

**From:** [A.D](#)  
**To:** [Supervisor External Account](#)  
**Subject:** Acquisition of 333 Main Street  
**Date:** Saturday, February 22, 2025 10:08:34 AM

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Supervisor Rende,

Hope all is well. I have watched the February 12 board meeting and reviewed the documents. In an ideal world, I would be in favor of acquiring 333 Main Street and keeping the current 15 Bedford road property for town purposes. Based on my observations of the town board meeting and resident's feedback, a large concern, about acquiring 333 Main Street, is not knowing what will happen to 15 Bedford Road. The property might be in a historical district but the buildings have gotten to the point where I don't see them as being saved as historical buildings. For me, it does not make sense to just renovate the buildings for town use. Either maintain the historical character of 15 Bedford road by removing the old buildings and creating a new, all-inclusive, structure that fits the charm of downtown Armonk, or still remove the current building and re-purpose the property for the town to enjoy in other ways.

Along with all the planning going into acquiring 333 Main Street, I would like to see similar planning done for 15 Bedford Road and what it can become if the town maintains ownership?

In this ideal world, what will 15 Bedford Road be repurposed for?

- New rec center/fields that can be used for Town Camp and public purposes and drive offsetting revenue. Would then the current rec building and property be sold or then repurposed?
- New Highway garage - I agree our Highway department needs the infrastructure for the future. Is 15 Bedford Road the solution? If not, where and how much to relocate?
- What other purposes has the town board or our experts considered for 15 Bedford Road?

Also, I feel there needs to be a clear side by side analysis of the investment to either acquire 333 Main Street or maintain 15 Bedford Road for a new town hall building. At the town board meeting, Matt Milim spoke about what the potential renovation cost would be for 15 Bedford Road to build a similar structure on the property. Has there been any initial planning on that which can be shared with residents. If 333 Main Street will cost ~\$10M to purchase and retrofit for town use,

is there an expert that can provide preliminary estimates on what a new town hall building at 15 Bedford Road, that can support all town departments, would cost? That is critical for residents to understand. Is the ~\$30M estimate Matt Milim floated around a probability. If so, then that provides additional reason to move to 333 Main Street and keep 15 Bedford Road for town use. As residents, we cannot feel comfortable in providing our recommendation until we understand the key facts. Many facts will be unknown but general investments for both options should be clear before any decision is made.

At the end of the day, as a taxpayer, my desire is for our taxes not to increase and so I need to understand the option that meets that criteria.

I look forward to watching the town board meeting on February 2 and follow up with additional questions.

Regards,  
Alfio DellaVecchia



**From:** [wuebber@optonline.net](mailto:wuebber@optonline.net)  
**To:** [Supervisor External Account](#)  
**Cc:** [Alison Simon](#)  
**Subject:** Comments regarding the purchase of 333 Main Street  
**Date:** Monday, February 24, 2025 1:58:22 PM

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Supervisor Rende

The following are my comments regarding the purchase of 333 Main Street. Please include it as part of the Official record.

I have been a resident of The Town of North Castle for over 40 years. For all of those forty years I have been involved with many community activities and believe that I have a very good understanding of what fits in our wonderful town and what doesn't. For the reasons detailed below I am against the purchase of 333 Main Street. I am in favor of expedited processes to construct or rebuild facilities on the existing town property to meet or exceed the requirements for our dedicated town employees.

### **Needs Assessment**

It appears that there has not been a total needs assessment completed based on the groups of employees that are proposed to move to 333 Main Street. The *North Castle Court and Police Department Facilities Needs Assessment* only lists what is inadequate, it does not detail what is needed. For example:

- a. Square footage that will be needed for holding cells for the Police
- b. Total number of Town employees expected to be under the one roof
- c. Number of offices and type and size needed (Supervisor, Council people, Managers, Supervisors, etc.)
- d. Number of bathrooms, water closets, showers needed based on number of employees expected.
- e. Number of parking spaces that will be required – both for personal cars, visitors (including Town meetings) and Town vehicles.
- f. Number and size of conference/meeting rooms. This is very important because court rooms, training rooms, meeting rooms, etc. require that certain OSHA and NY State Life Safety codes must be met. These include travel distance to an exit, number of separate and distinct exits, maximum occupancy of a room, etc. Is compliance with those codes possible in the proposed new facility without major expensive renovations?
- g. How many locker rooms will be needed and what should their sizes be? Locker rooms are definitely needed for the Police, but will Sewer and Water employees need them as well? Will other departments need them?

