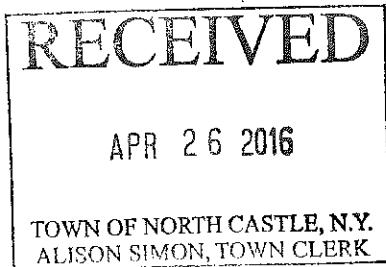


**NORTH CASTLE PLANNING BOARD MEETING
15 BEDFORD ROAD – COURT ROOM
7:00 P.M.
April 11, 2016**

PLANNING BOARD MEMBERS PRESENT:

John Delano, Chairman
Steve Sauro
Christopher Carthy
Michael Pollack
Jim Jensen

ALSO PRESENT:



Adam R. Kaufman, AICP
Director of Planning

Roland Baroni, Esq. Town Counsel
Stephens, Baroni, Reilly & Lewis, LLP

Joseph Cermele, PE
Consulting Town Engineer
Kellard Sessions PC

Valerie B. Desimone
Planning Board Secretary
Recording Secretary

Conservation Board Representative:
Larry Lokes

:

The meeting was called to order at 7:00 p.m.

Mr. Delano welcomed George Drapeau, Conservation Board Representative.

APPROVAL OF MINUTES:

January 11, 2016

Mr. Delano asked for a motion to approve the January 11, 2016 Planning Board minutes. Mr. Sauro made a motion to approve, it was second by Mr. Carthy and approved with four Ayes. Mr. Jensen abstained.

December 14, 2015

Mr. Delano asked for a motion to approve the December 14, 2015 Planning Board minutes. Mr. Sauro made a motion to approve, it was second by Mr. Carthy and approved with three Ayes. Mr. Jensen and Mr. Delano abstained.

PUBLIC HEARING:

**MONTESSORI SCHOOL
67 Old Route 22
107.04-2-8
Amended Site Development for Office Addition
Raffaele Tarulli, PE
Discussion
Consideration of amended site plan resolution**

Present for this application was Raffaele Tarulli.

Mr. Carthy recused himself from this application and left the dais at this time.

Mr. Delano read the affidavit of publication for the record. No noticed neighbors were present. Mrs. Desimone noted all paperwork was in order for this application.

The application is for the construction of a new 213 square foot office addition, within the Town-regulated wetland buffer, at the Montessori school. The property is located within the RB and R-1A Zoning Districts.

Mr. Tarulli noted he has received ARB and ZBA approval for this application. This addition will be used as an office and a conference room. The addition will be located at the rear of the building. Mr. Tarulli reviewed with the board how he has addressed comments in the prior memos and noted he followed up with the building inspector regarding the height issue mentioned at the prior meeting.

Mr. Delano asked for a motion to close the public hearing. Mr. Sauro made a motion to close, it was second by Mr. Pollack and approved with four Ayes. Mr. Carthy recused himself from this application.

Mr. Delano asked for a motion to approve the resolution. Mr. Pollack made a motion to approve, it was second by Mr. Sauro and approved with four Ayes. Mr. Carthy recused himself from this application. The board members noted that the prior pool approval was not part of this application and was still valid as previously approved.

11 NEW KING STREET PARKING GARAGE

11 New King Street

119.03-1-1

SDEIS - Proposed automated airport parking facility

Nanette Bourne, AKRF

Bill Null, esq. Cudy & Feder

Present for this application was Bill Null, Nanette Bourne and the principals of 11 New King Street Kim Frank and Jeff Brown.

Mr. Delano read the affidavit of publication for the record. Mrs. Desimone noted all paperwork was in order for this application.

The public hearing is in regards to the SDEIS (Draft Supplemental Environmental Impact Statement) which studies new information associated with recently updated FAA regulations, bird attraction, NYCDEP variances needed for proposed impervious surfaces within the NYCDEP 100 foot limiting distance, comments from NYCDEP, Westchester County and the Watershed Inspector General.

Nanette Bourne presented the history of the project from the fall of 2009 to the present and noted the issues have narrowed as this project has moved along.

Mr. Delano reminded the members of the public who would like to speak this evening that the Planning Board was not discussing the project as a whole, that public hearing has already taken place. We are only discussing the issues in the DSEIS and he asked the members of the public to please provide comments that apply to the DSEIS only.

The following members of the public spoke, Robert Porto – Harrison, NY , Misti Duvall – Staff Attorney for Riverkeeper. Susan Leifer, Tim Halpern (former resident at 1 Banksville Road), Richard Conrad – North Castle Resident and Westchester County Airport Advisory Board member, George Klein – Ossining, Sierra Club.

