

Agenda  
Regular Meeting  
North Castle Town Board  
Town Hall  
15 Bedford Road  
Armonk, NY  
**ONLINE AT NCTV**  
July 23, 2025

**PLEASE NOTE:**

- The Meeting will be held in person in Town Hall Meeting Room and Councilman Matt Milim will attend via videoconferencing from: Horicon Town Hall, 6604 State Route 8, Horicon, NY 12815.
- 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/89142952487>
  - Meeting ID: **891 4295 2487** Passcode: **2733000**
  - Devices used to login to the meeting should clearly identify participants name.

**EXECUTIVE SESSION: 5:30 PM – 7:30 PM**

- Boards and Committee: Interview
- Matters of Contracts
- Advice of Counsel: Matters of Real Estate

**I. ANNOUNCEMENTS & PUBLIC COMMENT**

- A. Westchester County Executive Ken Jenkins: County Update.
- B. Community Announcements/Town Clerk Report
- C. Public Comment

**II. PUBLIC HEARINGS**

**III. OLD BUSINESS**

- A. Approval of Town Board Minutes: June 25, 2025 and July 15, 2025.

**IV. MISCELLANEOUS**

- A. Consider receipt of letter from Thanh Nguyen and neighboring property owners Re Short-Term Rental property located at 31 Washington Ave, North White Plains.
- B. Consider receipt of memo from Town Attorney Robert Spolzino Re Request for an Expression of Interest for potential contractors to submit a proposal for Town Hall Project.
- C. Consider receipt of request from Mianus River Gorge, Inc. for a Special Use Permit (SUP) for a Scientific Research Center in a residential zone; and scheduling a Public Hearing on September 10, 2025.
- D. Consider adoption of a Resolution for a third 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 Re The Gateway Residential Development (former site of Mariani Gardens).
- E. Consider approval of the recommendation of the Road Naming Committee for naming of new Town roads for the Eagle Ridge Subdivision, Armonk; and notification to Town of North Castle E-911 Coordinator for distribution.
- F. Consider request from The North Castle Historical Society to contract Dema Landscape LLC to clear vegetation from the Sands Mill historical site, Armonk, at no cost to the Town.
- G. Consider receipt of the amended recommendation from KSCJ Consulting Re the five-year Wetland Mitigation Monitoring and Maintenance Bond for the Rogal residential project located at 18 Carolyn Place, Armonk.

- H. Consider approval of request from Superintendent of Recreation and Parks to accept \$1,000 donation from the Byram Hills Preschool Association (BHPA).
- I. 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 14, 2025.

#### V. AGREEMENTS

- A. Consider approval of proposal from Peak Power Systems, Inc. for extension of annual emergency generator service of the 15 associated units in Water & Sewer Department for the period of August 1, 2025 through August 15, 2026.
- B. Consider approval of a proposal from D&B Engineers and Architects for engineering services to interconnect Water District No. 8 Airport Campus Water Main Extension into Water District No.4.

#### VI. PERSONNEL

- A. Receipt of letter of resignation from Erwin Hernandez, Water & Sewer Department, effective June 18, 2025.
- B. Receipt of letter of resignation from Michael Caldarola, Police Department, effective July 1, 2025.
- C. Consider approval for Court office personnel to attend the 2025 New York State Association of Magistrates Court Clerks (NYSAMCC) Annual Conference in Albany, NY from September 28 through October 1, 2025.

#### VII. CONSENSUS

- A. Audit and approval of payments as indicated on Warrant No. 13 dated July 23, 2025.
- B. Town Clerk Report: June 2025.
- C. Release of Highway Bonds.
- D. Receipt of Summons and Verified Complaint in the matter of Liesa Alvarez vs. The State of New York, New York State Department of Environmental Conservation, and the Town of North Castle.
- E. Receipt of Amended Verified Petition for an Article 78 Proceeding: In the matter of the Application of Joseph Gentile (aka Joe Gentile), vs. The Town of North Castle and the members of the Town of North Castle Planning Board in their official capacities.

#### 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.