

**NORTH CASTLE PLANNING BOARD MEETING
VIA ZOOM
7:00 P.M.
January 25, 2021**

PLANNING BOARD MEMBERS:

Christopher Carthy, Chairman
Steve Sauro
Michael Pollack - ABSENT
Jim Jensen
Lawrence Ruisi

Also Present:

Adam R. Kaufman, AICP
Director of Planning

John Kellard, PE
Kellard Sessions Consulting

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

Conservation Board Representative:
Jane Black

PUBLIC COMMENT PROCEDURE:

Public comments can be submitted to planning@northcastleny.com during the meeting. Received comments will be read aloud. Include a telephone number in your comment if you would like to provide verbal comments to the Board during the meeting.

DISCUSSION:

**FARRELLY [2020-030]
6 Pine Ridge Road
102.01-2-9
Special Use & Site Plan
Ralph Alfonzetti, Alfonzetti Engineering, PC
Consideration of Resolution**

Present for this application was Ralph Alfonzetti and the applicant, Steve Farrelly.

This application is for a special use and site plan application for a new 934 square foot two story detached garage with storage on the second floor. No plumbing is proposed for the structure. The majority of the proposed structure is within the Town-regulated wetland buffer.

Mr. Carthy made a motion to reconvene the public hearing. It was seconded by Mr. Sauro and approved with four ayes, Mr. Pollack was not present for the vote.

Mr. Carthy asked the board, professionals and applicant if they had any questions or comments regarding the resolution. Questions were answered to everyone's satisfaction.

Mr. Carthy made a motion to close the public hearing, Mr. Sauro seconded the motion and it was approved with four ayes. Mr. Pollack was not present for the vote.

Mr. Carthy made a motion to approve the resolution. Mr. Sauro seconded the motion and it was approved with four ayes. Mr. Pollack was not present for the vote.

17 NORTH LAKE [2020-036]

17 North Lake

101.02-2-29

Andrew Collingham, AIA, NCARB Drew Architecture

Site Plan – referral from RPRC

Discussion

Construction of a new two-story, single family dwelling with municipal water supply and on-site wastewater treatment system along with pool and driveway. This project was referred to the Planning Board by the Residential Project Review Committee.

Mr. Kaufman described the application as noted above and summarized for the board some of his concerns raised at the RPRC and noted the amount of tree removal, disturbance at the rear of the site and screening at the periphery of the site.

The chairman requested a landscaping plan and that the applicant stake out the house location, centerline of the driveway and pool location. Once the site has been staked, the applicant will inform the Planning Board secretary and a site walk will be scheduled.

Mr. Jensen noted that it was peculiar that the pool was proposed behind the septic field and so far from the house.

Mr. Kaufman recommended the applicant go to the ARB sooner in the process than later.

21 NETHERMONT [2020-039]

21 Nethermont

122.16-4-41

Site Plan

Discussion

Greg Cacioppoli, PE Gabriel E. Senior P.C.

Present for this application was Greg Cacioppoli - Engineer; Dino DeLaurentis - applicant; Jeffrey Taylor – Architect;

Proposed new four bedroom 3,125 square foot home, driveway and yard areas. This

property was referred for Planning Board site plan approval by the RPRC.

Mr. Cacioppoli presented the application as noted above and stated the house was within the setbacks and conformed to the minimum zoning requirements. He stated two retaining walls were proposed near the rear property line and that the driveway location was proposed at the best location to address the direction of the water on site. He also reviewed tree removal, impacts and water removal.

Mr. Cacioppoli stated that due to the topography of the lot, there are challenges developing the lot to make it suitable to live in. Several retaining walls are proposed to create a usable rear yard at the basement level. The board raised concerns about the visual impacts to the neighbors regarding this lot due to the amount of regrading and wall construction.

Mr. Cacioppoli stated that due to all of the rock presently on site, there is a lot of existing stormwater runoff and part of this application is to capture the stormwater runoff and direct it to the sewer system.

Mr. Cacioppoli reviewed the plans on trucking in fill on site and how there will be two flaggers on site during specific time frames to direct traffic. After the wall is constructed, the fill will be brought in on site. He noted that rock removal was nothing in comparison to 22 Nethermont across the street.

In response to Mr. Carthy's comment, Mr. Kaufman stated that rock crushing could only be done on site if the Planning Board approves it as part of the resolution.

Mr. Taylor reviewed the interior/exterior architectural details and layout of each floor. He noted there would be access to the backyard from the basement. He reviewed a planting plan that will be submitted.

