

Town Board Minutes
Town of North Castle
15 Bedford Road
Armonk, New York
on
January 22, 2025

The Town Board Meeting was held in person at 15 Bedford Road, Armonk, New York. The Meeting was called to order at 5:30 p.m. and adjourned to an Executive Session.

All Town Board members, the Town Attorney and the Town Administrator were present for the Executive Session. The Executive Session adjourned. The Regular Meeting reconvened at 7:50 p.m.

The following persons were present in the Meeting Room:

Supervisor: Joseph A. Rende
Councilman: Barbara DiGiacinto
Councilman: Saleem Hussain
Councilman: Matt Milim
Councilman: José Berra
Town Clerk: Alison Simon
Town Attorney: Robert Spolzino
Town Administrator: Kevin Hay

Councilman: José Berra moved, seconded by Councilman: Matt Milim, and resolved approval of Town Board Minutes: January 8, 2025.

Vote: Unanimous

Regarding the Special Use Permit (SUP) Application from HZBR, LLC (Breezemont Day Camp), 60 Cox Avenue, Armonk, Councilman: José Berra moved, seconded by Councilman: Matt Milim, and resolved adoption of the Negative Declaration. Councilman: Barbara DiGiacinto moved, seconded by Councilman: José Berra, and resolved adoption of the Resolution. The Resolution follows at the end of these minutes.

Vote: Unanimous

Regarding the Acquisition of 333 Main Street, Armonk, pursuant to the Eminent Domain Procedure Law, Councilman: José Berra moved, seconded by Councilman: Saleem Hussain, and resolved receipt of Short Environmental Assessment Form Part 1. Councilman: José Berra moved, seconded by Councilman: Matt Milim, and resolved receipt of Appraisal of Property owned by BSF & F, LLC., dated November 18, 2024. Councilman: Barbara DiGiacinto moved, seconded by Councilman: Matt Milim, and resolved adoption of an Order Calling for a Public Hearing in the Matter of the Acquisition of 333 Main Street, Armonk, New York, pursuant to the Eminent Domain Procedure Law, on February 12, 2025. The Order Calling for The Public Hearing follows at the end of these minutes.

Vote: Unanimous

Regarding bids for Water District No. 4 new well supply on Sewer District No. 2 property, Councilman: José Berra moved, seconded by Councilman: Matt Milim, and resolved award of bid for the Treatment Building to Engineered Fluid, Inc. for a fee of \$1,423,158; authorization for the Supervisor to sign the agreement; and approval to reject the bid for the Site Work portion of the project; and authorization to rebid.

Vote: Unanimous

Councilman: José Berra moved, seconded by Councilman: Matt Milim, and resolved receipt of letter from Geist Schwartz and Jellinek, PLLC representing Awesome Landscaping Corporation regarding Acquisition of Town Property located at Route 128, 535 Main Street, Armonk, Parcel I.D. 108.01-6.3. Councilman: Barbara DiGiacinto moved, seconded by Councilman: Matt Milim, and resolved request for Town Assessor Georgann Richardson to obtain an appraisal to value the property using Uniform Standards of Professional Appraisal Practice (USPAP) standards.

Vote: Unanimous

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Councilman: José Berra moved, seconded by Councilman: Matt Milim, and resolved receipt of memo from KSCJ Consulting, dated January 13, 2025, regarding assignment of New Street Names and Addresses for Airport Campus, 113 King Street; and referral to Town E-911 Coordinator.

Vote: Unanimous

Regarding recommendations from Town Engineer KSCJ Consulting regarding the residential project located at 34 Creemer Road, Armonk, Councilman: José Berra moved, seconded by Councilman: Matt Milim, and resolved:

- To establish a Wetland Mitigation Bond in the amount of \$29,154.70 for the mitigation plantings from 34 Creemer, LLC, followed by a five-year Monitoring and Maintenance Bond in the amount of \$4,373.20.
- Release of the original Wetland Mitigation Bond in the amount of \$21,902.65 for the mitigation plantings to prior property owner David Graber; and release of the five-year Monitoring and Maintenance Bond in the amount of \$2,986.