The items above, and many more must be documented well in advance of the consideration of purchasing or constructing any building. How can you purchase a building to house your employees if you don't know what you need?

### **Appearance of 333 Main Street**

One of the comments made by the Supervisor regarding this possible purchase was that the appearance of 333 Main St appearance "*looks like a Town Hall*" (interview with Councilman Milim). I am not really sure what a town hall is supposed to look like. Maybe that idea is coming from Hollywood where 333 Main street looks like the Town hall in *Back to the Future* (minus the clock). We don't live in Hollywood, we live in North Castle. I think that maybe a design like this would fit into a city environment, not where we live. We need

to remember that this will be the administrative building for the Town of North Castle, which is located within the **hamlet** of Armonk. When this building was constructed there was a lot of discussion at the time that it looked out of place. I believe that our current town hall looks like the Town Hall should in our town.

### **Appraisal**

I'm not an expert in real estate, however I can't understand how that building and its four acres could be worth only seven million dollars. The experience that I have is based on the construction of the new firehouse in town. The approximate cost to build the firehouse and purchase the land 20 years ago was 7.5 million dollars. The firehouse consists of mainly a large apparatus bay (garage). How this building at 333 Main St is worth less than when the firehouse was constructed 20 years ago is beyond me. Along with the fact that 333 Main Street is currently assessed for 8.5 million dollars leads me to believe that something just doesn't seem right.

### **Remodel Costs for 333:**

There has been no construction estimate prepared to rebuild/remodel 333 Main Street so that it will be suitable for the Town. Will this be 5 million dollars, 10 million dollars, more? How can we have a public hearing on acquiring this building without this information in advance? Because of the cost for remodeling 333, will the town cut corners to save money and end up with something good enough, and really not be what should have been done if it was built from scratch?

### **Future Location of Highway**

It appears to me based on what I have seen and heard is that the plan is to move into 333 and then sell the existing property for "development". If that is true where will the highway department go? What will those costs be to buy a relatively large piece of property centrally located in town and build offices, garages, salt domes, etc. And, this new highway facility can not be located in the middle of residential housing. This information needs to be included prior to any discussion regarding possible purchase of 333 Main Street. Our Highway workers have been working in poor conditions for many years and really do need upgraded facilities. Why has there not been any discussion, reports, studies on this?

### **Possible future development of existing property**

What is the plan for the existing property? This too needs to be part of the package to be discussed during these hearings. That plan can't be, "Let's buy 333 Main and then we will figure out what to do with the existing property". I am against any kind of development on the current town property other than construction related to the Town offices. This is a part of our historical "Village Square" and must remain that way.

### **Other Town Projects and Costs**

This proposed project cannot be looked at as a singular cost expenditure, there are other projects currently planned for the town which also have the potential to impact our taxes. They include:

- a. Creation of artificial fields at IBM Park
- b. Extension of the water main to Lombardi Park
- c. Demolition of the existing house at Lombardi Park
- d. Construction of a new walkway bridge at Wampus Brook Park

### **Suggested Solution**

Build a separate building for the court and police on the existing town property on Bedford Road, and add onto the back of 15 Bedford Road (front building).

Thank you.

Bruce Wuebber

[REDACTED]

Armonk, NY

Town Board  
Town of North Castle  
15 Bedford Road  
Armonk, NY 10504

February 13, 2025

Re: Town Hall

Supervisor Rende and Councilmen Berra, DiGiacinto, Hussain, and Milim:

I am a retired infrastructure finance attorney who has represented governmental entities in a number of different capacities, including in connection with advising them on dealing with stakeholders in connection with infrastructure development and advising on financing issues. However, I write this letter in my capacity as a private citizen and resident of North Castle.

In my experience, before undertaking a particular infrastructure project, the governmental entity and governmental officials must build trust with stakeholders. This is typically achieved by making a case for the need for the infrastructure, understanding the concerns of the stakeholders, and analyzing the different potential alternatives for the particular infrastructure, including an analysis of costs associated with each alternative, so the stakeholders believe that the governmental officials are pursuing a cost-effective solution to infrastructure needs. The governmental officials then makes presentations to the stakeholders of these various alternatives so they have the opportunity to ask questions and make reasoned decisions. It also assures the stakeholders that their duly elected representatives are willing to listen to them and take into account their concerns.