The stenographer took verbatim minutes which will be attached to these minutes.

Earlier in the meeting one of the people who spoke requested the time limit of 15 days to submit written comments after the public hearing closed to be extended. The board unanimously agreed not to extend the comment period beyond 15 days due to the narrow scope of this hearing. The submission deadline for written comments is Tuesday, April 26, 2016.

After all that wished to be heard, Mr. Delano asked for a motion to close the public hearing. Mr. Carthy made a motion to close, it was second by Mr. Sauro and approved with five ayes.

DISCUSSION:

**SWISS RE
175 KING STREET
113.04-1-2**

Solar Panels

Gerhard M. Schwalbe, PE Divney Tung Schwalbe, LLP

Discussion

The application is for the installation of an approximately 9,000 panel photovoltaic (PV) array at the Swiss Re site to supply electricity to the headquarters campus. Project activities will take place within a 9.6 acre area located on the southeast portion of the site in an open meadow and wooded area adjacent to NYS Route 120. The panels will be surrounded by a chain link fence enclosure and accessible via existing access roads on-site. Town-regulated trees around the perimeter of the array will also be removed.

Present for this application was Mr. Schwalbe, Stacey Pittman and John Torre.

Mr. Schwalbe stated that each panel will be mounted on a stake facing the source and will generate 2 megawatts, the only disturbance is a post in the ground, there will be no earthwork, only trenching for stormwater and wires. There will be no site lighting and signage for safety purposes only. The property is in the NYC Watershed and he is not permitted to do anything within 150' from the street. A tree removal permit will be necessary and there will be no wetland impact. The panels are not impervious; the water runs into the meadow around it.

Discussions were had regarding the proposed ground mounted solar panels and if ground solar panels were a permitted use according to the code.

Cross sections will be submitted the next time the applicant comes before the board.

Mr. Carthy noted he would prefer more natural screening vs. fences.

Mr. Torre stated that he would be able to plant a nice evergreen buffer and noted that Swiss Re is a fortune 500 company and that his client would like to be 100% sustainable.

Mr. Jensen stated that he did not see anything in the Town Comprehensive plan regarding solar panels.

A brief discussion was had regarding whether or not a glare study should be done. Mr. Delano noted if the panels were within 2 miles of the edge of the runway at the airport the study would have to be done. Discussions were had if that distance was measured by how the crow fly's or by driving to the airport.

Mr. Baroni stated that the Building Inspector would have to make a determination regarding the ground solar panels.

A site walk was scheduled for Tuesday, April 19, 2016 at 8:00 a.m. on site.

WAMPUS MILLS

805 & 809 Route 128

101.03-2-6&7

Six Lot Subdivision

Frank Madonna

Kory Salomone, Esq. The Law Office of Kory Salomone, PC

Discussion

Present for this application was Frank Madonna, applicant; and his professionals; Kory Salomone, Esq. and Ralph Alfonzetti, PE.

The application is for a six lot subdivision of the existing 10.07 acre parcel located within the R-1A Zoning District. The site currently contains a single-family residence, which is proposed to be removed. New single-family residences are proposed to be constructed with all lots served by public sewer and private wells.

Mr. Salomone stated that Mr. Madonna is no longer the contract vendee; he is now the property owner.

Mr. Salomone stated that the applicant is proposing houses approximately 5,000 square feet on each lot. Sewer District #2 will be extended into these properties. The Town Board is Lead Agency regarding this application.

The Planning Board will do an uncoordinated review and a new EAF will be submitted to the board. A plat map also needs be submitted.

DOONEY WOODWORKS LLC

30 Banksville Road

102.04-2-65

Site Plan

Frangione Engineering, LLC

Sullivan Architecture, P.C.

Discussion

Present for this application was the applicant and property owner Peter Dooney, his associate Paul Matthews and his attorney Chuck Banks.

The site plan application is for the establishment of a new retail showroom and artisan's workshop on the 2.3 acre property. Retail uses and Artisan's Workshops are permitted in the CB-B Zoning District.

The Planning Board visited the site on Friday, April 8, 2016.

Mr. Banks noted that his client removed all of the fuel tanks and has remediated the site, ARB approval has been granted.