Vote: Unanimous

Councilman: Matt Milim moved, seconded by Councilman: José Berra, and resolved receipt of recommendation from Town Engineer KSCJ Consulting regarding the Marta Saglimbeni residential project located at 2 Tripp Lane, Armonk to establish a Wetland Mitigation Bond for the mitigation plantings in the amount of \$15,070, followed by a five-year Monitoring and Maintenance Bond in the amount of \$2,260.50.

Vote: Unanimous

Consideration of Payment Requisition No. 8 (Final Payment) to AFL General Construction Inc. regarding North White Plains Community Center Renovation project and receipt of General Release and Guarantee Bond was tabled.

Councilman: José Berra moved, seconded by Councilman: Matt Milim, and resolved approval of Proposal from Quality Environmental Solutions & Technologies (QuEST) Inc., to provide Bid Specifications and Asbestos Abatement Monitoring and Management Services at the old Recreation Building located at 85 Cox Avenue, Armonk for a fee of \$7,989 to be paid from Fund Balance.

Vote: Unanimous

Councilman: José Berra moved, seconded by Councilman: Matt Milim, and resolved authorization for the Supervisor to sign the 2025 renewal agreement with ESI Group for Employee Assistance Program for an annual fee of \$4,226.50.

Vote: Unanimous

Councilman: José Berra moved, seconded by Councilman: Matt Milim, and resolved authorization for the Supervisor to sign the Memorandum of Agreement (MOA) with CSEA Unit II for modification of Salary Schedule for Lead Maintenance Mechanic.

Vote: Unanimous

Councilman: José Berra moved, seconded by Councilman: Matt Milim, and resolved approval of the Provisional Appointment of Dane Fender to the position of Water & Sewer Maintenance Worker Grade II, Water & Sewer Department, effective February 10, 2025.

Vote: Unanimous

Councilman: Matt Milim moved, seconded by Councilman: José Berra, and resolved receipt of resignation of Jane Rothschild, North Castle Public Library, effective January 16, 2025.

Vote: Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Matt Milim, and resolved approval of the Consensus Agenda as follows:

- Audit and approval of payments in the amount of \$549,369.28 as indicated on Warrant No. 2 dated January 22, 2025.
- Town Clerk Report: December 2024.

Vote: Unanimous

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After all persons were heard who desired to be heard, the Supervisor closed the regular meeting at 9:49 p.m. The Board reconvened to Executive Session. The Executive Session closed at 10:22 p.m.

Dated: January 24, 2025

Alison Simon, Town Clerk

R E S O L U T I O N

Action: Special Use Permit Approval for a Day Camp
Application Name: Breezemont Camp Special Use Permit
Applicant/Owner: HZBR LLC
Zone: R-1A Zoning District
Location: 56, 58 & 60 Cox Avenue
Property ID: 108.01-3-61, 108.01-3-62 & 108.01-3-65
Date of Approval: January 22, 2025

WHEREAS, the Town of North Castle Town Board has received a special use permit application for a day camp special use permit; and

WHEREAS, the Applicant is seeking approval to operate a day camp on the property; and

WHEREAS, a day camp has been operating on the site as a legal non-conforming use since 1936; and

WHEREAS, on April 12, 2023, the Town Board adopted Local Law 4-2003 which permitted Day Camps in single family residential zoning districts via a special use permit; and

WHEREAS, Section 355-40.AA contains the requirements for the issuance of a day camp special use permit; and

WHEREAS, Section 355-40.AA(1), states that “the special use permit may provide for accessory uses, including athletic camp fields, tennis and racquetball courts, swimming pools and other recreational buildings and facilities such as are normally incident to the operation of a day camp;” and

WHEREAS, the subject application for the day camp special use permit meets the minimum requirements identified in Section 355-40.AA(1) of the Town Code; and

WHEREAS, Section 355-40.AA(2), states that “the site of a day camp shall physically relate to the scope of planned activities, shall front on an interstate highway and have a lot area of not less than 15 acres;” and

WHEREAS, the subject application for the day camp special use permit meets the minimum requirements identified in Section 355-40.AA(2) of the Town Code; and

WHEREAS, Section 355-40.AA(3), states that “the Town Board shall find that the proposed number of campers can be accommodated on the site. There shall be no more than 65 campers per gross acre at one time. In any event, no one day camp shall be permitted to accommodate more than 1,000 campers at one time;” and