First, in connection with any renovation, the governmental entity should demonstrate the need for the renovation. I think that it is clear that there is a need to do something to address current problems at Town Hall. The report prepared by the Town's architect clearly establishes that the current building is inadequate for current and future Town needs and requires significant renovation or replacement. However, I suggest that in the future, when presenting Town Hall problems and needs, it be done in a clear and concise manner, outlining key deficiencies and needs without extensive details that interested persons can otherwise read in the full report.

Second, based on last night's meeting and discussions with some residents, in order to build trust, I think that there should be a number of potential alternatives presented to the Town to address Town Hall issues, including (1) utilizing the existing building or site, (2) acquiring neighboring property that could facilitate continuing to utilize the existing Town Hall, and (3) acquiring 333 Main Street. I don't believe that each of these alternatives require a full feasibility study, but rather a preliminary analysis of the feasibility of each alternative and preliminary cost estimates should suffice before the Town decides on a particular course of action. I don't know whether there are other potential alternatives that were considered and rejected, but, if so, they should be discussed.

Once these analyses are completed, as discussed above, a presentation of potential alternatives and costs should be presented to the Town. I suggest that a Town meeting be held to address only issues relating to Town Hall needs and potential solutions in order to provide sufficient time for Town stakeholders to speak. This is particularly critical if, as is being proposed, the residents will be asked to vote on the proposal.

The following are some suggestions for your consideration:

#### Renovation and Expansion of Existing Town Hall:

It seems clear that some people believe that it is feasible to renovate and expand the existing Town Hall. Although the current architectural firm concluded that such renovation and expansion isn't feasible and they recommended that an alternative building or site be utilized, it wasn't clear that these architects were tasked to find some way to utilize the existing site for the Town Hall. For example, if the current property was the only one available to the Town for its Town Hall, typically an architect would be tasked with finding a way to renovate and expand the Town Hall on the existing site.

As I understand it, the current architect has concluded that there is no space for expansion around or in back of the property given existing site, water and parking conditions, but this issue should be addressed with more specificity. Has the architect considered whether another floor could be added to the existing building without adversely affecting the integrity of the building? If modifying the existing building isn't feasible, it may be that the only feasible solution for staying at the current site would be to raze the building and build another Town Hall. While such a solution may not meet the desire of some to maintain the current structure, the Town should show that this alternative has been considered. Further analysis of the existing building and site, and preliminary cost estimates for any of these alternatives, seems to me to be necessary for stakeholders to decide whether retaining Town Hall at the existing site is feasible or accept any conclusion that it is not.

If any such renovation and expansion were undertaken, another issue that should be addressed is how the Town offices, police, court, etc., would operate in the interim. Would the Town need to rent additional space while the renovation or expansion was underway, and is such space available? Could staff be temporarily relocated within the building as renovations were undertaken? In particular, how would the police address holding cell issues and the court conduct business?

#### Acquisition of American Legion Property and Expansion of Town Hall:

Some Town residents believe that the American Legion property adjacent to Town Hall could be acquired by the Town at a cost less than the cost of acquiring 333 Main Street, and such property could be used to expand Town Hall. Such an acquisition would potentially allay fears that the existing Town Hall site would be sold thereby changing the historic character of the Town.

I understand that the Town has a right of first refusal or offer on the American Legion site if the American Legion is willing to sell the property. If the American Legion is unwilling to sell the property, or sell it at a reasonable negotiated price, would the Town be willing to use its eminent domain powers to acquire the site given that it is owned by the American Legion?

Has the Town analyzed this possibility? Have there been any discussions with the American Legion and is there an appraisal of this property to determine potential acquisition costs?

If the American Legion isn't willing to sell and the Town unwilling to use its eminent domain powers to acquire the site, in making a presentation to the stakeholders, the Town would at least be able to say that it analyzed this alternative and it isn't feasible.

