

Agenda REVISED
Regular Meeting
North Castle Town Board
Town Hall
15 Bedford Road
Armonk, NY
ONLINE AT NCTV
5:30 p.m.
July 12, 2023

PLEASE NOTE:

- The Meeting will be held in person in Town Hall Meeting Room.
- 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/82840982355>**
 - Meeting ID: **828 4098 2355** Passcode: **2733000**
 - Devices used to login to the meeting should clearly identify participants name.

EXECUTIVE SESSION: 5:30 PM – 7:30 PM

- Volunteer Boards and Committees: Interview of Volunteers
- Matters of Personnel – Specific Persons
- Advice of Counsel – Matters of Procedure

I. ANNOUNCEMENTS & PUBLIC COMMENT

- A. Governor Hochul's Housing Compact and NYS Legislative items.
- 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 proposed Local Law to amend Section 355-27, Zoning, Re Airport Campus, 113 King Street, Armonk, to permit density at the discretion of the Town Board for office building to senior housing conversions in the R-MF-SCH (Multifamily-Senior Citizen Housing) Zoning District and reclassify the property from the DOB-20A (Designed Office Business 20A) Zoning District to the R-MF-A (Multifamily-A Residence) and R-MF-SCH Zoning Districts.
 - 1. Receipt of memo from Kellard Sessions Re Final FEIS Review, dated July 11, 2023.
 - 2. Receipt of memo from Director of Planning Adam Kaufman, dated July 12, 2023.

III. OLD BUSINESS

- A. Approval of Town Board Minutes: June 28, 2023.

IV. MISCELLANEOUS

- A. Consider requirement to broadcast Zoning Board of Appeals (ZBA) Meetings live on NCTV.
- B. Consider the following Re Special Use Permit Application for additional horses at 263 Bedford Banksville Road:
 - 1. Receipt of letter from Jay Fain & Associates, LLC Environmental Consulting Services, dated June 29, 2023.
 - 2. Planning Department Staff Report, dated February 17, 2023.
 - 3. Scheduling a public hearing on September 13, 2023.
- C. Consider the following Re Special Use Permit application for additional horses from 14 Middle Patent Road LLC, dated June 26, 2023:
 - 1. Letter from P. Daniel Hollis, Hollis Laidlaw & Simon, dated June 26, 2023.

2. Environmental Assessment Form, Part 1.
 3. Planning Department Staff Report, dated July 6, 2023.
 4. Referral to Town and County Planning Boards.
 5. Consider scheduling a Public Hearing on September 13, 2023.
- D. Consider the following Re Special Use Permit Application for Recreational Center from Basis Industrial Acquisitions, LLC, 100 Business Park Drive (108.03-1-51):
1. Letter from Kory Salomone, Zarin & Steinmetz, dated June 21, 2023.
 2. Special Use Permit Application.
 3. Environmental Assessment Form, Part 1.
 4. Planning Department Staff Report, dated July 6, 2023.
 5. Referral to Town and County Planning Boards.
 6. Consider scheduling a Public Hearing on September 13, 2023.
- E. Consider request to move AFFH units from The Byram, 585 Main Street, Armonk to 470 Main Street, Armonk.
1. Receipt of email from Frank Madonna, Sr. of Wampus Mills, LLC, dated June 26, 2023,
 2. Receipt of letter from Michael Fareri, dated June 27, 2023.
- F. Consider request from the Armonk Chamber of Commerce and the Byram Hills Preschool Association (BHPA) to hold Armonk Cider and Donut Festival featuring Jamie's 5k Run for Love and BHPA Carnival on Sunday, September 10, 2023.
- G. Receipt of Notice of NYS liquor license application from Kreshnik Restaurant corp. Inc. for Macelleria Italian Steakhouse Armonk, 111 Bedford Road, Armonk, and waiver of the 30 day Notice.

V. AGREEMENTS

- A. Consider authorization to the Supervisor to execute the Fourth Amendment to Agreement of Lease between ESDC and IBM.

VI. PERSONNEL

- A. Consider reappointment of Linda Fernberg to the Landmark Preservation Committee (LPC) for a three-year term to expire May 17, 2026.
- B. Consider reappointment of Brian Baranaskas to the Parks and Recreation Advisory Board (PRAB) for a three-year term to expire on May 20, 2026.
- C. Consider resignation of Eric Gordon from the Landmark Preservation Committee (LPC) effective January 1, 2023.

VII. CONSENSUS

- A. Audit and approval of payments as indicated on Warrant No. 13 dated July 12, 2023.
- B. Town Clerk Report: June 2023.
- C. Release of Highway Bonds.
- D. Receipt of North Castle South Fire District No. 1 Financial Report, dated December 31, 2022.

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.