

Town Board Minutes
Town of North Castle
15 Bedford Road
Armonk, New York
on
March 12, 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 Town Board Meeting reconvened at 7:52 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: Roland A. Baroni
Town Attorney: Robert Spolzino
Town Administrator: Kevin Hay

*Town Attorney Robert Spolzino left the meeting at 10:50 p.m., after the Public Hearings.

A Public Hearing was held to consider 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.

A Public Hearing was reconvened to consider the Matter of the Acquisition of 333 Main Street, Armonk, New York, pursuant to the Eminent Domain Procedure Law.

The Minutes of the Public Hearings, which opened at 8:06 p.m., follow at the end of these minutes.

Councilman: Matt Milim moved, seconded by Councilman: José Berra, and resolved approval of Town Board Minutes: February 26, 2025.

Vote: Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Matt Milim, and resolved receipt of Real Estate Appraisal from RDM Valuations Inc., dated February 4, 2025, for vacant land located at 535 Main Street, Armonk.

Vote: Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: José Berra, and resolved not to sell town-owned property located at 535 Main Street, Armonk at this time.

Vote: Unanimous

Councilman: José Berra moved, seconded by Councilman: Matt Milim, and resolved approval of request from Parks and Recreation Superintendent Matt Trainor to seek proposals for Pool Concession Services for the 2025 Season.

Vote: Unanimous

Councilman: José Berra moved, seconded by Councilman: Saleem Hussain, and resolved approval of request for use of roads from Columbia University's Irving Cancer Center for Velocity Ride to End Cancer on Sunday, October 5, 2025.

Vote: Unanimous

Town Board Minutes
March 12, 2025

Councilman: José Berra moved, seconded by Councilman: Matt Milim, and resolved receipt of Special Event Permit (SUP) application from Troy's Nursery Garden Design LLC for an Easter Event on April 13, 2025 and Fall Festivals on October 5 and October 12, 2025 at 97 Bedford Banksville Road; and the scheduling of a Public Hearing on March 26, 2025.

Vote: Unanimous

Councilman: José Berra moved, seconded by Councilman: Matt Milim, and resolved authorization for John P. Tesei of the law firm Gilbride, Tusa, Last & Spellane LLC to file an appeal in the Connecticut Superior Court in connection with approvals granted by the Planning and Zoning Commission for a development proposal at the Greenwich American Center property without additional legal fees.

Vote: Unanimous

Regarding the sale of .334 acres of town-owned property contiguous to 101 Old Hickory Way, Bedford (referred to as Cross Road), Councilman: José Berra moved, seconded by Councilman: Matt Milim, and resolved the following:

- Receipt of letter from Town Attorney Roland Baroni, dated February 13, 2025, to Mr. and Mrs. Steven Farrelly regarding sale of .334 acres of town-owned property contiguous to 101 Old Hickory Way, Bedford (referred to as Cross Road).
- Approval of Residential Contract of Sale to Oliver and Samantha Marinovic for the purchase .334 acres of town-owned property contiguous to 101 Old Hickory Way, Bedford (referred to as Cross Road) subject to Permissive Referendum; and authorization for the Supervisor to sign the agreement.

Vote: Unanimous

Councilman: Matt Milim moved, seconded by Councilman: José Berra, and resolved to table consideration of agreement between Sourcewell Cooperative Purchasing, DeRosa Sports Construction Inc, Shaw Sports Turf, and the Town of North Castle for IBM Community Park Turf Field Improvements; and authorization for the Supervisor to sign the agreement.

Vote: Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: José Berra, and resolved approval of provisional appointment of David Guilmette to Parks Groundsman, Parks & Recreation Department, effective March 17, 2025.

Vote: Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: José Berra, and resolved approval of provisional appointment of Brian Ross to Parks Groundsman, Parks and Recreation Department, effective March 17, 2025.

Vote: Unanimous

Councilman: José Berra moved, seconded by Councilman: Matt Milim, and resolved approval of provisional appointment of Leroy Crawley, Jr. to Parks Groundsman, Parks & Recreation Department, effective March 17, 2025.

Vote: Unanimous

Councilman: Matt Milim moved, seconded by Councilman: José Berra, and resolved approval of North Castle Public Library Hourly Staff Salary Increases for Diana Cunningham, Hourly Librarian; Karen Proft, Hourly Librarian; Susanne Meccio, Hourly Clerk; and Nicolas Shallcross, Hourly Clerk, effective February 10, 2025.

Vote: Unanimous

Councilman: José Berra moved, seconded by Councilman: Barbara DiGiacinto, and resolved approval for Deputy Town Clerk Maria Scharf to attend the 2025 New York State Town Clerks Association (NYSTCA) Conference in Syracuse from April 27 to April 29, 2025.

Vote: Unanimous

Councilman: José Berra moved, seconded by Councilman: Barbara DiGiacinto, and resolved approval for the Town Administrator and Assistant Town Administrator to attend the NYSCMA Conference in Cooperstown from April 30 to May 2, 2025.

Vote: Unanimous

Town Board Minutes
March 12, 2025

Councilman: José Berra moved, seconded by Councilman: Matt Milim, and resolved approval of appointment of Alex Henderson to the Board of Assessment Review for a five-year term to end on September 30, 2030.

Vote: Unanimous

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

- Audit and approval of payments in the amount of \$12,569,900.76 as indicated on Warrant No. 5 dated March 12, 2025.
- Town Clerk Report: February 2025.
- Receipt of Notice of Claim from Lisa Koh.
- Receipt of Summons in a Civil Action in the Matter of Wampus Mills, LLC and The Byram Condominium v. Town of North Castle.

Vote: Unanimous

After all persons were heard who desired to be heard, the Supervisor closed the regular meeting at 11:42 p.m. in memory of former resident Aurelia “Ray” Pouder.

Dated: March 14, 2025

Alison Simon, Town Clerk

PUBLIC HEARING
March 12, 2025

At 8:06 p.m. Councilman José Berra moved, seconded by Councilman Saleem Hussain, and resolved that a Public Hearing, would be opened in accordance with the Public Notice that follows.

Vote: Unanimous

NOTICE IS HEREBY GIVEN that the North Castle Town Board will hold a Public Hearing on Wednesday, March 12, 2025, at 7:30 p.m., or as soon thereafter as practical, at Whippoorwill Hall, 19 Whippoorwill Road E., Armonk, NY 10504, to consider a Local Law to amend Chapter 336, Water, of the Code of the Town of North Castle to establish operational rules and regulations for North Castle Water District No.8 and North Castle Water District No. 9 including their respective water rates and charges.

The proposed local law is available in the Town Clerk's office during regular business hours and on the Town website. ALL PERSONS HAVING AN INTEREST IN THE MATTER ARE INVITED TO ATTEND AND BE HEARD.