Assuming that the Town is able and willing to pursue this alternative, I understand that the existing American Legion building itself would need extensive renovations so I don't know whether it is feasible

to renovate that building at a reasonable cost or a more feasible alternative would be to raze the building and use the property to either expand the existing Town Hall or, alternatively, build another building to house some of the Town offices or to house the police department and court.

Any analysis of this site should include preliminary cost estimates, including acquisition costs and costs relating to potential alternatives for site development. As discussed above, would additional space need to be rented while such renovations/expansion were undertaken, and/or could staff be temporarily relocated within the building as renovations were undertaken?

#### Acquisition and Renovation of 333 Main Street:

There appears to be a number of issues in connection with acquiring and renovating 333 Main Street. Before proceeding with this acquisition, I suggest that the Board consider addressing these issues to allay concerns and fears relating thereto.

#### Costs and Method of Acquisition

People are concerned about the method and cost of acquisition of 333 Main Street. It appears that there is appraisal of \$7 million, but there is a rumor that the sellers' attorney has requested more money to purchase the property. The Town should share all pertinent information regarding the potential purchase price of the property. There is a concern that the ultimate costs will be considerably higher than the estimate.

The sellers have asked that the Town use its eminent domain powers to acquire the site in lieu of a negotiated sale. Based on last night's discussion, it appears that such a proceeding will result in favorable tax consequences for the sellers. This issue seems to have fueled peoples' concerns. They are concerned about the cost to the Town of the eminent domain proceedings rather than a negotiated sale, they are concerned that the purchase price would be determined by a court so not within the control of the Town, and they are concerned that the tax benefits accruing to the sellers won't accrue to the benefit the Town. Presumably, any tax benefit accruing to the sellers would be taken into consideration in the net cost to the Town should the Town undertake eminent domain proceedings, so that should be addressed to allay such concerns.

The Town's eminent domain counsel may be able to address whether eminent domain proceedings typically result in a purchase price substantially higher than initial estimates or appraisals.

#### Cost of Renovation

Second, a number of residents are concerned about the cost of renovating the interior of 333 Main Street. Has a preliminary analysis of these costs been done? It seems that at this point, this analysis should be conducted before the Town continues to consider this option or asks its voters to decide.

#### Use and Potential Sale of Existing Town Hall Building and Site

Third, and not insignificantly, some residents are concerned that, in order to defray the cost of acquiring the property and renovating it, this Town Board or a subsequent one will sell the exiting Town Hall property for development purposes which would likely generate the highest price for the property, and, thus, the site will be developed in a manner inconsistent with preserving the historic character of such property.



It became clear after last night's meeting that any proposal to acquire 333 Main Street should include a proposal for how the existing Town Hall will be used. This issue can be addressed in a number of ways. To allay concerns about how the site would be used or developed, the Town could designate the site as an historic property and limit the use of the building through zoning limitations, so any sale or lease of the building would be subject to such limitations. The Town could retain the building and potentially use the building to house other Town personnel or lease the building to be used for non-governmental office or purposes. Although any historic designation and zoning limitation could hinder the possibility of sale of the property or significantly reduce the purchase price or the opportunity to lease the building, it may permit the acquisition of 333 Main Street to move forward.

Assuming that the acquisition of 333 Main Street would require or result in retention by the Town of the existing Town Hall, the Town would need to renovate the existing building, so the costs of acquiring the Main Street property would likely be increased by costs associated with renovating the building, although the cost of such renovations presumably would likely be less than renovating it as a Town Hall because it wouldn't include police or court facilities.

#### Loss of Tax Revenue

A number of people raised concerns about the loss of property tax revenues generated by the Town's acquisition of this property, so that issue should be considered in addressing overall costs associated with this acquisition, although it seems like these revenues would be relatively small given the overall size of the Town's budget.

#### Raising Funds to Pay for Capital Costs

A number of people have raised concerns about how the Town will pay for costs associated with renovating and expanding or alternatively replacing Town Hall. I understand that there have been preliminary discussions about the Town's issuance of tax-exempt bonds to fund these costs. I suggest that the Town have preliminary discussions with financial advisors on the ability of the Town to issue such bonds, including terms relating thereto and the impact on Town taxes to allay these concerns.