Mr. Taylor stated the prefabricated block wall is proposed with 8-10' Norway spruce to screen the wall. Mr. Carthy suggested three walls at each at 4' height vs. the proposed two 6' walls. Mr. Cacioppoli noted that additional backyard space would be lost as a result of that.

Mr. Carthy and Mr. Jensen were concerned with all of the retaining walls proposed on site and how would the applicant accomplish and maintain the landscaping plans so close to the walls and property line.

Mr. Cacioppoli reviewed the alternative wall locations and how they did not work on site.

Mr. Ruisi stated that he was concerned with how the walls and Norway Spruces proposed will work together because the trees have to be planted apart and you will see more of the wall with this plan. The rest of the board agreed and inquired how would the property owner maintain the planted trees along the retaining wall on the side of the property without going on the abutting property owner's lot. Mr. Cacioppoli noted arborvitae were proposed along the side of the property and the proposed wall was three feet from the property line.

The board expressed its concern with the impact on the neighbor regarding the proximity of the retaining walls on the side yard and suggested planting ivy along the walls edge.

Mr. Sauro also stated that perhaps three tiers of retaining walls would be less impactful to the neighbors vs. the two proposed walls.

Mr. Jensen expressed his concerns regarding the impacts of the trucks with fill coming to the site. In response to comments, the applicant noted that approximately 900 cubic yard is proposed which would be approximately 50 truckloads at 18 cubic yards per truck. It takes approximately 8 minutes to unload.

Mr. Carthy read the letter from the following neighbors into the record: Alexandria Harr, Nora Kanz Manuele, Ed Loberman and Gayle Kolt.

Ms. Kolt asked to speak at the meeting and stated that she has suffered structural damage and her property has been flooded all the time from the house up the street and she agrees with Ms. Manuele and Mr. Loberman's written comments.

Applicant was instructed to stake the house and centerline of the driveway and to stake where the retaining walls are proposed to go. The applicant was asked to reach out the Planning Department once this was completed and site walk would be scheduled at that time.

3 MIDDLE PATENT ROAD [2020-040]

3 Middle Patent Road

95.03-1-52

Referral from RPRC

Discussion

Glenn Ticehurst, RLA, ASLA

Construction of an 18'x40' swimming pool (with an interior spa) and a bluestone terrace. This project was referred to the Planning Board by the RPRC.

Present for this application was Glen Ticehurst and Seth Ticehurst.

Mr. Ticehurst presented the plan as noted above and reviewed the stormwater on site.

The board discussed the location of the proposed pool. They asked the applicant to stake the site and to schedule a joint site walk with the Conservation Board.

Joint site walk was scheduled for Friday, March 4th at 8:00 a.m.

2 DEER RIDGE LANE [2021-001]
2 Deer Ridge Lane
100.04-2-21
Relocation of Drainage Easement
Discussion
Kory Salomone

Present for this application was the applicant David Hason, Kory Salomone, Ralph Alfonzetti.

The Applicant is seeking to relocate a drainage easement on the property. The relocation requires approval from both the Planning Board and the Town Board.

Mr. Salomone presented the application as noted above. He stated that the application constructed a stone wall that was built over both the 15 ft. and 10 ft. wide drainage easements. Instead of removing the stone wall, Mr. and Mrs. Hason are seeking permission to relocate the drainage easement. The new drainage easement will extinguish and eliminate the existing 15 ft. and 10 ft. wide easement areas.

Mr. Kellard noted that he will need additional information confirming that the existing wall will not negatively impact the site plan.

The applicant will address the town engineer memo and move forward with an amendment if any change is determined to be necessary by the Town Engineer.

Mr. Carthy made a motion of the amended resolution of approval. Mr. Jensen seconded the motion and it was approved with four ayes. Mr. Pollack was not present for the vote.

1 KENT PLACE [2020-049]
108.03-1-76
Amended site plan
Jim Ryan, RLA John Meyer Consulting
Discussion

Site plan and wetlands permit applications to legalize work on the property without the benefit of Planning Board or Building Department approval. Legalization requested includes new sheds, coolers and patios.

Present for this application was Jim Ryan and Anthony Nestor from John Meyer Consulting.

Mr. Ryan stated he was waiting for some coordination and comment from the Building Inspector.

Mr. Kaufman stated that work was done at Amore without permits for the pergola, fountain and patio and some of the features were built on the property line. The

structures have to be counted toward the parking count on site. Additional parking spaces are also necessary for the cooler and shed.