WHEREAS, the submitted operation plan states that 975 capers are on-site. The proposed number of campers complies with the Town Code; and

WHEREAS, Section 355-40.AA(4), states that “Building coverage, including accessory buildings, shall not exceed 15% of the site area. Gross land coverage shall not exceed 45% of the site area;” and

WHEREAS, the submitted site plan depicts 11.7% building coverage and GLC of 21.76%. The proposed coverage complies with the Town Code; and

WHEREAS, Section 355-40.AA(5), states that “no building or recreation facility, including swimming pools and tennis and racquetball courts, shall be located within 100 feet of any street or property line. No land within 50 feet of any street or property line shall be used for outdoor recreation, including grass athletic fields and picnic areas. Off-street parking shall not be located within 50 feet of any street or property line. The restrictions contained herein shall not prevent the continued use of any building, recreational facility, outdoor recreation area or off-street parking area which was used for such purpose at the time of adoption of this section;” and

WHEREAS, there are many structures that are located in the restricted areas, however, these structures were in existence prior to the adoption of the day camp regulations, and are, therefore, compliant with this provision in the Town Code; and

WHEREAS, Section 355-40.AA(6), states that “landscaped strips and shrubbery screens. Camp facilities shall be screened from any adjoining residential properties by landscaped strips not less than 15 feet wide; and

WHEREAS, the Planning Board has indicated that the existing buffer is adequate as reviewed during their site walk; and

WHEREAS, Section 355-40.AA(7), states that “camp facilities shall be designed so as to be consistent with the character of the surrounding neighborhood and operated so as to reasonably safeguard the peace, welfare and comfort of neighboring residents and their places of residence;” and

WHEREAS, in the past, the Planning Department has received complaints that Breezemont’s public address system was being used to play music during camp operations and disturbed neighboring properties. The camp shall refrain from using the public address system in this manner. The Applicant has reported to the Town Board that the Public Address System will no longer be used for playing music; and

WHEREAS, Section 355-40.AA(8), states that “the applicant for a day camp shall submit a preliminary operation plan identifying proposed operations, hours, capacity and staffing requirements, as well as the parking management plan referenced in Subsection A(10) below. A statement shall be included detailing the nature and extent of regulation to be provided by the State of New York and County of Westchester, with reference to statutes and laws as appropriate. The operator of the day camp shall be required to submit an update of the operation plan and regulatory statement on an annual basis to the Building Inspector as a condition of the special use permit;” and

WHEREAS, the Applicant has submitted the required operations plan; and

WHEREAS, Section 355-40.AA(9), states that “the day camp operating season shall be established by the Town Board but shall in no event commence earlier than June 1 nor extend later than September 15. The hours of operation of the day camp, including ground and other maintenance activities, shall be established by the Town Board but shall in no event extend longer than 12 hours per day;” and

WHEREAS, the Applicant is proposing to operate the camp from the end of June to the end of August between 7:30 am and 6 pm. The proposed duration and hours of operation comply with the Town Code.

WHEREAS, Section 355-40.AA(10), states that “parking shall be provided pursuant to § 355-57 of the Town Code unless a greater or lesser number is found by the Town Board to be warranted based on review of the operation plan. Safe and adequate off-street loading and unloading areas shall be provided for buses and passenger cars. In addition, staff parking may be provided off-site, if deemed appropriate by the Town Board, and upon submission of an off-site parking management plan. The management plan shall identify shuttle transportation, hours of operation, number of vehicles parked and other operational parameters. A copy of the lease or similar arrangement for the parking off-premises shall be provided to the Town with the yearly operational plan;” and

WHEREAS, the site plan depicts compliance with the provisions of Section 355-40.AA(10) of the Town Code; and

WHEREAS, Section 355-40.AA(11), states that “exterior lighting shall be of such a nature as to minimize impact upon adjoining landowners;” and

WHEREAS, the Planning Board, during site plan review, shall determine whether the lighting plan is acceptable; and

WHEREAS, Section 355-40.AA(12), states that “the use of public address systems and sound amplification devices which are audible on adjacent parcels shall be prohibited except for reasonably necessary emergency and safety purposes, subject to terms and conditions pursuant to a plan

preapproved by the granting authority. Such terms and conditions and plan shall be specified within the language of the permit; provided, however, that such plans seek to minimize the ability to hear such emergency and safety uses off the subject premises to the greatest extent practicable;” and

