

PUBLIC HEARING

January 24, 2018

At 8:05 p.m. Supervisor Schiliro stated that a Public Hearing would be held in accordance with the Public Notice that follows:

Notice is Hereby Given that the Town of North Castle Town Board will hold a Public Hearing on North Castle's Draft Comprehensive Plan on Wednesday, January 24, 2018 at 7:30 p.m., or as soon thereafter, at the Town Hall Meeting Room, 15 Bedford Road, Armonk NY 10504.

The purpose of the Public Hearing will be to solicit comments from Town residents and property owners regarding the Town's Draft Comprehensive Plan. The Draft Comprehensive Plan will be available for review to the public at www.northcastleny.com.

By Order of the Town Board
Alison Simon, Town Clerk

Dated: January 8, 2018
Armonk, New York

The Public Notice was marked Exhibit "A" for the record.

The Affidavit of Posting calling the Public Hearing was marked Exhibit "B" for the record.

The Affidavit of Publication from The Journal News calling the Public Hearing was marked Exhibit "C" for the record.

Letter from Westchester County Planning Board, dated December 11, 2017, was marked Exhibit "D" for the record.

Email from Jonathan Goodman, dated January 22, 2018, which was read aloud by the Town Clerk, was marked Exhibit "E" for the record.

Full Environmental Assessment Form, Part 1, dated November 1, 2017, was marked Exhibit "F" for the record.

Full Environmental Assessment Form, Part 2, dated December 8, 2017 was marked Exhibit "G" for the record.

The Town Clerk noted that the Draft Comprehensive Plan, dated January 2018, is available for review on the Town website.

Supervisor Schiliro provided background regarding the process to update the Town Comprehensive Plan. The Supervisor said that this is an exciting event for him personally and for the Town. The current Comprehensive Plan was completed in 1996. Mr. Schiliro said that the Town has wanted to do an update for several years, noting there is a significant cost associated with the update.

The Town Board formed a Steering Committee comprised of volunteers, Planning Board member Christopher Carthy, and Town Board liaison Barbara DiGiacinto. Director of Planning Adam Kaufman led the process to update the Plan, provided technical and administrative assistance to the Steering Committee, and worked with the Committee and the Town's consultant BFJ Planning. The Supervisor said the Town has been working on the update for almost three years. He acknowledged the incredible work done by the Steering Committee to produce the new document.

Supervisor Schiliro said that the Town has made participation in the process to update the Comprehensive Plan as inclusive as possible. Mr. Kaufman initiated a public engagement website, an online platform which provided opportunities for the Town and residents to work together. The Town's Communication Committee created informational videos to promote involvement in the process; and an online survey was conducted to assess the goals and concerns of residents. Mr. Kaufman secured a grant which covered all technology costs associated with this online platform. The Supervisor noted that the Steering Committee held meetings in each hamlet and a public hearing. He said that tonight's Town Board public hearing would remain open and reconvene at the next Town Board meeting.

Adam Kaufman said that the majority of the Draft Plan is a “tweaking” of the 1996 Plan and is not proposing any radical changes in the course and direction of the Town. Mr. Kaufman added that the focus of the Plan is to help the retail areas and the industrial and office base in the 3 hamlet areas.

Frank Fish, BFJ Planning, presented an overview of the process and some of the key elements of the Comprehensive Plan. The presentation highlighted the following:

- Public Outreach Process:
 - Public Workshops were held during the period of March 20, 2017 to June 12, 2017. The first workshop was aimed at a Town-wide audience, while the other three workshops focused on and were held in the individual hamlet areas of North White Plains, Armonk and Banksville.
 - An Online Survey was available mid-April to mid-July; there were nearly 500 participants.
 - Public Hearing on the working Draft of the Plan was held by the Comprehensive Plan Steering Committee on October 24, 2017; this hearing was reconvened on November 1, 2017.
- Planning Goals:
 - Remain an attractive residential community;
 - Maintain and strengthen the existing hamlet centers as service and higher-density residential areas;
 - Maintain and strengthen the office and industrial tax base;
 - Maintain the delivery of high-quality municipal services;
 - Respect and preserve the environment while striving to achieve the goals above; and
 - Maintain and enhance property values through the creation, revision and enforcement of effective ordinances.
- Comprehensive Plan Chapters:
 1. Introduction and Vision
 2. Regional Context
 3. Demographics and Growth Trends
 4. Land Use and Zoning
 5. Natural Resources
 6. Transportation
 7. Infrastructure and Utilities
 8. Housing
 9. Commercial and Industrial Development
 10. Parks and Open Space
 11. Community Character & Historic Resources
 12. Hamlet Areas
 13. Future Land Use Plan & Implementation

Mr. Fish said that the Plan contains numerous recommendations and a written Summary of Recommendations is available. He spoke about the following priority recommendations.