By Order of the Town Board
Alison Simon, Town Clerk

Dated: March 2, 2025
Armonk, NY

Documents included in the Public Hearing record:

- The Public Notice.
- The Affidavit of Posting calling for the Public Hearing.
- The Affidavit of Publication from The Journal News calling for the Public Hearing.
- Letter of Notification of Intent to Act as Lead Agency from Director of Planning, Adam Kaufman, dated February 18, 2025.
- Environmental Assessment Form (EAF).
- Negative Declaration for consideration.
- Master Fee Schedule for consideration.
- Local Law for consideration.

Councilman José Berra moved, seconded by Councilman Matt Milim, and resolved receipt of the following:

- Memo from Director of Water & Sewer Operations Sal Misiti, dated February 26, 2025, revised March 11, 2025.
- Receipt of Environmental Assessment Form (EAF).

Vote: Unanimous

Supervisor Joseph Rende read a letter he sent to Senator Chuck Schumer, dated February 26, 2025, regarding water infrastructure in North Castle and requesting support with water distribution in Quarry Heights. Mr. Rende further stated efforts made to ensure a safe water source for Quarry Heights residents.

Director of Water and Sewer Operations Sal Misiti explained that Water District No. 8 and No. 9 had previously been established and that this local law will establish protocol for the operation of these Water Districts and set their respective water rates and charges water rates.

Mr. Misiti gave an overview of the timeline regarding residential connectivity to each of these Water Districts.

After all persons were heard who desired to be heard, Councilman Barbara DiGiacinto moved, seconded by Councilman Saleem Hussain, and resolved that the Public Hearing be closed at 8:19 p.m.

Vote: Unanimous

Councilman José Berra moved, seconded by Councilman Matt Milim, and resolved that based upon review of the Environmental Assessment Form (EAF) and all other materials, it has been

Town Board Minutes
March 12, 2025

determined that there will be no significant adverse environmental impacts and the Town Board hereby adopts a Negative Declaration.

Vote: Unanimous

Councilman José Berra moved, seconded by Councilman Saleem Hussain, and resolved the adoption of Local Law 2 of 2025 to amend Chapter 336, Water, of the Code of the Town of North Castle to establish operational rules and regulations for North Castle Water District No. 8 and North Castle Water District No. 9 including their respective water rates and charges. The Local Law follows at the end of these minutes.

Vote: Unanimous

Councilman José Berra moved, seconded by Councilman Saleem Hussain, and resolved approval to update the Master Fee Schedule.

Vote: Unanimous

Alison Simon, Town Clerk

Dated: March 14, 2025

TOWN OF NORTH CASTLE

**Local Law No. 2 For the Year 2025
Adopted March 12, 2025**

A Local Law to amend Chapter 336, Water, of the Code of the Town of North Castle to establish operational rules and regulations for North Castle Water District No.8 and North Castle Water District No.9.

Section 1. Create the following in Article VIII in the Water Chapter of the Town of North Castle Town Code as follows:

**ARTICLE VIII
Water District No. 8**

§ 336-292. Rules and regulations established; compliance required of all users.

The following rules and regulations of the North Castle Water District No. 8, established by the North Castle Town Board, are hereby made a part of any and all agreements with each party taking and using water furnished by said district. Every consumer or taker of water from said water district system shall be in all respects bound and shall be considered to have assented to the rules, regulations, requirements and schedule of water rents of said North Castle Water District No. 8 as a condition precedent to the rights to service from said water system.

§ 336-293. Promulgation of additional rules and regulations.

The Town Board reserves the right to make such changes in the rules and regulations and schedule of water rates as it may, from time to time, deem desirable.

§ 336-294. Application required; acceptance of rules and regulations.

No person or corporation shall be allowed to use the water of said District for any purpose whatever without first making application therefor, signed by the owner of the property or by an agent holding legal authorization to sign for the owner, and receiving a written permit from the Board, except as hereinafter provided, and acceptance of such permit signifies assent to all the rules, regulations and schedule of water rates of said North Castle Water District No. 8.

§ 336-295. Water for building construction.

Persons desiring the use of the District's water for building construction shall make application for such service. Water for building construction will be charged for at a flat rate, depending on the type and size of building; the minimum charge for any building shall be in such amount as set forth in the Master Fee Schedule. The District reserves the right to regulate the purpose for which the water may be used during construction and may, at its option, require the water to be metered and the fee for such water paid for at the rate then in force.

§ 336-296. Meters required; charge.

- A. No water shall be obtained from the mains of the District for any purpose, except properly authorized construction, except through a metered service. When meters are furnished for temporary service, a fee paid in such amount as set forth in the Master Fee Schedule will be required by the Board for each meter.
- B. To cover the cost of a water meter replacement, the District shall require a quarterly meter charge in such amount as set forth in the Master Fee Schedule. These quarterly charges cover the cost of periodic district meter replacements. The fees do not cover costs of replacements due to negligence of the owner.

- C. This meter charge will be reflected on the quarterly water bill, March 1, June 1, September 1 and December 1, annually.

§ 336-297. Use of water from hydrants.

No person or persons shall be permitted to take water from the fire hydrants to sprinkle any streets or portions of the streets or for any purpose without having obtained a permit from the district, which permit shall be good only for the time named therein.

§ 336-298. Penalties for offenses.

Except as otherwise provided herein, any person committing an offense against any provision of this article shall be guilty of a violation punishable by a fine not exceeding \$1,000 or by imprisonment for a term not exceeding 15 days, or by both such fine and imprisonment. The continuation of an offense against the provisions of this article shall constitute, for each day the offense is continued, a separate and distinct offense hereunder.

§ 336-299. Noncompliance to result in discontinuance of service.

In case of the violation of any of the rules, the District may shut off the supply upon 24 hours' notice, and water shall not be turned on again until the rules are complied with and all unpaid charges are paid, together with additional charges in such amount as set forth in the Master Fee Schedule for turning off the water and for turning on the water.

§ 336-300. Method of service of notice.

Service of any notice, authorized or directed by or on behalf of the Board, may be served upon the owner or consumer personally or by posting the same in a prominent place at the premises where water is supplied or by sending the same by mail to such party at the last address furnished to the District or Receiver of Taxes.

§ 336-301. Procedure for having service discontinued.

Written notice must be given by the owner to the District at 15 Business Park Drive, Armonk, New York, that the use of water is to be discontinued, and it shall be turned off at the curb when the property is temporarily vacated, if requested by the owner. The meter may be removed. A charge in such amount as set forth in the Master Fee Schedule will be made for turning off the water. The owner will be responsible for the use of water up to the time such notice is filed with the District, and a written request must be filed to have the water turned on again, for which service a charge in such amount as set forth in the Master Fee Schedule shall be made.

§ 336-302. Application for tapping and connections.

