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**WORK SESSION OF THE TOWN OF NORTH CASTLE  
CONSERVATION BOARD  
TOWN HALL ANNEX- UPSTAIRS CONFERENCE ROOM  
TUESDAY, MAY 31, 2022  
7:30 P.M.**

**Corrected**

**PRESENT:** Adam Barnett; Craig Benedict; Jane Black, Co-Chair; George Drapeau III; John Krupa, Co-Chairman; José Berra, Town Board Liaison.

**NOT PRESENT:** Andy Block.

**1. Westchester County Airport – Campus** - George Drapeau handed the Board flyers about upcoming meetings to be held at three locations to discuss possible changes and expansion to the Westchester County Airport. Ms. Black said that there is a watershed near the airport. Discussion ensued. Mr. Drapeau urged the Board to write a memo. Mr. Krupa and Ms. Black agreed and said that a memo should be written.

**2. 655 Bedford Road** – Ms. Black informed the Board that the Planning Board referred this to the Board because it is a lot over 20 acres and is in the Open Space Index. She said that the applicant would like to subdivide the property to allow construction for one new home and the remaining property has been proposed for a conservation easement. Mr. Drapeau said that the entrance way is awkward and this would be in the proposal to be changed. He stated that he attended a Planning Board meeting where the Board established that the lots need to be looked at to determine what the cost of the lots would be. He reiterated that the remaining property has been proposed to be a conservation easement. Mr. Drapeau said that some of these lots are not buildable. Mr. Barnett asked if there are steep slopes on the site. Mr. Drapeau replied no, and there are no wetland issues on the site. Mr. Krupa said that we need to provide feedback on this site. Mr. Krupa and Ms. Black agreed that a site walk is not needed. Mr. Berra said that formal action cannot take place in a work session. Mr. Krupa said that he was approached by Christopher Carthy, Planning Board Chairman, and he had asked for a memo from the Conservation Board in support or not on this application. The Board asked the Secretary to contact Roland Baroni, Town Attorney, for his expertise as to how the Board should proceed. The location of this site was discussed. A possible Zoom meeting was discussed. Mr. Krupa said that Zoom meetings are not in favor per the New York State mandate.

**3. 23 Bedford Banksville Road** – Ms. Black said that this property was once a flea market among many other things and has an existing contractor's yard on the site. She said that that there was an issue about how to proceed with the existing contractor's yard.

### **3. 23 Bedford Banksville Road - continued**

She added that the applicants wanted to only address the new building that has been proposed for a retail store. The Planning Board said that the entire property needs to be addressed and not a portion of the site. Ms. Black said that the applicant originally proposed a special use permit for the contractor's yard but has decided to cease the contractor's yard in its entirety over a period of time. Mr. Berra said that the site will be a showroom and include storage on the site. Ms. Black said that she and Susan Roth, Kellard Sessions Consulting, attended a site walk on this site. Mr. Krupa said that any recommendation on this site or 11 Bedford Banksville Road could set precedence for future applications and he wants to be very careful on the recommendation made by the Board. Ms. Black said that this applications site plan is an overall improvement. Ms. Black asked the Secretary if the applicant is ready to present again to the Board. The Secretary replied yes, she believed so. Ms. Black said that this proposal can be voted on at the next meeting. Mr. Krupa said that any disturbance on this site has been done many years ago. Mr. Drapeau said that we should look at properties as if it is coming to us for the first time and view what should and should not be allowed and not "grandfather" disturbances as granted. Ms. Black said that any new intrusions will be moved out of the buffer. She added that the only disturbance to the buffer is a small portion of the driveway. She added that Ms. Roth had suggested rows of tree plantings at the site walk and the applicant was very amenable to that suggestion. Mr. Krupa said yes, we cannot undo what has been done, but we can make it better. He added that the applicant's proposal is making the community better. He added that water samples were taken behind this site for many years and the water quality is improving. Ms. Black said that many residents have complained about this site and this is a big improvement. The Board asked the Secretary to find out when the applicant for 11 Bedford Banksville plans to submit to the Board. She replied that she would contact Valerie Desimone, Planning Board Secretary for clarification.

**4. Mt. Misery** – Ms. Black said that we can contact Nora Manuele to join us for a site walk on this site. Ms. Manuele had contacted the Open Space Committee to purchase this .52 acre site. Mt. Misery is located on 18 Nethermont Avenue in North White Plains. Sharon Tomback, Town Historian, is supporting the purchase of this site. Mr. Krupa provided the historic significance of the site for the Board. He urged the Board to review the memo from Kerri Kazak, Open Space Chair. He added that according to the memo the site only meets some of the eleven (11) criteria needed for purchase standards. Mr. Berra said that the site is steep sloped. Mr. Krupa said yes, and that is what saved us historically from the British. Mr. Krupa informed the Board that the site has been approved for construction of one house, but has been zoned for two houses. He added that there is a nearby lake that provides drinking water to residents. Mr. Krupa informed the Board that the recommended purchase requirements only meet seven of the required 11 criteria for purchase according to the memo sent from Ms. Kazak. Mr. Krupa read aloud the criteria of the met and unmet purchase requirements. Mr. Drapeau asked if anyone knows what the cost of the land is.

**4. Mt. Misery - continued**

The Board asked the Secretary to contact Ms. Kazak to see if she has the purchase price of the lot. Mr. Barnett said that the Board should write a memo in support of the Open Space Committee's recommendation.

Mr. Barnett suggested a site walk on June 21<sup>st</sup> at 6:30 P.M. before the Conservation Board meeting. The Board agreed and they asked the Secretary to invite Ms. Kazak and Ms. Manuele to the site walk.

**5. Other- Year End Report** – Mr. Krupa informed the Board that he submitted the Conservation Board Year End Report to the Town Board on May 11, 2022. He said that the Board was very supportive of the Board's pursuit to change the current tree codes. Mr. Drapeau said that he, Mr. Benedict, Ms. Black and Ms. Roth had met to discuss the current tree codes and the possible changes to those codes. A synopsis of the tree code changes were sent to the Board for comment. Mr. Drapeau said he was thinking of doing a report in Excel form to send to the Board. Mr. Berra urged the Board to watch the presentation as he thought Mr. Krupa did a wonderful presentation. Mr. Krupa thanked Mr. Berra. Mr. Krupa said that the Board was very receptive and asked many questions. Mr. Barnett gave Mr. Drapeau some suggestions on the report to use approximately seven (7) other town codes in the surrounding area. Mr. Drapeau said that Mr. Benedict brought up a good point that we could invite the Planning Board to our next meeting to go over the spread sheet before it's submitted. Ms. Black suggested sending the Planning Board the notes from the meeting that was held and the upcoming spread sheet. Mr. Krupa said we could send the spread sheet to the Planning Board and Open Space Committee in advance for support. Mr. Benedict agreed. Mr. Berra said that it is always good to include all of the Board and Committees. The Board agreed that the spread sheet should be viewed by all before sending on to other Boards.

The work session ended at 8:55 P.M.