

Agenda
Regular Meeting
North Castle Town Board
Town Hall
15 Bedford Road
Armonk, NY
ONLINE AT NCTV
5:55p.m.
December 14, 2022

PLEASE NOTE:

- 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/88211199342>**
 - Meeting ID: 882 1119 9342 Passcode: 2733000
 - Devices used to login to the meeting should clearly identify participants name.
- The Meeting will be held in person in Town Hall Meeting Room and Councilman Berra will attend via videoconferencing pursuant to Section 103-a of the Open Meetings Law.
- As per Town Policy: Face Masks are Optional.

EXECUTIVE SESSION: 5:55 PM – 7:25 PM

- Volunteer Boards and Committees: Volunteer Interviews
- Matters of Personnel – Specific Persons

I. ANNOUNCEMENTS & PUBLIC COMMENT

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

II. PUBLIC HEARINGS

- A. Reconvene to consider adoption of the 2023 Town and Special Districts Preliminary Budgets.

III. OLD BUSINESS

- A. Approval of Town Board Minutes: November 16, 2022; and Special Meeting November 30, 2022.

IV. MISCELLANEOUS

- A. Consider the following Re Praise Church, 901 North Broadway, North White Plains, Special Use Permit (SUP) Application and Site Plan Approvals:
 - 1. Receipt of letter from Director of Planning Adam Kaufman, dated December 5, 2022.
 - 2. Referral of Lot Coverage Variance request to the Zoning Board of Appeals.
 - 3. Referral of SUP to Westchester County Planning Board.
- B. Consider the following Re Bedrock Plaza Corp 731 N. Broadway, North White Plains Special Use Permit (SUP) Application for more than 1 residential use within a building in the Central Business (CB) Zoning District:
 - 1. Receipt of letter from Bedrock Plaza Corp, dated December 1, 2022.
 - 2. Receipt of Special Use Permit Application.
 - 3. Receipt of Short Environmental Assessment Form, Part 1.
 - 4. Receipt of Planning Board recommendation, dated November 29, 2022.
 - 5. Scheduling of a Public Hearing on January 25, 2023.

- C. Consider the following Re request to sell Town-owned property known as “Cross Road” (connecting Pine Ridge Road to The East Way a/k/a Old Hickory Way) to Oliver and Samantha Marinovic.
 - 1. Receipt of Planning Board recommendation, dated November 29, 2022.
 - 2. Receipt of Police Department and Banksville Fire Department emails, dated December 8, 2022.
 - 3. Request Town Assessor Georgann Richardson to obtain an appraisal to value the property using Uniform Standards of Professional Appraisal Practice (USPAP) standards.
- D. Consider the following Re amendments to the Summit Club at Armonk existing Temporary Special Use Permit (SUP) for operation of the Golf Course and request to issue a new SUP for the Golf Club:
 - 1. Receipt of Planning Board recommendation re temporary SUP, dated November 15, 2022.
 - 2. Receipt of Letter from DelBello Donnellan Weingarten Wise & Wiederkehr, LLP, dated December 7, 2022.
 - 3. Receipt of proposed Conservation Easement and Declaration of Restrictions and Covenants.
 - 4. Referral of Conservation Easement to the Open Space Committee.
 - 5. Consideration of a new SUP Application for the Golf Club.
 - 6. Referral of the new SUP Application to the Planning Board and County Planning Board.
- E. Consider receipt of the following Re dedication of Shoemaker Lane to the Town of North Castle:
 - 1. Letter from Town Engineers Kellard Sessions, dated November 29, 2022.
 - 2. Letter from Highway General Foreman Jamie Norris, dated December 9, 2022.
 - 3. Accept the dedication of Shoemaker Lane as a Town road from Wampus Mills LLC.
- F. Consider the following Re proposed hotel at Eagle Ridge development, 3 North Castle Drive, Armonk (108.03-1-62.1):
 - 1. Receipt of recommendation from the North Castle Planning Board, dated October 14, 2022.
 - 2. Receipt of memo from the Conservation Board, dated November 29, 2022.
 - 3. Adoption of Amended State Environmental Quality Review Act (SEQRA) Environmental Findings Statement, dated December 14, 2022.
- G. Receipt of letter from Director of Planning Adam Kaufman Re Airport Campus development alternatives, dated November 21, 2022.
- H. Consider the following Re request from Michael Fareri to amend Chapter 355 Zoning, Section 355-28 Additional R-MF-SS Residence District Regulations, to revise Subsection C. AFFH Units to receive a permanent certificate of occupancy by December 31, 2024 Re 162 Bedford Road, Armonk (formerly known as the Lumberyard):
 - 1. Request Director of Planning Adam Kaufman to prepare amended Local Law and Short Environmental Assessment Form (EAF).
 - 2. Referral to the Town and County Planning Boards.
 - 3. Scheduling of a Public Hearing on January 11, 2023.
- I. Receipt of Notice of Waiver of Application Process Restriction Law from Building Inspector Robert Melillo Re Joseph Gentile, 9 Barnard Road, Armonk, dated December 2, 2022.
- J. Receipt of memo from Town Engineers Kellard Sessions Re assignment of new street addresses for 86 and 88 Byram Ridge Road, Armonk; and referral to Town E-911 Coordinator.
- K. Receipt of memo from Town Engineers Kellard Sessions Re assignment of new street address for 45 Hurlingham Drive, Armonk; and referral to Town E-911 Coordinator.
- L. Receipt of recommendation from Conservation Board Re 25 Edgar Road, dated December 7, 2022, for the Town’s acceptance of trees as payment in lieu of fines and a 2:1 mitigation plan as defined by Town Code.

