

Agenda  
Regular Meeting  
North Castle Town Board  
Town Hall  
15 Bedford Road  
Armonk, NY  
**ONLINE AT NCTV**  
May 28, 2025

**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/85111974896>
  - Meeting ID: **851 1197 4896** Passcode: **2733000**
  - Devices used to login to the meeting should clearly identify participants name.

EXECUTIVE SESSION: 5:30 PM – 7:30 PM

- Boards and Committees: Interviews
- Matters of Contracts
- Advice of Counsel

**I. ANNOUNCEMENTS & PUBLIC COMMENT**

- A. Community Announcements/Town Clerk Report
- B. Public Comment

**II. PUBLIC HEARINGS**

**III. OLD BUSINESS**

- A. Approval of Town Board Minutes: May 14, 2025.

**IV. MISCELLANEOUS**

- A. Consider receipt of memo from Director of Finance Abbas Sura and approval to create New Capital Project Funds for Turf Fields, Water District No. 4 New Well, Kent Place/Verizon Parking Lot Improvements, and Town Pool Improvements; and approval to fund amendment to Environmental Design and Research (EDR) contract (approved April 24, 2025) from Sewer District Fund Balance.
- B. Consider receipt of memo from Director of Water and Sewer Operations Sal Misiti and approval of a loan from the General Fund to Water District No. 4 for the New Well Building and Site Work.
- C. Consider receipt of letter from William Null, Cuddy & Feder LLP, dated May 13, 2025, Re Park Place, 11 New King Street, LLC, and adoption of a Resolution for a fourth two-year extension of the Special Use Permit (SUP) for a Long-Term Parking Structure.
- D. Consider receipt of letter from Jeffrey Buss, Smith Buss & Jacobs LLP, dated May 22, 2025, on behalf of NCD Acquisitions Re The Gateway Residential Development (former site of Mariani Gardens) and adoption of a Resolution for a second one-year extension of the Special Use Permit (SUP) for Attached, Semidetached, Detached, or Multifamily Dwellings in the Residential- Multifamily-Downtown Armonk (R-MF-DA) Zoning District.
- E. Consider receipt of Notice of new Liquor License from Koku Armonk Inc. and waiver of 30-Day Notice Requirement.
- F. Consider the recommendation from KSCJ Consulting and approval of the establishment of a Subdivision Construction Performance Bond for a Common Driveway and Subdivision Inspection Fee for the 111 Round Hill Realty, LLC, Rolling Hills Subdivision, 10 & 20 Round Hill Way.

## V. AGREEMENTS

- A. Consider award of bid to Weston & Sampson CMR, Inc, d/b/a SB Church for the Water District No. 4 IBM North Well Rehabilitation Project; and authorization for the Supervisor to sign the agreement.
- B. Consider authorization for the Supervisor to sign Summer Camp Bus Lease Agreement with Byram Hills Central School District effective June 30, 2025 to August 8, 2025.
- C. Consider authorization for the Supervisor to sign Summer Camp agreement with Byram Hills Central School District for use of H.C. Crittenden Middle School and Wampus Elementary School for the last week in June through the first week in August 2025.

## VI. PERSONNEL

- A. LATE ADDITION: Consider approval for Detective Steven Vitolo to attend the Colonel Henry F. Williams Homicide Seminar in Albany from September 21 to 26, 2025.

## VII. CONSENSUS

- A. Audit and approval of payments as indicated on Warrant No. 10 dated May 28, 2025
- B. Receipt of Cable Franchise Fees for the 1st Quarter 2025 from Cablevision/Altice and Verizon FIOS.

## 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.