WHEREAS, the Planning Department has received complaints that Breezemont’s public address system was being used to play music during camp operations and disturbed neighboring properties. The Applicant has reported to the Town Board that the Public Address System will no longer be used for playing music; and

WHEREAS, Section 355-40.AA(13), states that “the review and approval of a site plan by the Planning Board shall be made a condition of the issuance of a special use permit;” and

WHEREAS, Planning Board site plan approval is a condition of the special use permit; and

WHEREAS, Section 355-40.AA(14), states that “at all reasonable times, the Building Inspector may visit and inspect the property and all relevant books, records and accounts for the purpose of determining whether the day camp is being operated in compliance with this section;” and

WHEREAS, the inspection requirements are a condition of the special use permit; and

WHEREAS, Section 355-40.AA(15), states that “notwithstanding the above, the property may also be used between September 1 and June 1 for open house events to showcase the camp for prospective campers and parents. The number of such events shall generally not exceed six per year;” and

WHEREAS, the open house requirements are a condition of the special use permit; and

WHEREAS, on July 9, 2024, the Planning Board reviewed and discussed the project and positively recommended that the Town Board consider the proposed special use permit (4-0 vote); and

WHEREAS, the application for special use permit was referred to the Westchester County Planning Board pursuant to Section 239 L, M and N of the New York State General Municipal Law and Section 277.61 of the County Administrative Code; and

WHEREAS, a duly advertised public hearing on said application was conducted on July 10, 2024, at which time all those wishing to be heard were given the opportunity to be heard; and

WHEREAS, § 355-37 of the North Castle Code establishes certain general standards for all special permit uses; and

WHEREAS, in order for the Town Board to approve a special use permit, the Town Board must find that all of the conditions and standards have been met; and

WHEREAS, pursuant to § 355-37(A) of the Town Code, in order to grant a special permit, the Town Board must find that “the location and size of the use, the nature and intensity of the operations involved in it or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located and that it complies with all special requirements for such use established in” the Town Code; and

WHEREAS, the subject property is located within the R-1A Zoning District; and

WHEREAS, the camp has been operating on the property for decades; and

WHEREAS, the Town Board and Planning Board have studied the proposed club and have determined that the camp is compatible with the neighborhood and surrounding residential character; and

WHEREAS, based upon the submitted information, while the camp is visible from the road and surrounding properties, the Town Board finds that the proposed camp would not have a significant negative visual impact; and

WHEREAS, the Town Board, based upon its review of the entire record, finds that the location and size of the use, the nature and intensity of the operations involved in it or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located and that it complies with all requirements for such use established in the Town Code; and

WHEREAS, pursuant to § 355-37(B) of the Town Code, the second criteria for the issuance of a special permit is that “the location, nature and height of buildings, walls, fences and the nature and extent of existing or proposed plantings on the site are such that the use will not hinder or discourage the appropriate development and use of the adjacent land and buildings;” and

WHEREAS, the Town Board, based upon its review of the entire record finds that the location, nature and height of buildings, walls, fences and the nature and extent of existing or proposed plantings on the site are such that the use will not hinder or discourage the appropriate development and use of the adjacent land and buildings; and

WHEREAS, pursuant to § 355-37(C), the third requirement for the issuance of a special permit is that “operations in connection with any special permit use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristics than would be the operations of any permitted uses not requiring a special permit;” and

WHEREAS, the proposed uses will be the same as in previous years where the camp was in operation; and

WHEREAS, the Town Board, based upon its review of the entire record finds that the operations in connection with this special permit use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristics than would be the operations of any permitted uses not requiring a special permit; and

WHEREAS, pursuant to § 355-37(D) of the Town Code, the Town Board, in order to grant a special permit, must find that “parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum convenience and safety;” and

WHEREAS, the site plan depicts an adequate number of off-street parking and off-site spaces for campers and staff; and

WHEREAS, the Town Board, based upon its review of the entire record finds that the proposed parking areas are of adequate size for the proposed use, properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways are laid out so as to achieve maximum convenience and safety; and