All applications for tapping and making connections with the mains or water pipes of the District or any pipes privately owned or supplied by the District must be made to the District by the owner of the property or by his authorized agent. Said owner or his agent filing a written authority from the owner must pay in advance the charges made for tapping in such amount as set forth in the Master Fee Schedule. All applications must be accompanied by a site plan drawing showing the exact location and specifications of the proposed service line and meter. Said site plan must be approved by the District prior to the commencement of any work.

§ 336-303. Persons to perform work.

Tapping and making connections to mains or water pipes of the District, or privately owned mains supplied by the District with water, must in all cases be done by employees of the Water District. All other work of connecting premises with water must be done by a plumber.

§ 336-304. Unauthorized connections.

If connections are made on any private line before the meter by other than water district employees, without the permission of the Board or District, it shall be sufficient cause for shutting off the water without notice.

§ 336-305. Separate tap and service for each building.

Except with the written permission of the District, a separate tap and service shall be installed for each building located on a street in which there is a district water main, and no consumer will be allowed to supply water to other persons or premises.

§ 336-306. Location of tap.

The tap shall be inserted on the upper quarter of the pipe facing the premises, bringing the line of the tap at an angle of 45° from the vertical plane. If subsurface conditions prohibit placing the tap in this position, it shall, if practicable, be placed at a point further down on the pipe, but not below the horizontal plane. The tap may be placed at or near the top of the pipe if no other location is practicable.

§ 336-307. Spacing of taps.

All one-inch taps shall be spaced at a minimum distance of 18 inches apart. All one-and-one-half- inch and two-inch taps shall be spaced at a minimum distance of 24 inches apart. No tap shall be inserted within 24 inches of the face of the hubs, special castings, hydrant branches or dead ends.

§ 336-308. Charges for taps and connections.

A fee shall be charged in connection with tap and connection applications and other actions of the Town described in or contemplated by this article in such amounts as set forth in the Master Fee Schedule. The charge shall include furnishing, delivering and inserting the tap.

§ 336-309 . Excavation of trenches; connection.

After the owner or representative has filed an application for water service and paid the necessary charges, the necessary trenches for the service pipe will be excavated by the owner. All trenches for service pipes shall be at least four feet in depth and at right angles to the curblin, unless special permission is granted by the District for a variation. When the trench is ready, the District, on proper notice of the fact, will proceed to make the tap, insert the corporation cock and make the necessary connections between the corporation cock and curb stop, including the curb stop. The service pipe from curb stop to meter shall be Type K copper, of a make approved by the District, and shall be placed by the plumber, but no trench shall be backfilled until after the completed service pipe had been inspected and passed by the District. As backfilling proceeds, the curb cock shall be covered by an extension service box, which will be supplied by the District. This curb box shall be set by the plumber with the top flush with the ground.

§ 336-310. Specifications for service pipes; maintenance

No service pipe leading from curb box to the meter shall be less than one inch in diameter or less than four feet under the ground, unless special permission is granted by the District for a shallower depth. All service pipes between the curb box and meter shall be maintained in good condition by the property owner. Should a leak develop, it shall be repaired immediately. In the event of the failure of the owner to repair such leak, the water district may shut off the service at the curb box and keep it off until repairs are made. Whenever any service is so cut off, a charge in such amount as set forth in the Master Fee Schedule shall be made for reopening the same.

§ 336-311. Connections to service pipe between main and meter prohibited.

No connections of any kind shall be made to the service pipe between the main and the meter.

§ 336-312. Abandoned services.

All abandoned services shall be shut off at the main, and the expense of opening the street and doing the work shall be borne by the owner of the premises.

§ 336-313. Installation of curb boxes and access covers.

In cases where the curb boxes and access covers are set into the flagging or pavement of the sidewalk, the stones are to be neatly and accurately cut and the top of the boxes are to be set even with the surface of the pavement or flagging and, in all other cases, flush with the surface of the sidewalk.

§ 336-314. Necessary permits required for all excavations.

Attention of owners is called to the fact that, whenever street openings are to be made in connection with service pipes, the necessary permits for such openings must be obtained from the proper officials at the owner's expense.

§ 336-315. Curb stops placed deeper than certain depth.

Whenever the curb stop has been placed deeper than six feet, a stationary rod which comes up to the ordinary depths of the cocks must be put on, the top of this rod to be formed like the top of the curb stop, and the rod to work in a guide immediately below its top or handle.

§ 336-316. Service pipe specifications.

All copper service pipes shall be of Type K and shall have an excess of three feet of pipe formed into a goose neck at the connections to the tap and laid to the right hand, facing the tap.

§ 336-317. Backfilling.

After a tap has been inserted and service pipe installed, the backfill around the main and the service shall be of clean earth, free from stone or cinders, and carefully tamped under and around the main and service. The remainder of the backfill shall be free from stones larger than six inches in diameter and shall be satisfactorily compacted either by tamping or flushing, or both. The service pipe shall not be laid within six inches of any other subsurface structure, conduit or pipe, unless subsurface conditions make it impossible to do otherwise.

§ 336-318. Testing of new installations or repairs.

Each new service or repair to a service shall be subjected by the plumber, in the presence of the District, to a water test under the main pressure for a period of 10 minutes. All pipes and appurtenances shall remain uncovered for the duration of the test and shall show no signs of leakage.

§ 336-319. Diameter of service pipes.

The minimum diameter of a service pipe shall be one inch, and the service pipe shall not be less than the diameter of the tap controlling it.

§ 336-320. Furnishing of meters; ownerships; charges.

Meters will be furnished by and remain the property of the Water District. A fee shall be charged in connection with the water meter in such amounts as set forth in the Master Fee Schedule.

§ 336-321. Location of meters.

Meters must be set by the Water Department, in a horizontal position, not more than three feet from the point where the service enters the building. In the instances where the distance of service line from street line to building exceeds 100 feet, the owner shall cause a meter box to be installed, under the direction of the Department, within 10 feet of the street line. A suitable valve shall be installed on the inlet side of the meter and a double check valve, Watts No. 8 or equivalent as approved by the District, on the outlet side of the meter where necessary. Attention of the property owner is called to the fact that, in some instances, it will be necessary to install relief valves on the plumbing system on the inlet side of the meter within the building. The meter must be kept accessible at all times. The employees and agents of the Water District may enter the premises of the consumer at any reasonable time to examine the pipes and fixtures, the quantity of water used and the manner of its use. For the purpose of this article, the hours from 8:00 a.m. to 6:00 p.m. shall be considered reasonable.

§ 336-322. Testing of meter at consumer's request.

Should the consumer feel that the meter is not registering properly, he shall file a complaint with the District, whereupon the meter will be removed and tested by the Water Department. If it is found to register against the consumer by more than 2%, there will be no charge for removing, repairing and resetting the meter. If, however, the meter is not found to register against the consumer by more than 2%, a minimum charge in such amount as set forth in the Master Fee Schedule will be made for the test.