The Planning Board noted while out at the site walk that they want to minimize the amount of curb cuts on site, presently there are three curb cuts on site and they would like it reduced to one curb cut. The board noted it was not necessary to have parking spots in front of the property, 10 Parking spots are required, 15 parking spots are proposed. He noted the fire department fills their tanker trucks on site.

A discussion was had regarding whether a referral should be made to the Conservation Board or an administrative wetland permit for this application, a decision was not made on this matter because the amount of disturbance to the site was not finalized at this time.

Discussions were had and the applicant was asked to address these comments before returning to the board:

- Elimination of two of the three curb cuts on site, specifically the most northern curb cut is eliminated.
- Tracker trailer turning movements on site.
- Street scape improvements,
- Site safety lighting.
- Differentiation of visitor and employee parking on site.
- Updated lighting plan depicting levels without pole mounted light(s).
- Discussions with the Banksville Fire Chief regarding elimination of curb cuts at a Planning Board meeting.
- Provide stabilized grass pavers for fire truck drafting from the site.

In response to Mr. Banks comment, Mr. Kaufman stated that the submission deadline for the next meeting is by the close of business on Wednesday.

17 CREAMER ROAD
17 Creamer Road
108.04-2-4
2-Lot Subdivision
Joseph Daniels, Contract Vendee
Discussion

Present for this application was Joe Daniels and his professional Dan Collins from Hudson Engineers.

The application is for preliminary subdivision approval of a two lot residential subdivision in the R-2A Zoning District.

Mr. Collins stated that he received ZBA approval on March 3, 2016 for all requested variances. His plans have been updated incorporating comments from both professionals from the last meeting and he can incorporate comments from the most recent set of plans. The houses have been proposed outside the wetland buffer. An Architect was hired to design the houses and he would like site plan and subdivision approvals done concurrently. Mr. Delano noted the board could not grant site plan approval until the subdivision was done and filed with Westchester County. The board can consider the site plan simultaneously for each lot but cannot grant approval until the plat is filed. The board agreed to consider a preliminary and final subdivision approval at the public hearing and the applicant will submit a plat labeled preliminary plat and another plan labeled final plat. Once the Plat is submitted a public hearing for subdivision can be scheduled.

Mr. Cermele noted the local wetland has to be verified, there is a state wetland across the street and the validation from DEC will be needed for that. There are some stormwater related comments that need to be addressed. The board will need input from the Conservation Board regarding the mitigation on site.

The wells proposed on each lot are located in the wetland buffer and can be addressed with the site plan approval. The applicant can go to the Conservation Board and get their input; he can get their official comments once the lots are created.

In response to Mr. Pollack's comment, Mr. Collins stated that stormwater runoff from the driveway will be addressed by permeable pavement, this will not store the water but will act as grass and allow the water to absorb in the ground in that area. This will prevent the water from running down the driveway and across the street into the state wetlands.

In response to Mr. Jensen's comment, Mr. Cermele stated that the applicant should be able to address the comments in his memos,

Once the subdivision plat was filed, a public hearing can be set for site plan approval on both lots providing all the paperwork was in order for site plan at that point and a recommendation from the Conservation Board was made to the Planning Board prior to the public hearing.

The applicant would like to schedule a public hearing for the first meeting in May. If he can get the local and state wetland issues addressed and submit preliminary subdivision plat. The applicant has not reached out to the state wetlands yet. It was noted the subdivision material will need to be submitted by noon on April 25, 2016 for the May 9, ²⁰¹⁶ Planning Board meeting.

37 & 41 MAPLE AVENUE
37 & 41 Maple Avenue
108.01-6-35 & 108.01-6-33
Referral from Town Board
Discussion
Communication to Town Board

The Town Board referred to the proposed local law to amend Section 355-22 of the Town of North Castle Town Code to add additional clarifying language regarding multifamily dwellings located on the first floor within the CB-A Zoning District as well as multifamily dwellings located on the second floor within the CB-A Zoning District to the Planning Board.

Mr. Kaufman reviewed the draft local law with the board members, after a brief discussion the board was ready to vote.

Mr. Delano asked for a positive referral to the Town Board regarding the proposed local law. Mr. Sauro made a motion, it was second by Mr. Carthy and approved with five Ayes.

TURET
East Lane, West Lane, Nichols Road
Preliminary Subdivision, Tree Removal, Steep Slope and Wetlands Permit
108.03-3-36, 108.03-3-38, 114.01-1-4, 108.03-3-39, 114.01-1-5
Tim Allen, PE Bibbo Associates
Subdivision of an existing 8.28 acre lot into four residential building lots.
Consideration of 13th extension of time resolution

Present for this application was Dr. Lee & MonicaTuret.