These financing issues are further exacerbated by the fact that other Town properties, such as the library and the Rec Center, have been neglected and will require additional Town monies to rehabilitate, and the new Water District requires funding to bring Town water to certain residents. If the Town is considering issuing bonds, it might consider discussing with its financial advisors whether the costs of some or all of these additional capital needs could be funded as part of the bond issuance.

I hope that a more open and transparent process, including some of the ideas shared above, will help avoid potential opposition to a proposal based not on its merits but from mistrust of information and procedure.

Regards,

Deborah DeMasi

[REDACTED]

Armonk, NY 10504

[REDACTED]

**From:** [Alison Simon](#)  
**To:** [Joseph A. Rende](#); [Barbara DiGiacinto](#); [José Berra](#); [Saleem Hussain](#); [Matt Milim](#)  
**Cc:** [Roland Baroni](#); [Josephine Egan](#); [Kevin Hay](#); [Maria Scharf](#)  
**Subject:** FW: 333 Main Street  
**Date:** Wednesday, February 26, 2025 3:12:20 PM

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See below email from resident Geri Mariano.

***Alison Simon, J.D., M.P.A.***

North Castle Town Clerk  
15 Bedford Road  
Armonk, NY 10504  
914-273-3000 ext. 42  
[asimon@northcastleny.com](mailto:asimon@northcastleny.com)

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**From:** Alison Simon  
**Sent:** Wednesday, February 26, 2025 3:11 PM  
**To:** Geri Mariano <[Geri@justcallmejeri.com](mailto:Geri@justcallmejeri.com)>  
**Subject:** RE: 333 Main Street

Received. Thank you. This will be shared with the Town Board.

***Alison Simon, J.D., M.P.A.***

North Castle Town Clerk  
15 Bedford Road  
Armonk, NY 10504  
914-273-3000 ext. 42  
[asimon@northcastleny.com](mailto:asimon@northcastleny.com)

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**From:** Geri Mariano [REDACTED]  
**Sent:** Wednesday, February 26, 2025 12:49 PM  
**To:** Alison Simon <[asimon@northcastleny.com](mailto:asimon@northcastleny.com)>  
**Subject:** 333 Main Street

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Please accept this communication re the 333 Main Street Open Hearing tonight during the North Castle Town Board Meeting, February 26, 2025.

I respectfully request the Open Hearing be extended for at least one more Town Board Meeting, perhaps two or three. I watched the video recording of the last meeting and had hoped to hear more information from the Board members re the financials and proposed Condemnation process overall as well as more comments from community residents. Due to the late hour and those in attendance at the start of the Board Meeting having weather concerns to leave before the Open Hearing portion of the Meeting began, I feel there is much more information to share beyond tonight's Town Board Meeting.

Thank you in advance for your thoughtful consideration,  
Geri Mariano

Geri Mariano, Inspirational Speaker & Inclusion Consultant  
<https://justcallmegeri.com/>  
GPM Presents, Inc.



Sent from iPad

**From:** [Karl Hinrichs](#)  
**To:** [Town Clerk External Account](#); [Barbara DiGiacinto](#); [Supervisor External Account](#); [José Berra](#); [Matt Milim](#); [Saleem Hussain](#)  
**Cc:** [Jeanne Hinrichs](#)  
**Subject:** Letter regarding 333 Main St  
**Date:** Wednesday, February 19, 2025 8:55:18 AM

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Supervisor Rende and the North Castle Board,

I am writing to add my thoughts after attending last Wednesday's North Castle board meeting about the 333 Main Street and the 15 Bedford Road property.

First and foremost, I want to commend you on seeing a problem with the current infrastructure and realizing that we need to improve the working environment of our valued town employees. These dedicated workers make the Town of North Castle run and operate. Your vision and actions are to be complimented for your goal of providing the best and safest working conditions for our Police, Town Courts, and Town employees.