§ 336-323. Fixing of charges when meter is inaccurate.

Should the meter get out of order and not register properly or stop, the Water District may, at its option, fix the charge against the consumer by the average consumption rate as shown by a correct meter on the service or according to the consumption during a previously corresponding period.

§ 336-324. Maintenance of meters.

It shall be the duty of the property owner to protect the property of the District from harm. Should a meter become frozen or otherwise damaged, it shall be repaired by the Water District at the expense of the owner in such amount as set forth in the Master Fee Schedule.

§ 336-325. Number of meters.

No more than one meter will be furnished for each service. Where more than one meter to a tap is desired, the owner may obtain it by paying the charge for the use of the extra meter as set forth in the Master Fee Schedule.

§ 336-326. Removal or interference with meter prohibited; penalty.

All persons are hereby forbidden to interfere with or remove a water meter from any service after it has been attached, under a penalty of \$50 for each offense.

§ 336-327. Meter-reading transmitters.

Meter-reading transmitters placed on or within the building for the purpose of meter reading by the District will remain the property of the Water District. It shall be the duty of the property owner to protect the property of the District from harm. Should a transmitter be removed, lost or otherwise damaged, it shall be replaced by the Water District at the expense of the owner in such amount as set forth in the Master Fee Schedule.

§ 336-328. Premises where water may be obtained from more than one service.

In any premises where water may be obtained through more than one metered service, the District reserves the right to shut off and seal any service.

§ 336-329. Seals.

No seal placed by the District for the protection of any meter, valve, fitting or other water connection shall be tampered with or defaced. It shall not be broken except on written authorization from the District. Where the seal is broken, the District reserves the right to order the meter removed for testing, in such amount as set forth in the Master Fee Schedule.

§ 336-330. Turning service on or off.

The water shall only be turned on and off by an employee of the Water District, unless in case of emergency, when immediate notice must be given to the Water District. Violation of this rule shall be sufficient cause for shutting off the supply of water.

§ 336-331. District not liable for damages.

North Castle Water District No. 8 shall not be liable for any damages which may result to consumers' pipes, appliances, etc., from the shutting off or breaking of water mains or service pipe for any purpose whatever, whether previous notice has been given or not.

§ 336- 332. Devices required on boilers.

In cases where boilers are supplied with water, a suitable valve or other device must be applied to prevent collapse or explosion in case the water is shut off in the street mains. No deductions from water bills will be made for periods when the service is shut off.

§ 336-333. District not liable for failure to supply water; right to control supply.

North Castle Water District No. 8 shall not be held liable for any damage sustained by reason of its failure to supply water to any consumer at any time or for any cause and reserves the right to control the amount of water supplied in the event that the supply becomes short for any reason. It especially reserves the right at any time it is considered necessary to prohibit the use of water for sprinkling of lawns or gardens or any other such purpose.

§ 336-334. Service not guaranteed; responsibility for certain repairs.

The Water District does not guarantee service from the curb box to house or through any piping, valves or connections therein. Faulty service or inadequate supply is frequently due to corroding or stopping of these pipes and fixture. Any necessary changes in piping, valves or connections to increase the water supply or efficiency must be made by the owner at his own expense.

§ 336-335. Facilities controlled by District.

The Water District reserves to itself the control of all taps, mains, curb boxes and meters. It also reserves the right, whenever it deems it proper or whenever there is a violation of the rules and regulations, to take charge of and control the curb stop and service pipes. The District will not be accountable for any breaks or obstructions caused by frost or otherwise or from any damage arising by leakage from service pipes, fixtures or pipes owned by individuals.

§ 336-366. Responsibility for maintenance.

The owner must keep the service pipes and fixtures in good repair, at his own risk and expense, and prevent all unnecessary waste of water, and all water consumers shall be liable for all such repairs as shall be deemed necessary to prevent water waste. Upon failure to comply with this rule, the Board may turn off the water and not turn it on again until all repairs are made by the owner and charges for turning off and on the water collected as set forth in the Master Fee Schedule.

§ 336-337. Water rates.

- A. Water rates shall be set forth in the Master Fee Schedule.
- B. All eligible and qualified senior citizens shall be entitled to a fifty-percent discount on water bills received by them for actual water usage only. This water rate discount shall be limited to the minimum rate. In order for a senior citizen to be eligible and to qualify for this water rate discount, such senior citizen must be registered on the Town's age-exempt list and must be eligible for actually receiving real property tax exemption pursuant to § 467 of the Real Property Tax Law of the State of New York.

§ 336-338. Charges for consumers outside District.

The charge for water to consumers outside of North Castle Water District No. 8 will be fixed by the Water District.

§ 336-339. Payment procedure; charges for nonpayment; collection procedure.

- A. All water rents are payable to the Receiver of Taxes and are to be deposited by the Receiver to the credit of the Water District in a bank designated by the Town Board. By the 10th of each month, the Receiver of Taxes will give the Supervisor an itemized statement showing the various items making up the deposits of the preceding month.
- B. Unpaid water rents in arrears for over 30 days shall be subject to a penalty of 5% of the amount due, if paid within 60 days of the date due, and if paid thereafter, shall be subject to a penalty of 10% of the amount due.
- C. If the water rent or charge, plus any penalties which may have accrued thereon, remains unpaid as of the close of business on October 31 of each year as shown by the statement of the Receiver of Taxes made to the Supervisor, the Supervisor shall transmit such statement to the County Legislators of the County, which shall levy the same as a tax against the property liable.
- D. When collected, the moneys, less the penalties, shall be deposited to the credit of the Water District, and the penalties shall be transferred to the reserve fund by the Supervisor to the credit of the District.
- E. The penalties here mentioned shall include any penalties on the water rents, plus any penalties arising after such water rents become taxes.
- F. Unpaid water rents which have become taxes shall be paid to the Water District by the Town within 10 days after the annual tax lien sale.

§ 336-340. Partial payment prohibited.

The payment of water rents must include all arrears and charges to date. No payment will be received which leaves a previous charge unpaid.

§ 336-341. Manner of collection enforcement.

Water rates are a lien on the property. The Water District may enforce the collection of water rents by cutting off the supply of water when any bill is two months or more in arrears. Consumers and property owners having unpaid items at the expiration of 60 days from date of billing shall be notified by the Receiver of Taxes, by registered mail sent to the last known address, that, if charges are not paid within five days after mailing such notice, the water will be shut off without further notice. At the expiration

of the five-day period, the Receiver of Taxes shall furnish the District a complete list of the delinquent accounts, and the District shall forthwith shut off the water service, keeping a permanent written record of the date service was discontinued, in each instance, together with a meter reading at the time of shutoff.

