

PUBLIC HEARING

April 8, 2015

At 9:01 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 North Castle Town Board will hold a Public Hearing in Town Hall, 15 Bedford Road, Armonk, NY, 10504, on April 8, 2015, at 7:30 p.m. or as soon thereafter, to consider a local law to create a new Section 213-22.2C(3) within the Town Code to permit a one-time gross land coverage expansion of up to 250 square feet without the need to seek Residential Project Review Committee (RPRC) review.

The proposed local law is available in the Town Clerk's office during regular business hours and on the Town website. ALL PERSONS HAVING AN INTEREST IN THE MATTER ARE INVITED TO ATTEND AND BE HEARD.

By Order of the Town Board  
Anne Curran, Town Clerk

Dated: March 23, 2015  
Armonk, NY

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 Director of Planning Adam Kaufman dated January 15, 2015 was marked Exhibit "D" for the record.

Letter from Westchester County Planning Board dated March 9, 2015 stating that the action is a matter for local determination was marked Exhibit "E" for the record.

Short Environmental Assessment Form

Negative Declaration for consideration

Proposed Local Law

Supervisor Schiliro clarified that the proposed law applies to expansions which would not require wetland or steep slope disturbance permits.

Director of Planning Adam Kaufman said that the RPRC is a streamlined process to obtain approvals in a shorter timeframe. Mr. Kaufman said that the RPRC has encountered very minor changes to gross land coverage, such as realigning a pathway or slightly expanding a driveway, which require the preparation of certain documents. With the proposed local law, the RPRC is saying that a minor expansion of less than 250 square feet should not require RPRC review which comes at a cost to the applicant.

In response to a query from Councilman DiGiacinto, Mr. Kaufman clarified that a resident would still be required to submit plans and pay a fee to obtain a building permit, but would not be required to pay the RPRC fee.

Supervisor Schiliro said that the local law will shorten the process and reduce costs for residents.

After all persons were heard who desired to be heard, Councilman D'Angelo moved, seconded by Councilman Reiter, that the Public Hearing be closed at 9:05 p.m.

The roll call vote was as follows:

Ayes: Councilmen D'Angelo, DiGiacinto, Reiter, Mezzancello, Supervisor Schiliro

Noes: None

Councilman D'Angelo moved, seconded by Councilman Reiter, that based upon review of the

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Environmental Assessment Form and all other materials, it has been determined that there will be no significant adverse environmental impact and the Town Board hereby adopts a Negative Declaration.

The roll call vote was as follows:

Ayes: Councilmen D'Angelo, DiGiacinto, Reiter, Mezzancello, Supervisor Schiliro

Noes: None

Councilman D'Angelo moved, seconded by Councilman DiGiacinto, the adoption of Local Law 5 of 2015 to create a new Section 213-22.2.C(3) within the Town Code to permit a one-time gross land coverage expansion of up to 250 square feet without the need to seek Residential Project Review Committee (RPRC) review.

The roll call vote was as follows:

Ayes: Councilmen D'Angelo, DiGiacinto, Reiter, Mezzancello, Supervisor Schiliro

Noes: None

The Local Law follows at the end of these minutes.

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Anne Curran, Town Clerk

Dated: April 21, 2015

**TOWN OF NORTH CASTLE**

**Local Law No. 5 of the year 2015  
Adopted April 8, 2015**

**A local law** to create a new Section 213-22.2.C(3) within the Town Code to permit a one-time gross land coverage expansion of up to 250 square feet without the need to seek RPRC review

**Section 1.** Create a new Section 213-22.2C(3) of the Town Code as follows:

The owner of any one- or two-family dwelling shall be permitted a one-time gross land coverage expansion of up to 250 square feet without the need to seek RPRC review as long as the expansion does not require wetland or steep slope disturbance permits.

**Section 2.** Conflicting Standards.

Where the requirements of this Local Law impose a different restriction or requirement than imposed by other sections of the Code of the Town of North Castle, the Town Law of the State of New York or other applicable rules or regulations, the requirements of this Local Law shall prevail.

**Section 3.** Severability.

The invalidity of any word, section, clause, paragraph, sentence, part or provision of this local law shall not affect the validity of any other part of this local law that can be given effect without such invalid part or parts.

**Section 4.** Effective Date.

This Local Law shall take effect immediately upon its adoption and filing with the Secretary of State.

Dated: April 8, 2015