After Wednesday's Town Meeting, I have the following recommendations:

1. We need to know the total cost of moving to 333 Main Street. The devil is in the details, and the only thing we saw on Wednesday was the need for change and one possible direction. The 333 Main Street property might be a bargain, but what is the real cost of the entire move? You need the architects to draw up a comprehensive plan & budget for this move & modification that will include:
  - a. Modifications to 333 Main Street for the Police, Courts, and Town Hall, (these would include all of the recommendations from your architect),
  - b. IT costs to customize 333 Main to the needs of the town,
  - c. The cost of Legal fees to process the Condemnation Proceedings,
  - d. The cost of the actual move (all offices, furniture & records),
  - e. Replacement & additional cost for office furniture to fit the new spaces,
  - f. Budgeting in the permanent lost tax roll of \$210k,
  - g. Traffic study on how this would affect traffic on Main Street,
2. We need to compare this to the cost of fixing and expanding 15 Bedford Road before commencing with the purchase of 333 Main Street. Have the architects consider adding two separate wings to the current building: one for the police and one for the Town Court. At the same time, any deficiencies in the building can be addressed and corrected. As someone correctly pointed out, we currently have 5 times as much land at 15 Bedford Road for the town to develop and use now and in the future. As developers will tell you, they aren't making any more land, so this is a valuable town asset.

Without professionally produced budgets, you are asking taxpayers to give you a blank check and no one with common sense would support this purchase as presented.

Invest the time and money to do a proper study and then present the findings to the Town residents. Give the residents the comparative costs of moving to 333 Main Street and renovating and expanding 15 Bedford Road. Let the public choose. I

believe you have public support for providing better working conditions to our Town employees, but it must be done in a fiscally responsible manner.  
Respectfully submitted,

Karl Hinrichs

[REDACTED]

Armonk, NY 10504

[REDACTED]  
[REDACTED]

– Cell Phone

- Email

**From:** [Alison Simon](#)  
**To:** [Joseph A. Rende](#); [Barbara DiGiacinto](#); [José Berra](#); [Saleem Hussain](#); [Matt Milim](#)  
**Cc:** [Kevin Hay](#); [Robert Spolzino](#); [Roland Baroni](#); [Josephine Egan](#); [Maria Scharf](#)  
**Subject:** FW: New Town Hall Discussion  
**Date:** Friday, February 14, 2025 9:47:51 AM

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Please see email below.

***Alison Simon, J.D., M.P.A.***

North Castle Town Clerk

15 Bedford Road

Armonk, NY 10504

914-273-3000 ext. 42

[asimon@northcastleny.com](mailto:asimon@northcastleny.com)

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**From:** Keith Rosenthal [REDACTED]  
**Sent:** Thursday, February 13, 2025 3:55 PM  
**To:** Alison Simon <[asimon@northcastleny.com](mailto:asimon@northcastleny.com)>; Adam Kaufman <[akaufman@northcastleny.com](mailto:akaufman@northcastleny.com)>  
**Subject:** New Town Hall Discussion

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Alison/Adam – Thank you for your time and efforts at last night’s Town Meeting.

About the Town public referendum, and to keep the process moving so that a better working environment is available sooner than later to the town employees and elected officials who make the town function, I propose the following:

Two Avenues should be studied – NOT ONE.

1. **Current Site** - The first should be to ask the architect to study keeping the Town Hall on the current side with something along the lines of two opposing U-shaped buildings (one toward the back of the site and one toward the front of the site) with a landscaped village green in between. That would serve many positive functions:
  - invites the public to sit outside in the quad between the two buildings making downtown shopping more inviting
  - Great amenity for those working there to sit outdoors or to just have great views from their offices (versus staring at the gas station on main street)
  - Maintains green space in downtown avoiding the feeling of becoming a “concrete suburb”
  - Provides yet another venue for community activities
  - Provides a means of expansion for office space when you look out decades ahead by

utilizing the courtyard/village green

- Renovation and/or new construction will all be done with the sensitivity of maintaining the historic character of the area (I believe the word bucolic was used at the meeting)
- And having two distinct buildings will allow the construction to be phased so that the existing town hall is not torn down or renovated until the other sister building is completed

2. **333 Main Street Site** - The second is the purchase and renovation of the 333 Main Street building:

- Cost of Site
- Cost of renovation from a single tenant building to a multi-department-oriented building as well as technology upgrades
- Compare feature of two plans including Parking capacity at each site, acreage at each site, total building square footage, amenities for town employees, quality/efficiency of a green building attributes (solar, geothermal, etc)
- What would be the status of the exiting town hall site – use – zoning if a move to 333 were to happen

The white paper I suggested to inform voters should be not only why we need a new town hall (I think that can be shown easily). It should spend more time analyzing the costs and compare the attributes of the two alternatives above.