§ 336-342. Charges responsibility of owner of leased premises.

All water rents are the responsibility of the owner of the premises when such premises are leased by one or more tenants.

§ 336-343 . Billing dates.

Water bills become due quarterly on March 1, June 1, September 1 and December 1. The water rates are levied from the registration of the meter taken a few weeks before the first day of each period.

§ 336-344. Obtaining of bills; partial payments not accepted.

Bills can be obtained at the Town Hall after the first five days of each period. The Receiver of Taxes will send out bills as an accommodation to the consumer, but the delivery of such bills to the proper party is not guaranteed. If the consumer does not get a bill on or before the fifth day of the period, he should call at the office. Partial payments of water bills will not be accepted.

§ 336-345 . Cross-connection control.

The requirements of Article III of this chapter, entitled "Cross-Connection Control," which safeguard potable water supplies by preventing backflow into public water systems, shall apply to all properties located within Water District No. 8.

§ 336-346 . Title.

This article shall be known and cited as the "Town of North Castle Water District No. 8 Ordinance."

§ 336-347. Final water meter reading fee.

Upon request for final meter readings or upon the transfer of title to any property which is subject to water service, the owner shall pay a final meter reading fee in such amount as set forth in the Master Fee Schedule.

Section 2. Amend Article IX in Chapter 336 as follows:

**ARTICLE IX
Water District No. 9**

§ 336-348. Rules and regulations established; compliance required of all users.

The following rules and regulations of the North Castle Water District No. 9, established by the North Castle Town Board, are hereby made a part of any and all agreements with each party taking and using water furnished by said district. Every consumer or taker of water from said water district system shall be in all respects bound and shall be considered to have assented to the rules, regulations, requirements and schedule of water rents of said North Castle Water District No. 8 as a condition precedent to the rights to service from said watersystem.

§ 336-349. Promulgation of additional rules and regulations.

The Town Board reserves the right to make such changes in the rules and regulations and schedule of water rates as it may, from time to time, deem desirable.

§ 336-350. Application required; acceptance of rules and regulations.

No person or corporation shall be allowed to use the water of said District for any purpose whatever without first making application therefor, signed by the owner of the property or by an agent holding legal authorization to sign for the owner, and receiving a written permit from the Board, except as hereinafter provided, and acceptance of such permit signifies assent to all the rules, regulations and schedule of water rates of said North Castle Water District No. 9.

§ 336-351 . Water for building construction.

Persons desiring the use of the District's water for building construction shall make application for such service. Water for building construction will be charged for at a flat rate, depending on the type and size of building; the minimum charge for any building shall be in such amount as set forth in the Master Fee Schedule. The District reserves the right to regulate the purpose for which the water may be used during construction and may, at its option, require the water to be metered and the fee for such water paid for at the rate then in force.

§ 336-352. Meters required; charge.

- D. No water shall be obtained from the mains of the District for any purpose, except properly authorized construction, except through a metered service. When meters are furnished for temporary service, a fee paid in such amount as set forth in the Master Fee Schedule will be required by the Board for each meter.
- E. To cover the cost of a water meter replacement, the District shall require a quarterly meter charge in such amount as set forth in the Master Fee Schedule. These quarterly charges cover the cost of periodic district meter replacements. The fees do not cover costs of replacements due to negligence of the owner.
- F. This meter charge will be reflected on the quarterly water bill, March 1, June 1, September 1 and December 1, annually.

§ 336-353. Use of water from hydrants.

No person or persons shall be permitted to take water from the fire hydrants to sprinkle any streets or portions of the streets or for any purpose without having obtained a permit from the district, which permit shall be good only for the time named therein.

§ 336-354. Penalties for offenses.

Except as otherwise provided herein, any person committing an offense against any provision of this article shall be guilty of a violation punishable by a fine not exceeding \$1,000 or by imprisonment for a term not exceeding 15 days, or by both such fine and imprisonment. The continuation of an offense against the provisions of this article shall constitute, for each day the offense is continued, a separate and distinct offense hereunder.

§ 336-355. Noncompliance to result in discontinuance of service.

In case of the violation of any of the rules, the District may shut off the supply upon 24 hours' notice, and water shall not be turned on again until the rules are complied with and all unpaid charges are paid, together with additional charges in such amount as set forth in the Master Fee Schedule for turning off the water and for turning on the water.

§ 336-356. Method of service of notice.

Service of any notice, authorized or directed by or on behalf of the Board, may be served upon the owner or consumer personally or by posting the same in a prominent place at the premises where water is supplied or by sending the same by mail to such party at the last address furnished to the District or Receiver of Taxes.

§ 336-357 . Procedure for having service discontinued.

Written notice must be given by the owner to the District at 15 Business Park Drive, Armonk, New York, that the use of water is to be discontinued, and it shall be turned off at the curb when the property is temporarily vacated, if requested by the owner. The meter may be removed. A charge in such amount as set forth in the Master Fee Schedule will be made for turning off the water. The owner will be responsible for the use of water up to the time such notice is filed with the District, and a written request must be filed to have the water turned on again, for which service a charge in such amount as set forth in the Master Fee Schedule shall be made.

§ 336-358. Application for tapping and connections.

All applications for tapping and making connections with the mains or water pipes of the District or any pipes privately owned or supplied by the District must be made to the District by the owner of the property or by his authorized agent. Said owner or his agent filing a written authority from the owner must pay in advance the charges made for tapping in such amount as set forth in the Master Fee Schedule. All applications must be accompanied by a site plan drawing showing the exact location and specifications of the proposed service line and meter. Said site plan must be approved by the District prior to the commencement of any work.

§ 336-359 . Persons to perform work.

Tapping and making connections to mains or water pipes of the District, or privately owned mains supplied by the District with water, must in all cases be done by employees of the Water District. All other work of connecting premises with water must be done by a plumber.

§ 336-360 . Unauthorized connections.

If connections are made on any private line before the meter by other than water district employees, without the permission of the Board or District, it shall be sufficient cause for shutting off the water without notice.

§ 336-361. Separate tap and service for each building.

Except with the written permission of the District, a separate tap and service shall be installed for each building located on a street in which there is a district water main, and no consumer will be allowed to supply water to other persons or premises.

§ 336-362. Location of tap.

The tap shall be inserted on the upper quarter of the pipe facing the premises, bringing the line of the tap at an angle of 45° from the vertical plane. If subsurface conditions prohibit placing the tap in this position, it shall, if practicable, be placed at a point further down on the pipe, but not below the horizontal plane. The tap may be placed at or near the top of the pipe if no other location is practicable.

§ 336-363. Spacing of taps.