WHEREAS, pursuant to § 355-37(E) of the Town Code, the fourth criteria for the issuance of a special permit is compliance “where required, [with] the provisions of the Town Flood Hazard Ordinance;” and

WHEREAS, no new development is proposed within the floodplain; and

WHEREAS, the Town Board, based upon its review of the entire record finds that development is not proposed within the floodplain; and

WHEREAS, pursuant to § 355-37(F), it is required that “the Town Board finds that the proposed special permit use will not have a significant adverse effect on the environment;” and

WHEREAS, the Town Board adopted a Negative Declaration with respect to this application on January 22, 2025; and

NOW THEREFORE BE IT RESOLVED, that this special permit shall be deemed to authorize only the particular use of uses specified in the permit and shall expire if work is not initiated within one year from the date of issue, or if said use or uses shall cease for more than one year for any reason or if all required improvements are not completed within two years from the date of issue or if all such required improvements are not maintained and all conditions and standards complied with throughout the duration of the use; and

BE IT FURTHER RESOLVED, that the special permit be, and it hereby is, approved, subject to the conditions set forth below:

Conditions:

1. The public address system shall not be used to broadcast music during camp operations. The use of public address systems and sound amplification devices which are audible on adjacent parcels shall be prohibited except for reasonably necessary emergency and safety purposes.
2. A maximum of 975 campers shall be permitted.
3. Activities of the camp shall be limited to athletic camp fields, tennis and racquetball courts, swimming pools and other recreational buildings and facilities such as are normally incident to the operation of a day camp.
4. The operator of the day camp shall submit an update of the operation plan and regulatory statement on an annual basis to the Building Inspector.
5. The Operations Plan contains plans for offsite parking for staff. The Applicant shall be required to follow this plan as a condition of the validity of this special use permit. The Town Clerk shall be provided the lease(s) for the off-site parking plan as a condition of the validity of this special use permit.
6. The camp shall be permitted to operate from the end of June to the end of August between the hours of 7:30 am and 6 pm.
7. The Applicant shall obtain Planning Board site plan approval.
8. At all reasonable times, the Building Inspector may visit and inspect the property and all relevant books, records and accounts for the purpose of determining whether the day camp is being operated in compliance with the Town Code and special use permit.
9. The property may also be used between September 1 and June 1 for open house events to showcase the camp for prospective campers and parents. The number of such events shall not exceed six per year.
10. The building plans shall be forwarded to the Building Department so that they may review the plan for conformance with the NYS Building Code.
11. Compliance with all applicable local laws and ordinances of the Town of North Castle.
12. All operations associated with the day camp shall be in full compliance with the Noise Chapter of the Town Code.
13. Use of facilities shall be limited to bona fide campers and shall not be open to the general public either directly or indirectly.

COUNCILMAN BERRA	VOTING	AYE
COUNCILMAN MILIM	VOTING	AYE
COUNCILMAN DiGIACINTO	VOTING	AYE
COUNCILMAN HUSSAIN	VOTING	AYE
SUPERVISOR RENDE	VOTING	AYE

At a meeting of the Town Board of the Town of North Castle at the Town Hall, 15 Bedford Road, Armonk, New York in the Town of North Castle, Westchester County, New York, on the 22nd day of January, 2025, at 7:30 p.m.

P R E S E N T : Hon. Joseph A. Rende
Barbara DiGiacinto
José Berra
Saleem Hussain
Matt Milim

-----X

In the Matter of the Acquisition of 333 Main Street,
Armonk, New York, pursuant to the Eminent Domain
Procedure Law

**ORDER CALLING
PUBLIC HEARING**

-----X

WHEREAS, the Town Board of the Town of North Castle is authorized by Town Law §§ 64 and 220 to acquire real property for use as a new Town Hall, Court and Police Station; and

WHEREAS, the Town is considering acquiring by eminent domain two parcels of real property having a total area of approximately 2.91 acres in area, one of which is known as 333 Main Street, Armonk, New York, and is designated on the tax map of the Town of North Castle as Parcel No. 108.03-1-73, and the other of which is an adjacent parcel conveyed to the owner of 333 Main Street by the County of Westchester by deed dated December 15, 2004 and recorded on March 25, 2005 in the Office of the Clerk of the County of Westchester under Control No. 450110663, with the improvements on those properties, for use as a new Town Hall, Court and Police Station; and

