

Agenda  
Regular Meeting  
North Castle Town Board  
Town Hall  
15 Bedford Road  
Armonk, NY  
**ONLINE AT NCTV**  
August 13, 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/87437670297>
  - Meeting ID: **874 3767 0297** 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 Contracts

**I. ANNOUNCEMENTS & PUBLIC COMMENT**

- A. Presentation by North Castle Summer High School Intern Jenny Xu on her experiences at Town Hall and Reading of Essay Submission to the New York Association of Towns (NYAOT): "North Castle's Vital Role in Securing American Independence".
- B. Community Announcements/Town Clerk Report
- C. Public Comment

**II. PUBLIC HEARINGS**

- A. Consider the following Re request from Mianus River Gorge, Inc. for a Special Use Permit (SUP) for a Scientific Research Center in a Residential Zone:
  1. Adoption of Negative Declaration.
  2. Adoption of Resolution.

**III. OLD BUSINESS**

- A. Approval of Town Board Minutes: July 23, 2025.

**IV. MISCELLANEOUS**

- A. Consider receipt of application from United Hardware & Convenience Inc., 18 Bedford-Banksville Road, Bedford, for a Special Use Permit (SUP) for Outdoor Sales and Display to sell/exchange small propane gas tanks; Referral to the County Planning Board; and the scheduling of a Public Hearing on September 10, 2025.
- B. Consider receipt of a Local Law to amend Town Code Chapter 127 to create regulations relating to the short-term rental of homes within the Town of North Castle; and consider scheduling of a Public Hearing on September 10, 2025.
- C. Consider receipt of letter from the Board of Fire Commissioners North Castle South Fire District No. 1, dated August 4, 2025.
- D. Consider receipt of memo from Director of Finance Abbas Sura and authorization for use of the Fund Balance to pay for Town Dog Park Expenses.
- E. Consider receipt of memo from Highway General Foreman Jamie Norris and approval to purchase equipment and vehicles for the Highway Department using budgeted and CHIPS Reimbursement Funds.
- F. Consider approval of alcohol permit application from State of Play

Productions for a reception following theatrical performances at Whippoorwill Hall, 19 Whippoorwill Road E, Armonk, September 4 to 7, 2025.

- G. Consider adoption of the Town's revised Workplace Violence Policy.
- H. Consider adoption of the Town's revised Sexual Harassment Policy.
- I. Receipt of Consent Judgment and authorization to pay refund to Stonewall, LLC, 145 Bedford Road, Armonk for the 2019 to 2023 tax years.

#### V. AGREEMENTS

- A. Consider authorization for the Supervisor to sign Prisoner Transportation Agreement for 2025 and 2026 with Westchester County Department of Correction.
- B. Consider the following Re Trust for Public Land – North Castle Request for Technical Assistance:
  - 1. Authorization for the Supervisor to sign a letter to the Trust for Public Land requesting technical advice and assistance in connection with the Town's efforts to develop and sustain reliable, ongoing sources of funding for land conservation, open space, outdoor recreation, and natural area protection.
  - 2. Receipt of the Trust for Public Land Proposal for Conservation Finance Feasibility Research and Program Recommendations, dated August 5, 2025; and referral to Town Attorneys.
  - 3. Authorization for the Supervisor to sign Trust for Public Land Professional Services Agreement (Conservation Finance Feasibility Study and Program Recommendations) subject to approval of Town Attorneys.
- C. Consider authorization for the Supervisor to sign Intermunicipal Agreement Mutual Aid and Rapid Response Plan for Police Departments of Westchester County for the period of July 31, 2025 through July 30, 2030.
- D. Consider authorization to the Supervisor to sign the First Amendment to the Water Contribution and Capital Expenditure Agreement.

#### VI. PERSONNEL

- A. Consider the reappointment of Stephan Berman to the Long Pond Park Advisory Committee for a three-year term to end on August 13, 2028.
- B. Consider the reappointment of Susan Shimer to the Long Pond Park Advisory Committee for a three-year term to end on August 13, 2028.
- C. Consider the appointment of John Wolff to the Long Pond Park Advisory Committee for a three-year term to end on August 13, 2028.
- D. Receipt of letter of resignation from Judy Kitt from the Open Space Committee effective July 22, 2025.
- E. Consider Authorization for Supervisor to Sign a Stipulation of Agreement with Employee Number 2884.
- F. Consider Authorization for Supervisor to Sign a Stipulation of Agreement with Employee Number 3244.

#### VII. CONSENSUS

- A. Audit and approval of payments as indicated on Warrant No. 14 dated August 13, 2025
- B. Receipt of Town Clerk Report: July 2025.
- C. Receipt of Notice of Public Improvement Lien Re Peckham Materials Corp./Westchester Hills Landscaping, dated July 31, 2025.
- D. 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.