All one-inch taps shall be spaced at a minimum distance of 18 inches apart. All one-and-one-half- inch and two-inch taps shall be spaced at a minimum distance of 24 inches apart. No tap shall be inserted within 24 inches of the face of the hubs, special castings, hydrant branches or deadends.

§ 336-364. Charges for taps and connections.

A fee shall be charged in connection with tap and connection applications and other actions of the Town described in or contemplated by this article in such amounts as set forth in the Master Fee Schedule. The charge shall include furnishing, delivering and inserting the tap.

§ 336-365. Excavation of trenches; connection.

After the owner or representative has filed an application for water service and paid the necessary charges, the necessary trenches for the service pipe will be excavated by the owner. All trenches for service pipes shall be at least four feet in depth and at right angles to the curblin, unless special permission is granted by the District for a variation. When the trench is ready, the District, on proper notice of the fact, will proceed to make the tap, insert the corporation cock and make the necessary connections between the corporation cock and curb stop, including the curb stop. The service pipe from curb stop to meter shall be Type K copper, of a make approved by the District, and shall be placed by the plumber, but no trench shall be backfilled until after the completed service pipe had been inspected and passed by the District. As backfilling proceeds, the curb cock shall be covered by an extension service box, which will be supplied by the District. This curb box shall be set by the plumber with the top flush with the ground.

§ 336-366. Specifications for service pipes; maintenance

No service pipe leading from curb box to the meter shall be less than one inch in diameter or less than four feet under the ground, unless special permission is granted by the District for a shallower depth. All service pipes between the curb box and meter shall be maintained in good condition by the property owner. Should a leak develop, it shall be repaired immediately. In the event of the failure of the owner to repair such leak, the water district may shut off the service at the curb box and keep it off until repairs are made. Whenever any service is so cut off, a charge in such amount as set forth in the Master Fee Schedule shall be made for reopening the same.

§ 336-367. Connections to service pipe between main and meter prohibited.

No connections of any kind shall be made to the service pipe between the main and the meter.

§ 336-368. Abandoned services.

All abandoned services shall be shut off at the main, and the expense of opening the street and doing the work shall be borne by the owner of the premises.

§ 336-369. Installation of curb boxes and access covers.

In cases where the curb boxes and access covers are set into the flagging or pavement of the sidewalk, the stones are to be neatly and accurately cut and the top of the boxes are to be set even with the surface of the pavement or flagging and, in all other cases, flush with the surface of the sidewalk.

§ 336-370. Necessary permits required for all excavations.

Attention of owners is called to the fact that, whenever street openings are to be made in connection with service pipes, the necessary permits for such openings must be obtained from the proper officials at the owner's expense.

§ 336-371. Curb stops placed deeper than certain depth.

Whenever the curb stop has been placed deeper than six feet, a stationary rod which comes up to the ordinary depths of the cocks must be put on, the top of this rod to be formed like the top of the curb stop, and the rod to work in a guide immediately below its top or handle.

§ 336-372. Service pipe specifications.

All copper service pipes shall be of Type K and shall have an excess of three feet of pipe formed into a goose neck at the connections to the tap and laid to the right hand, facing the tap.

§ 336-373. Backfilling.

After a tap has been inserted and service pipe installed, the backfill around the main and the service shall be of clean earth, free from stone or cinders, and carefully tamped under and around the main and service. The remainder of the backfill shall be free from stones larger than six inches in diameter and shall be satisfactorily compacted either by tamping or flushing, or both. The service pipe shall not be laid within six inches of any other subsurface structure, conduit or pipe, unless subsurface conditions make it impossible to do otherwise.

§ 336-374. Testing of new installations or repairs.

Each new service or repair to a service shall be subjected by the plumber, in the presence of the District, to a water test under the main pressure for a period of 10 minutes. All pipes and appurtenances shall remain uncovered for the duration of the test and shall show no signs of leakage.

§ 336-375. Diameter of service pipes.

The minimum diameter of a service pipe shall be one inch, and the service pipe shall not be less than the diameter of the tap controlling it.

§ 336-376. Furnishing of meters; ownerships; charges.

Meters will be furnished by and remain the property of the Water District. A fee shall be charged in connection with the water meter in such amounts as set forth in the Master Fee Schedule.

§ 336-377. Location of meters.

Meters must be set by the Water Department, in a horizontal position, not more than three feet from the point where the service enters the building. In the instances where the distance of service line from street line to building exceeds 100 feet, the owner shall cause a meter box to be installed, under the direction of the Department, within 10 feet of the street line. A suitable valve shall be installed on the inlet side of the meter and a double check valve, Watts No. 8 or equivalent as approved by the District, on the outlet side of the meter where necessary. Attention of the property owner is called to the fact that, in some instances, it will be necessary to install relief valves on the plumbing system on the inlet side of the meter within the building. The meter must be kept accessible at all times. The employees and agents of the Water District may enter the premises of the consumer at any reasonable time to examine the pipes and fixtures, the quantity of water used and the manner of its use. For the purpose of this article, the hours from 8:00 a.m. to 6:00 p.m. shall be considered reasonable.

§ 336-378 . Testing of meter at consumer's request.

Should the consumer feel that the meter is not registering properly, he shall file a complaint with the District, whereupon the meter will be removed and tested by the Water Department. If it is found to register against the consumer by more than 2%, there will be no charge for removing, repairing and resetting the meter. If, however, the meter is not found to register against the consumer by more than 2%, a minimum charge in such amount as set forth in the Master Fee Schedule will be made for the test.

§ 336-379. Fixing of charges when meter is inaccurate.

Should the meter get out of order and not register properly or stop, the Water District may, at its option, fix the charge against the consumer by the average consumption rate as shown by a correct meter on the service or according to the consumption during a previously corresponding period.

§ 336-380. Maintenance of meters.

It shall be the duty of the property owner to protect the property of the District from harm. Should a meter become frozen or otherwise damaged, it shall be repaired by the Water District at the expense of the owner in such amount as set forth in the Master Fee Schedule.

§ 336-381. Number of meters.

No more than one meter will be furnished for each service. Where more than one meter to a tap is desired, the owner may obtain it by paying the charge for the use of the extra meter as set forth in the Master Fee Schedule.

§ 336-382. Removal or interference with meter prohibited; penalty.

All persons are hereby forbidden to interfere with or remove a water meter from any service after it has been attached, under a penalty of \$50 for each offense.

§ 336-383. Meter-reading transmitters.

Meter-reading transmitters placed on or within the building for the purpose of meter reading by the District will remain the property of the Water District. It shall be the duty of the property owner to protect the property of the District from harm. Should a transmitter be removed, lost or otherwise damaged, it shall be replaced by the Water District at the expense of the owner in such amount as set forth in the Master Fee Schedule.

§ 336-384. Premises where water may be obtained from more than one service.

In any premises where water may be obtained through more than one metered service, the District reserves the right to shut off and seal any service.