- Priority Draft Recommendations:
 1. Advocate with NYS DOT on Route 22 study in North White Plains.
 2. Address critical water supply issues in Water District No. 4.
 3. Replace School Street culvert.
 4. Dredge Wampus Pond/Brook.

Mr. Fish said that there was a meeting held with the NYS Department of Transportation (DOT) regarding traffic improvements on Route 22 in North White Plains and that the DOT recognizes that this area is in need of improvement. He said that the DOT is willing to entertain an improvement study of Route 22 in North White Plains. Mr. Fish added that including provisions in the Plan to improve traffic conditions on Route 22 will serve to advocate for the State to do the study.

Supervisor Schiliro said he was pleased to see that the State is willing to engage in regard to improvements in North White Plains.

Mr. Fish noted there was concern among the Committee to preserve the vitality of the three hamlets, and not to expand retail businesses throughout the Town and to keep them fairly contained in the hamlet retail centers. Within the industrial and office park areas, the recommendation is to allow for some mixture of uses so those areas remain strong.

Supervisor Schiliro added that the Plan took a hard look at each of the hamlet retail centers and provides strong recommendations on how to improve the hamlets. He said that, where possible, the Town is trying to improve pedestrian traffic through curbing and sidewalks requirements in site plans for new developments.

Neal Baumann, Ed Woodyard, Michael Freedman, Christine Eggleton, and Jim Jensen, members of the Comprehensive Steering Committee, asked questions regarding various redlined additions and deletions, and initiated discussions including the following:

- To study, in coordination with NYSDOT, whether a potential “road diet” is appropriate on of Route 22 north of Hillandale Avenue in North White Plains and Route 120 in Armonk to potentially remove one lane of traffic in each direction.
- Committee members recommended that “commercial” be removed from the statement that the Plan does not support the expansion of flights at the County Airport. It was noted that residents voiced complaints about the increased volume in private flights at the Airport.
- Modifying zoning in the Nursery Business District.
- The necessity of the inclusion of language regarding conformance to governmental regulations when such conformance is mandated by law, such as the American Disabilities Act (ADA).
- Committee members noted corrections to specific dates, location names, and landmarked properties.
- Christine Eggleton commented regarding the inclusion of acreage of additional green space in the form of conservation easements.

Mark Miller, Veneziano & Associates, spoke on behalf of the Airport Campus entities, owners of the property at 113 King Street, the former MBIA headquarters campus. Mr. Miller read a prepared statement regarding the interest of the property owners to introduce other uses to the site, noting that office use is already permitted and residential use is discussed in the Draft Plan, and suggesting that hotel use and medical office use be permitted. He encouraged the Town Board to consider flexibility for all the office parks and office campuses in the Town.

The following residents provided comments:

Linda Fernberg, Armonk, said that many Wampus Avenue residents have experienced flooding in their basements. Ms. Fernberg noted that the 1996 Comprehensive Plan had recommended a Maple Avenue bypass from Route 128 to Wampus School. She asked that if a bypass is considered, it be researched if it could actually go to Wampus School which she said would decrease traffic on Wampus Avenue. With regard to comments in the Plan regarding neighborhood scale, Ms. Fernberg urged the Town Board to revisit the Floor Area Ratio zoning regulations for smaller properties zoned R-5 and R-10.

Betty Sanchirico, Theresa Lobermann, Nancy Battistelli and Ed Lobermann, all of North White Plains, expressed concerns about the hamlet, including traffic congestion, illegal apartments and parking, and park improvements. Concerns and disfavor were expressed about Plan recommendations regarding North White Plains for possible multi-family development, road diet on Route 22, and pedestrian crosswalk in the area of 845 North Broadway.

Residents commented on the condition and location of the Miller House.

Michael Fareri, Armonk, expressed concerns about the growth of assessables and property values in the Town.

After all persons were heard who desired to be heard, Councilman DiGiacinto moved, seconded by Councilman D’Angelo, at 10:25 p.m. that the Public Hearing be adjourned to the February 14, 2018 meeting.

Town Board Minutes
January 24, 2018

The roll call vote was as follows:

Ayes: Councilmen D'Angelo, DiGiacinto, Berra, Supervisor Schiliro

Noes: None

Absent: Councilman Reiter

Alison Simon, Town Clerk

Dated: February 9, 2018