

Agenda
Regular Meeting
North Castle Town Board
Town Hall
15 Bedford Road
Armonk, NY
7:30 p.m.
July 14, 2021

PLEASE NOTE:

- **Anyone planning to attend the Meeting in person MUST wear a mask.**

EXECUTIVE SESSION: 5:30 PM – 7:30 PM

- Matters of Real Estate
- Advice of Counsel

I. ANNOUNCEMENTS & PUBLIC COMMENT

- A. COVID-19 Update.
- B. Community Announcements/Town Clerk Report.
- C. Town Board/Administrator Update.
- D. Public Comment.

II. PUBLIC HEARINGS

- A. Consider a Local Law to amend the Code of the Town of North Castle, Chapter 325 entitled "Vehicles and Traffic", Section 325-55 Schedule XIII "No Parking Any Time" with regard to portions of Mianus River Road and Old Orchard Street.
- B. Reconvene to consider a Local Law to repeal of Chapter 292 of the Town of North Castle Town Code entitled Telecommunication Facilities and create a new Chapter 292 entitled Wireless Communication Facilities:
 - 1. Adoption of Negative Declaration.
 - 2. Adoption of Local Law.
 - 3. Adoption of Revised Master Fee Schedule
- C. Reconvene to consider the following Re Local Laws to amend Chapter 355, Zoning with regard to the proposed Eagle Ridge development at 3 North Castle Drive, Armonk:
 - 1. Receipt of memo from the Conservation Board, dated July 13, 2021, in response to the Town Board referral as a condition of the 2000/2001 Open Space Index.
 - 2. Approval of Community Benefits Agreement with Madd Madonna Armonk LLC (MADD); and authorization for the Supervisor to sign the agreement.
 - 3. Approval of Escrow Agreement with Madd Madonna Armonk LLC (MADD); and authorization for the Supervisor to sign the agreement. (Item Pending)
 - 4. Adoption of the State Environmental Quality Review Act (SEQRA) Findings Statement.
 - 5. Adoption of Resolution of the following Local Laws:
 - 1. Local Law to amend Section 355-23, Attachment 3 Schedule of Office and Industrial District Regulations, by amending Permitted Principal Use # 1 in the OBH Office Business Hotel Zoning District, and by modifying requirements in the OBH Zoning District.
 - 2. Local Law to amend Town Zoning Map to reclassify a 21.89-acre portion of Parcel ID 108.03-1-62.1 from the OBH Office Business Hotel Zoning District to R-MF-SCH Residential Multifamily Senior Citizen Housing Zoning District, and establishing requirements for that 21.89-acre portion of the property.

III. OLD BUSINESS

- A. Approval of Town Board Minutes: June 23, 2021.

IV. MISCELLANEOUS

- A. Consider the following Re proposed Zoning Text Amendment for Pleasant Grooming of Armonk, 2 Labriola Court, Armonk to allow outdoor areas at a commercial dog care facility:
 - 1. Receipt of letter from Maron & Mazzanti, dated June 21, 2021.
 - 2. Declaration of Intent to Act as Lead Agency.
 - 3. Referral to Planning Board and County Planning Board.
- B. Consider authorization to accept a conservation easement in favor of the Town from Westchester Land Trust in connection with its purchase of 63+ acres on Byram Lake Road from Vito and Robin Errico, to expend 250,000 dollars therefore and to authorize the Supervisor to execute any closing documents in connection with same.
- C. Consider approval of payment application from Arcari & Iovino for Architectural Services Re elevator addition at the North Castle Public Library, Armonk.
- D. Consider approval of payment application from Arcari & Iovino for Architectural Services Re lower level restroom improvements at the North Castle Public Library, Armonk.
- E. Consider approval of proposal from Perry Verrone LLC for replacement of roof at Community Park Pavilion, and authorization for the Supervisor to sign the agreement.
- F. Consider ratification of approval of request from Friends of North Castle Public Library to hold theatrical performance at the Gazebo in Wampus Brook Park on Sunday, July 11, 2021.
- G. Consider approval of application from Westchester Corvette Club and North Castle PBA for a Car Show in parking lot of IBM Community Park on Sunday, September 19, 2021.
- H. Consider approval of request from Stephanie Gitlitz to hold wedding ceremony at the Gazebo in Wampus Brook Park on Saturday, September 25, 2021.
- I. Consider approval of request from Marissa Santomaso to hold wedding ceremony at the Gazebo in Wampus Brook Park on Sunday, November 7, 2021.
- J. Consider approval of AFL General Construction Inc. change order No. 5 Re the North White Plains Community Center Renovation Project hallway flooring; and authorization for the Supervisor to sign the change order.
- K. Consider approval to go to bid for Long Pond Gazebo replacement.

V. AGREEMENTS

- A. Consider approval of Agreement with Consolidated Edison Company License Extension and Amendment Re Water Tank located on Miller Circle, Armonk in Water District No 4 for 5-year term subject to renewal on July 16, 2026.
- B. Consider approval of Agreement with Consolidated Edison Company License Extension and Amendment Re Water Tank located on Evergreen Row, Armonk in Water District No. 2 for a 5-year term subject to renewal on January 22, 2027.

VI. PERSONNEL

- A. Consider appointment of Jonathan Lazo as Part Time Library Page, effective July 14, 2021.

VII. CONSENSUS

- A. Audit and approval of payments as indicated on Warrant No. 13, dated July 14, 2021.
- B. Town Clerk's Report: June 2021.
- C. Receipt of North Castle South Fire District No. 1 Financial Report, December 31, 2020.

- D. Release of Highway Bonds.
- E. Receipt of Summons and Verified Complaint in the Matter of Karanjit Singh vs. Town of North Castle.

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 in an effort 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.