. The first five points as noted in the plan and will be discussed this evening in the same order it was presented in the plan.

Mr. Kaufman stated that he would like to discuss the items and make some recommendations and potentially do some work to help the Town Board in implementing these items.

The packet submitted to the board includes Armonk Hamlet zoning, commercial and office zoning and an implementation plan. A review sheet was also provided for the boards assistance with additional information.

Mr. Kaufman stated if the board wanted to provide any feedback from tonight's meeting later on this week he would happy to receive it.

Mr. Carthy made a motion to adjourn. Mr. Sauro second the motion and it was approved with four ayes. Mr. Hirschmann was not present for the vote. Meeting adjourned at 10:08 p.m.