§ 336-385. Seals.

No seal placed by the District for the protection of any meter, valve, fitting or other water connection shall be tampered with or defaced. It shall not be broken except on written authorization from the District. Where the seal is broken, the District reserves the right to order the meter removed for testing, in such amount as set forth in the Master Fee Schedule.

§ 336-386. Turning service on or off.

The water shall only be turned on and off by an employee of the Water District, unless in case of emergency, when immediate notice must be given to the Water District. Violation of this rule shall be sufficient cause for shutting off the supply of water.

§ 336-387. District not liable for damages.

North Castle Water District No. 9 shall not be liable for any damages which may result to consumers' pipes, appliances, etc., from the shutting off or breaking of water mains or service pipe for any purpose whatever, whether previous notice has been given or not.

§ 336-388. Devices required on boilers.

In cases where boilers are supplied with water, a suitable valve or other device must be applied to prevent collapse or explosion in case the water is shut off in the street mains. No deductions from water bills will be made for periods when the service is shut off.

§ 336-389. District not liable for failure to supply water; right to control supply.

North Castle Water District No. 9 shall not be held liable for any damage sustained by reason of its failure to supply water to any consumer at any time or for any cause and reserves the right to control the amount of water supplied in the event that the supply becomes short for any reason. It especially reserves the right at any time it is considered necessary to prohibit the use of water for sprinkling of lawns or gardens or any other such purpose.

§ 336-390. Service not guaranteed; responsibility for certain repairs.

The Water District does not guarantee service from the curb box to house or through any piping, valves or connections therein. Faulty service or inadequate supply is frequently due to corroding or stopping of these pipes and fixture. Any necessary changes in piping, valves or connections to increase the water supply or efficiency must be made by the owner at his own expense.

§ 336-391. Facilities controlled by District.

The Water District reserves to itself the control of all taps, mains, curb boxes and meters. It also reserves the right, whenever it deems it proper or whenever there is a violation of the rules and regulations, to take charge of and control the curb stop and service pipes. The District will not be accountable for any breaks or obstructions caused by frost or otherwise or from any damage arising by leakage from service pipes, fixtures or pipes owned by individuals.

§ 336-392. Responsibility for maintenance.

The owner must keep the service pipes and fixtures in good repair, at his own risk and expense, and prevent all unnecessary waste of water, and all water consumers shall be liable for all such repairs as shall be deemed necessary to prevent water waste. Upon failure to comply with this rule, the Board may turn off the water and not turn it on again until all repairs are made by the owner and charges for turning off and on the water collected as set forth in the Master Fee Schedule.

§ 336-393. Water rates.

- C. Water rates shall be set forth in the Master Fee Schedule.
- D. All eligible and qualified senior citizens shall be entitled to a fifty-percent discount on water bills received by them for actual water usage only. This water rate discount shall be limited to the minimum rate. In order for a senior citizen to be eligible and to qualify for this water rate discount, such senior citizen must be registered on the Town's age-exempt list and must be eligible for actually receiving real property tax exemption pursuant to § 467 of the Real Property Tax Law of the State of New York.

§ 336-394. Charges for consumers outside District.

The charge for water to consumers outside of North Castle Water District No. 9 will be fixed by the Water District.

§ 336-395. Payment procedure; charges for nonpayment; collection procedure.

- G. All water rents are payable to the Receiver of Taxes and are to be deposited by the Receiver to the credit of the Water District in a bank designated by the Town Board. By the 10th of each month, the Receiver of Taxes will give the Supervisor an itemized statement showing the various items making up the deposits of the preceding month.
- H. Unpaid water rents in arrears for over 30 days shall be subject to a penalty of 5% of the amount due, if paid within 60 days of the date due, and if paid thereafter, shall be subject to a penalty of 10% of the amount due.
- I. If the water rent or charge, plus any penalties which may have accrued thereon, remains unpaid as of the close of business on October 31 of each year as shown by the statement of the Receiver of Taxes made to the Supervisor, the Supervisor shall transmit such statement to the County Legislators of the County, which shall levy the same as a tax against the property liable.
- J. When collected, the moneys, less the penalties, shall be deposited to the credit of the Water District, and the penalties shall be transferred to the reserve fund by the Supervisor to the credit of the District.
- K. The penalties here mentioned shall include any penalties on the water rents, plus any penalties arising after such water rents become taxes.
- L. Unpaid water rents which have become taxes shall be paid to the Water District by the Town within 10 days after the annual tax lien sale.

§ 336-396. Partial payment prohibited.

The payment of water rents must include all arrears and charges to date. No payment will be received which leaves a previous charge unpaid.

§ 336-397. Manner of collection enforcement.

Water rates are a lien on the property. The Water District may enforce the collection of water rents by cutting off the supply of water when any bill is two months or more in arrears. Consumers and property owners having unpaid items at the expiration of 60 days from date of billing shall be notified by the Receiver of Taxes, by registered mail sent to the last known address, that, if charges are not paid within five days after mailing such notice, the water will be shut off without further notice. At the expiration of the five-day period, the Receiver of Taxes shall furnish the District a complete list of the delinquent accounts, and the District shall forthwith shut off the water service, keeping a permanent written record of the date service was discontinued, in each instance, together with a meter reading at the time of shutoff.

§ 336-398. Charges responsibility of owner of leased premises.

All water rents are the responsibility of the owner of the premises when such premises are leased by one or more tenants.

§ 336-399. Billing dates.

Water bills become due quarterly on March 1, June 1, September 1 and December 1. The water rates are levied from the registration of the meter taken a few weeks before the first day of each period.

§ 336-400. Obtaining of bills; partial payments not accepted.

Bills can be obtained at the Town Hall after the first five days of each period. The Receiver of Taxes will send out bills as an accommodation to the consumer, but the delivery of such bills to the proper party is not guaranteed. If the consumer does not get a bill on or before the fifth day of the period, he should call at the office. Partial payments of water bills will not be accepted.

§ 336-401. Cross-connection control.

The requirements of Article III of this chapter, entitled "Cross-Connection Control," which safeguard potable water supplies by preventing backflow into public water systems, shall apply to all properties located within Water District No. 9.

§ 336-402. Title.

This article shall be known and cited as the "Town of North Castle Water District No. 9 Ordinance."

§ 336-403. Final water meter reading fee.

Upon request for final meter readings or upon the transfer of title to any property which is subject to water service, the owner shall pay a final meter reading fee in such amount as set forth in the Master Fee Schedule.

Section 3. Create n new Article X in Chapter 336 as follows:

§ 336-404. Collection of hydrant fees.

In Water District Nos. 1, 2, 4, 5 and 8, the collection of hydrant fees shall be charged as set forth in the Master Fee Schedule via quarterly billings to customers.

Section 4. Conflicting Standards.

