

Agenda
Regular Meeting
North Castle Town Board
Whippoorwill Hall
19 Whippoorwill Road East
Armonk, NY
[ONLINE AT NCTV](#)
February 12, 2025

PLEASE NOTE:

- The Meeting will be held in person in Whippoorwill Hall, located at the North Castle Public Library, 19 Whippoorwill Road E, Armonk.
- 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/86428480099>
 - Meeting ID: **864 2848 0099** Passcode: **2733000**
 - Devices used to login to the meeting should clearly identify participants name.

EXECUTIVE SESSION: 5:30 PM – 7:30 PM

- Advice of Counsel: Matters of Real Estate
- I. ANNOUNCEMENTS & PUBLIC COMMENT
- A. Community Announcements/Town Clerk Report
 - B. Public Comment
- II. PUBLIC HEARINGS
- A. Consider the following Re the proposed Zoning Text Amendment from Greenwich Realty Group LLC, 23 Bedford Banksville Road, to rezone 23 Bedford Banksville Road from the CB-B Zoning District and GB Zoning District to the CB-B Zoning District, to permit Light Industrial Uses in the CB-B Zoning District and to create Light Industrial Special Use Permit Requirements for the CB-B Zoning District:
 1. Receipt of Letter from Veneziano & Associates, January 10, 2025.
 2. Receipt of letter from County Planning Department, January 27, 2025.
 3. Receipt of recommendation from the Planning Board, January 28, 2025.
 4. Adoption of Local Law.
 - B. Consider Adoption of the following Resolutions Re the Establishment of Water District No. 9 in the Town of North Castle:
 1. Resolution Making Certain Determinations in Relation to the Proposed Establishment of a Water District in the Town of North Castle, Westchester County, NY, to be known as North Castle Water District No. 9.
 2. Resolution approving the Establishment of Water District No. 9 in the Town of North Castle to be known as the North Castle Water District No. 9, subject to a permissive referendum.
 - C. Consider the Matter of the Acquisition of 333 Main Street, Armonk, New York, pursuant to the Eminent Domain Procedure Law.
- III. OLD BUSINESS
- A. Approval of Town Board Minutes: January 22, 2025.
- IV. MISCELLANEOUS
- A. Consider receipt of memo from Director of Water & Sewer Operations Sal Misiti Re proposed Local Law for Water District No. 8 and Water District No. 9 to establish water rates to be added to the Master Fee Schedule; and the scheduling of a Public Hearing on March 12, 2025.

- B. Consider the following Re the Wampus Mills Subdivision, Shoemaker Lane, Armonk:
 - 1. Receipt of letter from Town Engineers KSCJ Consulting, dated February 4, 2025, Re the acceptance of Public Roadway and Sewer Main and release of the Performance Bonds and receipt of a three-year Maintenance Bond.
 - 2. Accept the dedication of Shoemaker Lane as a Town road from Madonna Enterprises LLC and residents of Shoemaker Lane.
- C. Consider approval of request of Superintendent of Recreation and Parks Matt Trainor to purchase a Ventrac 4520N Tractor from Sourcewell Contract as accounted for in the 2025 Operating Budget.
- D. Consider approval of Payment Requisition No. 8 (Final Payment) to AFL General Construction Inc. Re North White Plains Community Center Renovation project; and receipt of General Release and Guarantee Bond.
- E. Consider approval of Payment Requisition to Vinco Builders LLS regarding the North White Plains Community Center (NWPCC) Exterior Accessible Ramp; and receipt of General Release.
- F. Consider receipt of Notice of new Liquor License from ABX Restaurant Corp. d/b/a IL Miglore, at 111 Bedford Road, Armonk.

V. AGREEMENTS

- A. Consider authorization for Supervisor to sign Annual 2025 agreement with NorthEast Westchester Special Recreation and authorization of Payment.

VI. PERSONNEL

- A. Consider the probationary appointment of Vincent Celetti to Recreation Supervisor, Parks & Recreation Department, effective February 18, 2025.
- B. Consider approval for Director of Finance Abbas Sura to attend 2025 NYS GFOA conference from April 2 - April 4, 2025.
- C. Receipt of letter of resignation for purposes of retirement from William Gallagher, Water & Sewer Department, effective February 28, 2025
- D. Receipt of letter of resignation from Ann Putalik from the Open Space Committee, effective January 8, 2025.

VII. CONSENSUS

- A. Audit and approval of payments as indicated on Warrant No. 3 dated February 12, 2025
- B. Town Clerk Report: January 2025.
- C. Release of Highway Bonds.

VIII. UPDATES

- A. Town Board Liaison Update.
- B. Administrator Update.

AGENDA - SUBJECT TO CHANGE

- 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 **3 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.

