

Agenda  
Regular Meeting  
North Castle Town Board  
Town Hall  
15 Bedford Road  
Armonk, NY  
**ONLINE AT NCTV**  
5:30 p.m.  
January 24, 2024

**PLEASE NOTE:**

- The Meeting will be held in person in Town Hall Meeting Room.
- View the meeting in person, on **NCTV** or **ONLINE AT NCTV**
- The Public may comment on agenda items via Zoom.
  - Zoom Meeting Link: <https://northcastleny.zoom.us/j/89990732073>
  - Meeting ID: **899 9073 2073** Passcode: **2733000**
  - Devices used to login to the meeting should clearly identify participants name.

**EXECUTIVE SESSION: 5:30 PM – 7:00 PM**

- Volunteer Boards and Committees: Interviews
- Matters of Personal: Specific Persons
- Advice of Counsel: Real Estate and Matters of Contracts

**WORK SESSION: 7:00 PM – 7:30 PM**

- Discussion of Lombardi Park water extension with Water & Sewer Department and KSCJ Consulting.

**I. ANNOUNCEMENTS & PUBLIC COMMENT**

- A. Community Announcements/Town Clerk Report.
- B. Administrator Update.
- C. Town Board Liaison Update.
- D. Public Comment

**II. PUBLIC HEARINGS**

- A. Consider the following Re Special Use Permit Application for building modifications to St. Nersess Armenian Seminary, 486 Bedford Road, Armonk:
  - 1. Receipt of Site Plans.
  - 2. Adoption of Negative Declaration.
  - 3. Adoption of Resolution.
- B. Consider a Local Law to amend Chapter 195 of the Code of the Town of North Castle entitled Landmarks Preservation: Section 195-4, Powers and Duties of Committee.
  - 1. Adoption of Local Law.

**III. OLD BUSINESS**

- A. Approval of Town Board Minutes: December 13, 2023; and January 10, 2024.
- B. Consider the following Re The Gateway (former site of Mariani Gardens), located at 45 Bedford Road, Armonk, Use of Town Right-of-Way to amend the deed restriction held by the Town of North Castle to permit patios and privacy walls; and to establish an easement to construct a stormwater treatment basin and install plantings.
  - 1. Receipt of revised Plans.
  - 2. Consider scheduling a Public Hearing to amend the deed restriction held by the Town of North Castle to permit patios and privacy walls, on February 28, 2024.

3. Consider scheduling a Public Hearing to establish an easement to construct a stormwater treatment basin and install plantings, on February 28, 2024.

#### IV. MISCELLANEOUS

- A. Receipt of Code Compliance Peer Review Report from ESRG Energy Safety Response Group, dated October 18, 2023, and ESRG Additional Considerations and Recommendations, Re Catalyze Energy Battery Energy Storage System (BESS) project located at 10 New King Street.
- B. Consider request from Director of Water and Sewer Operations Sal Misiti to issue a Request for Proposals for engineering services related to the rehabilitation of Water District No. 1 distribution system.
- C. Receipt of memo from Town Assessor Georgann Richardson, dated January 18, 2024, Re amendment to Local Law Chapter 288 of the Code of the Town of North Castle entitled Taxation, Article II entitled Senior Citizens Tax Exemption and Article III entitled Exemptions for Persons with Disabilities.
- D. Receipt of letter from resident Chris Hughes Re Town Board to consider legislation to ban gas-powered leaf blowers.
- E. Consider 2024 membership in NYS Association of Towns and designation of a Town Board member as the Town's voting delegate at AOTSNY annual meeting in February.
- F. Consider approval of shared cost with Byram Hills Central School District for an additional panel for the sign recognizing Byram Hills State Championship teams.

#### V. AGREEMENTS

- A. Consider approval of the following proposals Re the North Castle Pool and Tennis Club Conceptual Improvements project:
  1. KSCJ Consulting for engineering services.
  2. Sullivan Architecture, P.C. for evaluation of the existing bath house and concession building.
  3. OLA Consulting Engineering for an assessment of existing HVAC, electric and plumbing systems within the existing buildings.
  4. Grossfield Macri Consulting Engineers, P.C. for a structural evaluation of the pool deck and boiler room facility.
  5. John Petroccione, P.E., PLLC, for an evaluation of the existing swimming pool and associated mechanical equipment.
- B. Consider approval of Graham Restoration Co., Inc. change order Numbers 3 and 4 Re Truss Project at the North Castle Public Library, Armonk Branch.

#### VI. PERSONNEL

- A. Consider the appointment of Arthur Elias as an Alternate to the Board of Ethics for a five-year term to expire January 11, 2028.
- B. Consider approval of appointment of Linda Surovich to position of Substitue/Hourly Librarian I, effective January 29, 2024.
- C. Consider approval for Director of Finance, Abbas Sura, to attend 2024 NYS GFOA conference from April 17 – April 19, 2024.

#### VII. CONSENSUS

- A. Audit and approval of payments as indicated on Warrant No. 2 dated January 24, 2024.

#### AGENDA - SUBJECT TO CHANGE

##### PUBLIC COMMENT POLICY

- Speakers should sign up by printing name, street name or hamlet.
- Speakers will be recognized in the order in which they signed up.
- Speakers should state name and street name or hamlet when called to speak.
- Speakers should address comments to Supervisor and Town Board.
- Speakers should limit comments to 5 minutes i to conduct an orderly meeting and allow everyone a chance to speak.
- All speakers are expected to comment with respect and civility.
- Personal attacks on Town Employees and Town Consultants will not be permitted.
- The Supervisor reserves the right to stop a speaker's comments if they are not in accordance with this approved public comment policy.