- M. Consider authorization for the Town's Attorneys to execute a Consent Judgment in the following Tax Certiorari matter: Reichgut v. Town of North Castle, Index No. 64924/21, et al.
- N. Receipt of new Liquor License Application from Chapinlandia Food Group Inc., 736 North Broadway, North White Plains.

V. AGREEMENTS

- A. Consider receipt of memo from Director of Water & Sewer Operations Sal Misiti, dated November 29, 2022, Re proposal from A I Engineers Re Quarry Heights Potential Water System Feasibility Study; and authorization for the Supervisor to sign the agreement.
- B. Consider receipt of memo from Director of Water & Sewer Operations Sal Misiti, dated December 8, 2022, Re amendment to agreement with Langan Engineering for Consulting Services in Water District No. 2 related to Windmill Wells PFOA treatment; and authorization for the Supervisor to sign the amended agreement.
- C. Consider receipt of memo from Director of Water & Sewer Operations Sal Misiti, dated December 7, 2022, Re amendment to the Spectraserv contract to provide for a fuel surcharge during the Sewer District No. 2 Sludge Hauling Contract to extend the term through 2023; and authorization for the Supervisor to sign the amended agreement.
- D. Consider receipt of memo from Director of Water & Sewer Operations Sal Misiti, dated December 8, 2022, Re amendment to the Slack Chemical Co., Inc. Sewer District No. 2 Methanol Supply Contract to extend the term through 2023; and authorization for the Supervisor to sign the amended agreement.
- E. Consider authorization for the Supervisor to sign the agreement with Bond Schoeneck & King (BSK) for legal services with regard to labor matters for the period of December 15, 2022 through December 31, 2023.
- F. Consider authorization for the Supervisor to sign engagement agreements with Bonadio & Co. Re 2022 financial audits.
- G. Consider authorization for the Supervisor to sign the proposal from Atlantic Sport Floors for the repainting and finishing of the gym floor at the North Castle Community Center, North White Plains, to be paid from Fund Balance.
- H. Consider authorization for the Supervisor to sign the Amendment to Purchase and Sale Agreement with Anita Louise Ehrman (ALE) Recreation Center.
- I. Consider authorization for the Supervisor to sign agreement with WeatherWorks for weather consulting services for 2023.
- J. Consider authorization for Supervisor to sign agreement with The Arc Westchester for maintenance of Main Street, Armonk for 2023.
- K. Consider authorization for the Supervisor to sign the proposal from CivicPlus LLC for Town website upgrade.

VI. PERSONNEL

- A. Consider probationary promotional appointment of Joseph Caruso to Motor Equipment Operator, Highway Department, effective December 19, 2022.
- B. Consider probationary promotional appointment of Andrew Rossi to Laborer, Highway Department, effective December 19, 2022.
- C. Receipt of letter of resignation from Mergim Demaku from Laborer, Highway Department, effective December 16, 2022.
- D. Receipt of letter of resignation for purposes of Retirement from Valerie Desimone, Planning Department, effective January 31, 2023.
- E. Consider reappointment of Susan Shimer to the Board of Ethics for a five-year term to expire November 1, 2027.
- F. Consider reappointment of John Krupa to the Conservation Board for a two-year term to expire November 1, 2024.

VII. CONSENSUS

- A. Audit and approval of payments as indicated on Warrant No.22 dated December 14, 2022.
- B. Town Clerk's Report: November 2022.

- C. Receipt of Franchise Fee payments, 3rd Qtr. 2022 from Cablevision/Altice and Verizon.
- D. 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.