Where the requirements of this Local Law impose a different restriction or requirement than imposed by other sections of the Code of the Town of North Castle, the Town Law of the State of New York or other applicable rules or regulations, the requirements of this Local Law shall prevail.

Section 5. Severability.

The invalidity of any word, section, clause, paragraph, sentence, part or provision of this local law shall not affect the validity of any other part of this local law that can be given effect without such invalid part or parts.

Section 6. Effective Date.

This Local Law shall take effect immediately upon its adoption and filing with the Secretary of State.

PUBLIC HEARING
March 12, 2025

At 8:20 p.m. Councilman José Berra moved, seconded by Councilman Saleem Hussain, and resolved that a Public Hearing, which was opened and adjourned on February 12, 2025, and reconvened and adjourned on February 26, 2025, would be reconvened in accordance with the Public Notice that follows.

Vote: Unanimous

PLEASE TAKE NOTICE that in accordance with the provisions of Eminent Domain Procedure Law (EDPL) § 202, the Town Board of the Town of North Castle will conduct a public hearing at the Whippoorwill Hall, 19 Whippoorwill Road E., Armonk, New York, on February 12, 2025, at 7:30 p.m., with respect to the acquisition of the property known as 333 Main Street, Armonk, New York, for use as a Town Hall. At the public hearing, all interested persons will be given the opportunity to express their views concerning the economic and social effects of the action, its impacts on the environment and its consistency with the goals and objectives established by the community. The proceedings will be recorded. Persons may make oral statements and/or file written statements. Written statements submitted at the hearing or otherwise received by the Town Clerk no later than the commencement of the hearing will be made part of the record.

PLEASE TAKE FURTHER NOTICE that pursuant to EDPL § 202(C)(2), those property owners who may subsequently wish to challenge the condemnation of their property may do so only on the basis of issues, facts, and objections raised at the hearing (and

PLEASE TAKE FURTHER NOTICE that each individual assessment record billing owner (“property owner”) or his or her attorney of record whose property may be acquired shall note that, under EDPL § 207(A), a petition to seek judicial review of the Town Board’s determination and findings must be filed within 30 days after the Town Board’s completion of its publication of its determination and findings, and that exclusive jurisdiction for judicial review of the Town Board’s determination and findings resides in the Appellate Division of the Supreme Court of the State of New York.

Alison Simon
Town Clerk
Town of North Castle

Dated: Armonk, New York
January 27, 2025

Councilman José Berra moved, seconded by Councilman Matt Milim, and resolved receipt of the following correspondence:

- Email from resident John Junker, dated February 27, 2025.
- Email from resident Mark Wolfson, dated March 1, 2025.
- Email from resident Geri Mariano, dated March 12, 2025.

Vote: Unanimous

Resident Vito Errico stated his support for Town Hall to move to 333 Main Street, Armonk.

Mike Giaccio, resident and former Highway Department employee, stated the need to improve the facilities at the Highway Yard.

Resident Brendan Molloy stated that residents need information regarding what will be done with the current Town Hall property in the event the Town Hall is moved.

Mr. Molloy and resident Ed Woodyard questioned the formation of the proposed Concept Study Committee to consider alternative options for relocation or redevelopment of Town Hall.

Town Board Minutes
March 12, 2025

Resident Stefan Martinovic stated that the current Town Hall work place facilities are inadequate, and explored several options in which the Town could improve workplace conditions by purchasing 333 Main Street, or by making improvements to existing buildings, or building a new building at the current Town Hall property.

Resident Charlene Decker read an email written by resident Geri Mariano, dated March 12, 2025.

Resident Tom Rice and Julie DeFilippo, resident and representative of the Wampus Close Community, stated that there is a lot of confusion in the community regarding this project and residents want more information regarding the process. Resident Sue Miller questioned the timeline of the process to take over 333 Main Street. Norma Hill suggested sending a mailing to all Town residents.

Elisa Brickell, resident and President of the Board of Directors of the Whippoorwill Association, the multifamily development adjacent to 333 Main Street, stated concerns regarding traffic, safety, cost, and the duration of construction required to retrofit the building. She also stated that there is a lack of information available to residents. Resident Vanessa Flores reiterated these concerns and stated that improvements should be made to Town employee working conditions.

Resident Len Mitchell stated that feasibility and impact studies should be conducted prior to taking any actions.

Resident Keith Rosenthal stated that a multifamily development at the current Town Hall location, as mentioned in the YouTube video created by Councilman Matt Milim and Supervisor Joseph Rende dated February 2025, would change the trajectory of the Town. He pointed to other multi-family developments in Town, including Airport Campus and Eagle Ridge, that will lead to more congestion and overburden Town resources. Mr. Rosenthal requested that the Board pass a Resolution not to sell, buy, or trade land without a public referendum. He requested that a study by independent firms be conducted to compare costs of renovating the existing Town Hall site, building on the current property, and buying and renovating 333 Main Street.

Resident Andrew Lester stated that development of the existing Town Hall property would cause congestion, overburden the schools, and destroy quality of life in Town.

Resident Ed Lobermann stated his opposition to the project and also stated that the Board should heed the interests of residents instead of developers. Resident Tony Futia stated that the Town should use the existing site because it is centrally located and the Town already owns it.

Discussion ensued regarding development of a new Highway Yard and permanent offices for the Water and Sewer Department.

Supervisor Rende and Councilman José Berra stated their commitment to research and to study all alternatives regarding the development of a new Town Hall and/or new or improved employee workplaces, and their commitment to transparency and keeping the public informed.

Councilman Saleem Hussain stated his appreciation to the public for sharing their concerns and his commitment to keep the public informed regarding all existing and potential aspects of this project.

Councilman Barbara DiGiacinto stated her opposition to the relocation of Town Hall to 333 Main Street and the development of the current Town Hall location. She shared her belief that a decision to relocate Town Hall is a cross road to the future of the Town from which it could never return. Ms. DiGiacinto stated concerns regarding the impact to the Historic District, the potential impacts on water, sewer, traffic and schools. She stated that the existing Town Budget Fund Balance will be depleted within a few years and therefore cause a tax increase to residents. She stated all potential costs must be scrutinized deliberately and in consideration of additional proposed expenditures, such as a new Highway Yard, Water and Sewer Building, and Recreation facilities.

Councilman Matt Milim stated that the Board is considering all options and that, based on his expectation of what the costs of purchasing and renovating 333 Main Street will be, he is in support of relocating Town Hall.

Town Board Minutes
March 12, 2025

After all persons were heard who desired to be heard, Councilman José Berra moved, seconded by Councilman Matt Milim, and resolved that the Public Hearing be adjourned to April 23, 2025 at 10:50 p.m.

Vote: Unanimous

Alison Simon, Town Clerk

Dated: March 14, 2025