A monolithic Town referendum, if not approved, will cost months if not years if approached that way (333 or nothing). I suggest, if process-wise it can be accommodated, to have a referendum that gives voters the right to (i) vote yes or no to funding a new and/or renovated town hall, and (ii) if they vote yes, they vote for either the renovation plan at the existing site or the new 333 location. I will leave the appropriate process to the Town.

I believe there is probably more support for scheme #1 above than #2 and probably far better for those that work there. But let's see what the engineering and architectural studies provide.

Please confirm you have received this email.

Best,

Keith

**Keith B Rosenthal**

[REDACTED]

Armonk, NY

[REDACTED]  
Armonk, New York 10504  
February 20, 2025

To: North Castle Town Board

From: Kerri A. Kazak

Re: North Castle Town Hall Project - Potential Purchase of 333 Main Street

Dear Supervisor Rende and Town Board Members,

I am writing as a resident of North Castle to share my questions and concerns about the purchase of 333 Main Street by the Town of North Castle through an eminent domain proceeding. Please include my comments as part of the public hearing record on this matter.

The presentation at the beginning of the February 12th public hearing provided information to help residents make an informed decision about whether the Town should purchase 333. However, certain vital information was not provided. This missing information is as follows:

### **1. Is Eminent Domain the Best Legal Option For The Town**

The owners of 333 have requested the Town acquire the property through eminent domain in order to provide tax benefits to the seller. However, what are the benefits to the Town of purchasing 333 Main Street through eminent domain as opposed to a straight forward purchase and sale transaction?

The Town has hired an eminent domain attorney to guide the Town through the eminent domain process and we are well into a public hearing over the Town obtaining 333 through eminent domain. However, no information has been presented on the alternatives of purchasing the property through a regular purchase and sale transaction or other mechanisms.

In addition to the eminent domain attorney fees, there are required pre-trial conferences, court filings and court appearances, expert witness reports and other requirements. Furthermore, under Section 701 of NY's Eminent Domain Procedure Law, a court can require the Town to pay the seller's fees for attorneys, appraisers, and engineers, as well as expenses, disbursements, and actual costs if the court determines that the value of the property is more than the price that the Town pays for it. Please note that the seller's attorney has already filed a notice stating its objection that the \$7 Million figure determined by the Town's appraiser "is substantially below the property's fair market value." The eminent domain process appears much more costly to the Town than a traditional purchase and sale, which raises the question: what are the benefits to the Town of this process?

As noted in the presentation at the Public Hearing, after the Town makes its offer for 333 "the landowner may reject the offer as payment in full and accept the offer as an advance partial payment. EDPL § 304(A)(3)." The seller then has 3 years to bring a claim for additional compensation. This means that the entire process could be mired down in the court for several years, thereby increasing the costs to the Town. As noted above, the property owner's attorney has already filed a notice stating its objection that the \$7 Million figure determined by the Town's appraiser "is substantially below the property's fair market value." The seller is already laying the groundwork for a claim for additional compensation.

Finally, the eminent domain process creates a time pressure for the Town that would not exist in a normal purchase and sale agreement. Within 90 days after the public hearing the Town must complete its determination and findings concerning the proposed public project, and by May 14th the Town would file a petition in the Supreme Court to acquire the property. This is a very tight time frame for such an important and expensive decision, and it raises the question yet again: What are the benefits



to the Town of the eminent domain procedure that justify placing the Town in such a tight time frame for such an important decision?

## **2. What Other Options For The Location Of The Town Offices Have Been Explored**

The architect's presentation at the public hearing made it clear that the town offices need to be renovated. However, many important questions remain unanswered. For example:

- How much will it cost to renovate and expand the current Town Hall? The Town Hall parcel is 10 acres. There is clearly room for expansion, as outlined in the 2007 Report which looks at 4 different alternatives for the site. While the 2007 Report included moving the library to the Town Hall complex, excluding the library from the equation provides more room for the other departments.
- Why is buying 333 the best solution? Buying 333 is being presented as the best option, without providing information about other possible options. A detailed cost analysis of all options is necessary in order to make an informed decision. We are in the middle of a public hearing over the Town obtaining 333 through eminent domain without the public having been presented information on the alternatives.
- What other options have been explored? For example, has moving the police department into the current fire house been explored? The fire house is a large, modern building on a 3.5 acre lot that the town already owns. Having the police and fire departments together makes sense, and moving the police department out of Town Hall would free up space to expand the Court area to comply with the requirements outlined by the architect. Another option would be purchasing the adjacent American Legion property and moving the court and justice department there. These are just two examples of several possible options.

