

REVISED Agenda  
Regular Meeting  
North Castle Town Board  
Town Hall  
15 Bedford Road  
Armonk, NY  
**ONLINE AT NCTV**  
7:30 p.m.  
October 13, 2021

**IMPORTANT MEETING INFORMATION:**

- **The Town Board Meeting will be held remotely as scheduled and available for the public to watch live on the [Town Website](#) and on NCTV.**
  - **Armonk & Banksville - NCTV Cablevision 18 and Verizon 39**
  - **North White Plains - NCTV Cablevision 75 and Verizon 39**
- **An invitation to the meeting will be given if you would like to provide live comments to the Board during the meeting. Email the Town Clerk at [asimon@northcastleny.com](mailto:asimon@northcastleny.com).**

**EXECUTIVE SESSION: 6:30 PM – 7:30 PM**

- Volunteer Boards and Committees
- Advice of Counsel – Matters of Real Estate

**I. ANNOUNCEMENTS & PUBLIC COMMENT**

- A. Update from County Legislator Margaret Cunzio.
- B. COVID-19 Update.
- C. Town Clerk Report/Community Announcements
- D. Administrator Update.
- E. Town Board Liaison Updates.
- F. Langan Engineering Overview of Milling Storage.
- G. Public Comment.

**II. PUBLIC HEARINGS**

- A. Consider a Local Law to amend Chapter 355, Zoning to revise the Accessory Apartment provisions in the Town Code to encourage additional accessory apartment development within the Town of North Castle.
  - 1. Adoption of Negative Declaration.
  - 2. Adoption of Local Law.
  - 3. Adoption of Revised Master Fee Schedule.
- B. Consider a Local Law to amend Chapter 355, Zoning to establish Home-Based Business regulations and Repeal Home Occupation regulations.
  - 1. Adoption of Negative Declaration.
  - 2. Adoption of Local Law.
  - 3. Adoption of Revised Master Fee Schedule.

**III. OLD BUSINESS**

- A. Approval of Town Board Minutes: September 22, 2021 and October 6, 2021.

**IV. MISCELLANEOUS**

- A. Consider receipt of the following comments on the Draft Environmental Impact Statement ("DEIS") and Draft Generic Impact Statement ("DGEIS") prepared in connection with the proposed Airport Campus development, 113 King Street, Armonk:

1. Letter from Director of Planning Adam Kaufman, dated September 14, 2021.
  2. Letter from Michael Galante, Hardesty & Hanover -Traffic Review, dated September 27, 2021
  3. Letter from Westchester County Planning Board, dated September 28, 2021.
  4. Comments from the Watershed Inspector General, dated September 29, 2021.
  5. Letter from Conservation Board, September 30, 2021.
  6. Letter from Daniel M. Richmond, Zarin & Steinmetz, dated October 7, 2021.
  7. Letter from the Open Space Committee, dated October 12, 2021.
- B. Consider the following Re Amended Special Use Permit Application for additional horses and establishment of grooms' quarters at 6 Ashfields Lane from Artemis Farms NY, LLC:
1. Receipt of Amended Special Use Permit Application.
  2. Receipt of Short Environmental Assessment Form (EAF).
  3. Referral to the Planning Board and County Planning Board.
- C. Consider the following Re Amended Special Use Permit Application for Buck's Flower Garden outdoor display and sales at 65 Bedford Banksville Road from Bukov Family Trust:
1. Receipt of Amended Special Use Permit Application.
  2. Receipt of Short Environmental Assessment Form (EAF).
  3. Referral to the Planning Board and County Planning Board.
- D. Consider approval of request from 45 Hurlingham, LLC for approval of a mulch path within a Conservation Easement on 45 Hurlingham Drive.
- E. Consider approval of Payment Application No. 5 to Abbott & Price, Inc. for Elevator Project, North Castle Public Library, Armonk.
- F. Consider approval of Payment Application No. 1 to Healy Electric Contracting Inc. for electrical work on Elevator Project, North Castle Public Library, Armonk.
- G. Consider approval of Payment Requisition No. 2 to Aqua Works, Inc. for Community Park Comfort Station.
- H. Receipt of Consent Judgment and authorization to pay refund to South Silver Lake Realty Re 606 N Broadway for the 2019 assessment year and refund of the 2020 taxes.
- I. Consider approval to go out to bid for the cleaning of Town offices.
- J. Consider request for Holiday Display of Nativity Crèche at Miller Park, North White Plains, from December 1, 2021 to January 7, 2022.
- K. Consider ratification of approval of request from A New Chance Animal Rescue for use of Mianus River Road for a charity dog walk event on October 2, 2021.

## V. AGREEMENTS

- A. Consider authorization to hire outside Counsel for employment matter.

## VI. PERSONNEL

- A. Receipt of letter of resignation from Greg Petre, Highway Department, effective October 1, 2021.
- B. Receipt of letter of resignation from Trevor Caviola, Parks and Recreation, effective October 8, 2021.
- C. Consider probationary promotional appointment of Thomas Zeoli to Motor Equipment Operator, Highway Department, effective October 12, 2021.
- D. Consider appointment of Jamie Funigiello to Laborer, Highway Department, effective October 12, 2021.

## VII. CONSENSUS

- A. Audit and approval of payments as indicated on Warrant No.18 dated October 13, 2021.
- B. Town Clerk Report: September 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.