

Agenda
Regular Meeting
North Castle Town Board
Town Hall
15 Bedford Road
Armonk, NY
[ONLINE AT NCTV](#)
7:30 p.m.
August 11, 2021

PLEASE NOTE:

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

EXECUTIVE SESSION: 5:00 PM – 6:30 PM

- Advice of Counsel – Matters of Real Estate

WORK SESSION: 6:30 PM – 7:30 PM

- Discussion of proposed local law to revise the Accessory Apartment provisions in the Town Code to encourage additional accessory apartment development within the Town of North Castle.
- Discussion of proposed local law to Establish Home-Based Business Regulations and Repeal Home Occupation Regulations.

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. Reconvene to consider a Local Law to repeal Chapter 292 of the Town of North Castle Town Code entitled Telecommunication Facilities and create a new Chapter 292 entitled Wireless Communication Facilities.

III. OLD BUSINESS

- A. Approval of Town Board Minutes: July 28, 2021.

IV. MISCELLANEOUS

- A. Consider the following Re the installation of a new municipal water main on New King Street by Westchester Joint Water Works on behalf of Westchester County.
 - 1. Receipt of letter from Director of Planning Adam Kaufman, dated August 2, 2021, Re State Environmental Quality Review Act (SEQRA) Review for proposed new water line on New King Street in connection with the establishment of Water District No.8.
 - 2. Receipt of Environmental Assessment Form (EAF).
 - 3. Receipt of Westchester County Department of Health Engineer's Report for Public Water Supply Improvement, dated July 2021, prepared by D&B Engineers and Architects.
 - 4. Adoption of an Order calling a Public Hearing on September 9, 2021 to establish Water District No. 8 (New King Street).
- B. Consider the following Re the proposed Eagle Ridge development at 3 North Castle Drive, Armonk:
 - 1. Receipt of memo from the Conservation Board, dated August 3, 2021.
 - 2. Receipt of letter from Director of Planning Adam Kaufman, dated August 4, 2021, in response to memo from the Conservation Board, dated August 3, 2021.

3. Adoption of updated State Environmental Quality Review Act (SEQRA) Findings Statement, dated August 11, 2021.
4. Approval of Community Benefits Agreement with Madd Madonna Armonk LLC (MADD); and authorization for the Supervisor to sign the agreement.
5. Approval of Escrow Agreement with Maddd Madonna Armonk LLC (MADDD); and authorization for the Supervisor to sign the agreement.
6. Adoption of Resolution to adopt 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.
- C. Consider request from Highway General Foreman Jamie Norris to award the bids for guiderails to Chemung Supply Corp. and Yaboo Fence Co; and authorization for the Supervisor to sign the agreements.
- D. Consider approval of Payment Requisition No. 4 to AFL General Construction Inc. Re North White Plains Community Center Renovation project.
- E. Consider receipt of proposed local law to revise the Accessory Apartment provisions in the Town Code to encourage additional accessory apartment development within the Town of North Castle; and scheduling a Public Hearing on October 13, 2021.
- F. Consider receipt of proposed local law to Establish Home-Based Business Regulations and Repeal Home Occupation Regulations; and scheduling a Public Hearing on October 13, 2021.

V. AGREEMENTS

- A. Consider authorization for the Supervisor to sign agreement with CAI for Tax Map Maintenance and Internet Service for 2022.

VI. PERSONNEL

- A. Consider provisional appointment of Paula Widell-Pugliese to position of Recreation Supervisor, effective September 20, 2021.

VII. CONSENSUS

- A. Audit and approval of payments as indicated on Warrant No.15 dated August 11, 2021.
- B. Town Clerk's Report: July 2021.
- C. Release of Highway Bonds.

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.