Mr. Carthy made a motion to refer this applicant to the ZBA without recommendation. Mr. Sauro seconded the motion and it was approved with four ayes. Mr. Pollack was not present for the vote.

THE SUMMIT CLUB AT ARMONK [2021-002]

568 Bedford Road

101.02-1-28.1

Discussion

Temporary Club House & Lot Line change

Paul Sysak, RLA ASLA JMC Site Development Consultants

Town Board Special Use Permit Referral:

Present for the application was Mark Weingarten, Ken Anderson, Paul Sysak, Rich Granoff and Jeff Mendell.

The Summit Club at Armonk is a 600-member golf club and related facilities, amenities building, catering events for 300 people, 12 tennis courts that may be enclosed, 20 guest suites, indoor and outdoor music, children's summer camp. The applicant is before the board for temporary golf course improvements which include a trailer with golf course offices and a pro-shop, a kitchen trailer, a bathroom trailer, a tented food and beverage facility, and a patio with fire pits.

Mr. Weingarten presented the application as noted above and Mr. Sysak reviewed the details of the temporary improvements as noted above. He stated that the existing entrance will remain the same, the temporary clubhouse was proposed on existing disturbed land, and three trees are proposed to be removed.

Mr. Carthy expressed his concerns with how the temporary structures would accommodate the proposed 600 members and summer camp for kids. Mr. Weingarten agreed to revise the requested permit from 600 members to 300 members. He noted that he is requesting a two-year temporary permit for 2021 and 2022 so that the Town and applicant has the requisite time to evaluate the full membership club request while operating the golf course for the 2021 and 2022 season.

Discussions took place regarding the maximum amount of people on the 18 hole golf course at one time, 144 people. It was noted that some days are busier than others but there was always enough parking on site when the club was open.

Mr. Ruisi stated the Whippoorwill Club went through something similar and there were no impacts to the club at that time.

Mr. Kaufman stated that he will follow up with the Building Inspector regarding ARB approval for the temporary structures. A temporary Special Use Permit would have to be approved at the Town Board and then the Planning Board. A joint work session was

scheduled with the ARB on February 8, 2021.

Mr. Carthy made a motion to refer the temporary special use permit to the Town Board with a maximum of 300 people during the 2021-2022 golf season. Mr. Ruisi seconded the motion and it was approved with four Ayes. Mr. Pollack was not present for the vote.

After the Town Board public hearing, they will refer it back to the Planning Board for approval.

THE SUMMIT CLUB AT ARMONK [2020-051]

570 Bedford Road

101.02-1-28.2

Discussion

Residential Site Plan

Paul Sysak, RLA ASLA JMC Site Development Consultants

Present for the application was Mark Weingarten, Ken Anderson, Paul Sysak, Rich Granoff and Jeff Mendell.

Planning Board Site Plan, Wetlands Permit, Steep Slopes Permit and Tree Removal Permit Approvals are necessary for the proposed 73 residential units containing 176 bedrooms in seven buildings. Seven of the units will be will be AFFH units.

Mr. Granoff stated that he has reviewed the professional's memos and presented three different building types for the proposed seven buildings that all have extensive landscaping. The site will be heavily screened from route 22 and a stone wall is proposed in front of the existing trees with perennials in an effort to screen the development from NYS Route 22. There is an entry gate, which will be manned. He then presented 12 different views of the site and stated there would 20-24 parking spaces per building which will be below grade. He stated that there would be either 8,10 or 12 units per building. Mr. Kaufman noted these plans had not been submitted to the board for review. Mr. Granoff agreed and stated he will make a submission tomorrow for the joint work session with the ARB on February 8, 2021.

Mr. Ruisi inquired if 12 tennis courts were necessary and would there be screening for the tennis courts. Mr. Mendell stated there were 16 tennis courts in Braeburn Country Club and Pickleball has become very popular. Mr. Granoff stated the two courts in the landscape buffer were removed.

The board expressed their concerns with the location of building seven as it does not really blend in on site and appears as an odd solo building proposed next to active recreation (tennis courts).

Mr. Carthy thanked the applicant for their time and stated he and the board looked forward to the work session as the next meeting.

Mr. Carthy made a motion to adjourn the meeting, it was seconded by Mr. Sauro and approved with four ayes. Mr. Pollack was not present for the vote. Meeting adjourned at 10:03 p.m.