WHEREAS, the Town Board has received and considered a short environmental assessment form under the New York State Environmental Quality Review Act (“SEQRA”) regarding the acquisition project, a copy of which is attached to this resolution as Exhibit A; and

WHEREAS, the Town Board has received and considered an appraisal of the property prepared by Beckmann Appraisals, Inc., determining the value of the property to be \$7,000,000 as of November 18, 2024, a copy of which is attached to this resolution as Exhibit B; and

WHEREAS, pursuant to Eminent Domain Procedure Law (EDPL) § 201, the Town Board is required to hold a public hearing in order to inform the public and to review the public use to be served by a proposed acquisition and the impact on the environment and residents of the locality as a result of the project,

NOW, on motion of Councilman Barbara DiGiacinto seconded by Councilman Matt Milim, it is hereby

ORDERED, that the Town Board determines that the proposed acquisition project does not involve any other agency, federal, state, or local; and it is further

ORDERED, that because no other agency is involved in the project, the Town Board will be the lead agency under SEQRA with respect to the proposed acquisition project; and it is further

ORDERED, that the Town Board determines that the proposed acquisition project is an unlisted action under SEQRA because the project is not a listed Type II action and does not satisfy any threshold for a Type I action; and it is further

ORDERED, that in accordance with the provisions of EDPL § 202, the Town Board will meet and hold a public hearing at the Whippoorwill Hall, 19 Whippoorwill Road E., Armonk, New York, on the 12th day of February, 2025, at 7:30 p.m., to consider the proposed acquisition of the property known as 333 Main Street, Armonk, New York (Parcel No. 108.03-1-73), for use as a new Town Hall, Court and Police Station, at which the Town Board will outline the purpose, proposed location or alternate locations of the proposed acquisition project and any other information it considers pertinent, including maps and property descriptions of the property to be acquired and adjacent parcels, and all interested persons will be given a reasonable opportunity to express their views concerning the economic and social effects of the proposed acquisition project, its impacts on the environment and its consistency with the goals and objectives established by the community; and it is further

ORDERED, that a record of the hearing be kept to include written statements submitted at the hearing or otherwise received by the Town Clerk prior to the commencement of the public hearing, copies of which will be available to the public for examination without cost in the Office of the Town Clerk during normal business hours and will be reproduced upon written request and payment of the cost of reproduction; and it is further

ORDERED, that the Town Board may further adjourn the hearing; and it is further

ORDERED that the Town Clerk is authorized and directed give the notice of the purpose, time and location of the public hearing, setting forth the location of the proposed acquisition project, including any proposed alternate locations, at least 10 but not more than 30 days prior to the public hearing by causing notice to be published in at least five successive issues of the Town's official newspaper, and to serve, either by personal service or certified mail, return receipt requested, a notice of the purpose, time, date, and location of the public hearing to each assessment record billing owner or his or her attorney of record 10 but no more than 30 days prior to the public hearing, stating that those property owners who may subsequently wish to challenge condemnation of their property via judicial review may do so only on the basis of issues, facts, and objections raised at such hearing.

The adoption of the foregoing order was duly put to a vote, and on a roll call the vote was as follows:

Hon. Joseph A. Rende	voting Aye
Barbara DiGiacinto	voting Aye
José Berra	voting Aye
Saleem Hussain	voting Aye
Matt Milim	voting Aye

and the order was thereupon declared duly adopted.

Dated: Armonk, New York
January 22, 2025

STATE OF NEW YORK)
) ss.:
COUNTY OF WESTCHESTER)

I, the undersigned Town Clerk of the Town of North Castle, Westchester County, New York,
DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Town Board
of said Town, including the resolution contained therein, held on November 13, 2024, with the
original thereof on file in my office, and that the same is a true and correct transcript therefrom and
of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

I FURTHER CERTIFY that, PURSUANT TO Section 103 of the Public Officers Law (Open
Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, the time and place of all
regular meetings of the Town Board for the year were announced at an Organizational Meeting held
in January 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Town on
January 23, 2025.

Alison Simon, Town Clerk
Town of North Castle