## **3. What Are All The Costs Involved In Moving to 333**

The Town's current appraisal for the fair market value of the property is \$7Million. What are the costs to renovate 333 to meet all the requirements outlined by the architect to accommodate the Town's current needs? It's vital to have this information in order to accurately understand the true cost of moving to 333. In addition, as noted above, there are all the costs involved with purchasing the property through the eminent domain process.

## **4. What Will Happen To The Existing Town Hall Complex**

The current Town Hall complex is part of the North Castle Landmarks Preservation District Number 1. It is an iconic viewscape of our Town, and holds important historical significance. Any decision regarding moving the Town offices to 333 is inextricably tied to knowing the future of the current Town Hall complex. Such information needs to be provided to the public before any referendum on the purchase of 333. In Councilman Milim's February North Castle Video Update, Councilman Milim and Supervisor Rende talk about redeveloping the Town Hall parcel into a "gateway development," and using the tax revenue from developing the town parcel to pay down the debt service on the new bond used for buying 333. Councilman Milim also mentions that this could be in addition to revenue from selling or leasing the town owned land. At the public hearing there was no discussion of these ideas and no presentation was made regarding the future of the Town Hall parcel. It is vital that the public be provided with this key information.

Thank you for considering the points raised in this letter.

Sincerely,

*Kerri A. Kazak*

**From:** [Alison Simon](#)  
**To:** [Joseph A. Rende](#); [José Berra](#); [Barbara DiGiacinto](#); [Saleem Hussain](#); [Matt Milim](#); [Josephine Egan](#)  
**Cc:** [Kevin Hay](#); [Roland Baroni](#)  
**Subject:** FW: City Hall Project  
**Date:** Thursday, February 20, 2025 1:40:28 PM

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***Alison Simon, J.D., M.P.A.***

North Castle Town Clerk

15 Bedford Road

Armonk, NY 10504

914-273-3000 ext. 42

[asimon@northcastleny.com](mailto:asimon@northcastleny.com)

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**From:** L L [REDACTED]  
**Sent:** Thursday, February 20, 2025 1:32 PM  
**To:** Alison Simon <[asimon@northcastleny.com](mailto:asimon@northcastleny.com)>  
**Subject:** City Hall Project

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To: The Members of the North Castle Town Board

In my view, it would be irresponsible for the Board to consider purchasing 333 Main St. to serve as a new Town Hall without also obtaining an estimate of the cost of renovating and expanding the existing Town Hall, so that the costs of these two alternatives can be compared. While cost may not be the only factor involved in making this decision, it is certainly the primary one.

Again, since at this time there are only two alternatives for the Board to choose from (i.e. purchasing/renovating 333 Main St. vs. renovating/expanding the current Town Hall), the decision as to which alternative to pursue cannot be responsibly made by the Board without determining and comparing the costs of each alternative and sharing that information with the Town residents.

Thank you for your kind consideration of this matter.

[Please make this communication part of the record in the hearing which is now taking place.]

Russ Lewis (49 year resident of Armonk)

**From:** [Susan Geffen](#)  
**To:** [Alison Simon](#); [José Berra](#); [Matt Milim](#); [Saleem Hussain](#); [Joseph A. Rende](#); [Barbara DiGiacinto](#)  
**Subject:** Town hall Property  
**Date:** Wednesday, February 26, 2025 4:02:12 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As Co Chairman of the Landmarks Preservation Committee I want to bring to your attention that at the April 5, 1979 Town Board Meeting "Supervisor Lombardi resolved, seconded by Councilman Bresha: the property on the north and south sides Bedford Road between Route 128 and Maple Ave excepting the restaurant, Legion Hall and Winkler's Nursery be designated a Landmarks Preservation District No. 1".

That said, please be mindful of the ten acre site as it stands while you are considering moving the Town Hall.

Susan Geffen

Armonk, NY 10504

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c 914 525 2507