Mr. Turet stated that he is moving ahead with this application. The stormwater management plan is almost complete. He has hired an attorney to work on the maintenance agreements. He has submitted a final plat to the Assessor's office who has provided comments.

Discussions were had regarding the changes in the law since this approval was granted in 2010. Mr. Cermele noted at the time the laws were changed the DEC enacted some transition paperwork but was not sure if that was good six years later.

Mr. Sauro made a motion to approve the extension of time request. Mr. Carthy second the motion and it was approved with three ayes. Mr. Delano and Mr. Pollack voted nay.

NYCDEP BOWLING ALLEY

1 George Smith Place

107.04-2-17

Maria Mandarino, NYCDEP

Discussion

Consideration of 2nd Extension of Time Resolution

Mr. Jensen recused himself from this application.

Mr. Carthy made a motion to approve the extension of time resolution. Mr. Sauro second the motion and it was approved with four Ayes. Mr. Jensen recused himself.

Mr. Sauro made a motion to adjourn the meeting, it was second by Mr. Jensen and approved with five Ayes. Meeting was adjourned at 10:11 p.m.

COPY

PUBLIC HEARING

TOWN OF NORTH CASTLE
PLANNING BOARD

-----X

RE: DRAFT SUPPLEMENTAL ENVIRONMENTAL
IMPACT STATEMENT (DSEIS) Prepared in
Connection with the Proposed Airport
Parking Garage - Park Place Multi-Level
Automated Parking Structure at
11 New King Street, in the
Town of North Castle

-----X

APR 25 2016

BEFORE: TOWN OF NORTH CASTLE
PLANNING BOARD

HELD AT: TOWN OF NEW CASTLE
TOWN HALL
15 Bedford Road
Armonk, New York 10504
ON: April 11, 2016
AT: 7:00 P.M.

1
2
3
4
5 APPEARANCES:
6
7

8 TOWN OF NORTH CASTLE PLANNING BOARD:
9

10 JOHN DELANO, CHAIRMAN

11 Adam Kaufman, Town Planner

12 Jim Jensen

13 Christopher Carthy

14 Michael Pollock

15 Roland Baroni, Town Counsel
16
17

18 ALSO PRESENT:
19

20 Joseph Cermele
21 Consulting Town Engineer

22 Valerie Desimone
23 Planning Board Secretary
24
25

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1
2 CHAIRMAN DELANO: Good evening
3 everybody. Welcome to the April 11, 2016 meeting of
4 the North Castle Planning Board.

5 Do we have any Conservation Board
6 members here tonight?

7 VALERIE DESIMONE: Just looking
8 around, I didn't see any.

9 CHAIRMAN DELANO: Any other
10 members on any other boards in town visiting this
11 evening? No. Let's move on. We could take care of
12 a couple of issues with our minutes.

13 (Whereupon there were some topics
14 discussed at this time.)

15 CHAIRMAN DELANO: Next we have
16 another public hearing. It's on 11 New King Street
17 parking garage at 11 New King Street. We will read
18 the Notice of Public Hearing.

19 "Please take notice that the
20 Planning Board of the Town of North Castle, New York
21 will hold a public hearing regarding the Draft
22 Supplemental Environmental Impact Statement or the
23 DSEIS prepared in connection with the proposed
24 Airport Parking Garage - Park Place multi-level
25 automated parking structure at 11 New King Street in

1 the Town of North Castle, Westchester County to
2 provide parking for users of the Westchester County
3 Airport where there is an existing shortage of
4 parking.

5 "The DSEIS studies new information
6 associated with the recently updated FAA
7 regulations, bird attraction, and New York City DEP
8 variances needed for proposed impervious surfaces
9 within the New York City DEP 100-foot limiting
10 distance, comments from the New York City DEP,
11 Westchester County and the Watershed Inspector
12 General.

13 "The public hearing will be held
14 at the Town of North Castle Town Hall, 15 Bedford
15 Road, Armonk, New York 10504 on Monday, April 11,
16 2016 at 7:00 P.M. or shortly thereafter.

17 "DOCUMENTS AVAILABLE FOR REVIEW:
18 The DSEIS can be viewed on the Town of North
19 Castle's website."

20 I might as well read the address
21 that's here for those of you that want to take note.
22 It's
23 "[http://www.northcastleny.com/planning/pages/park-](http://www.northcastleny.com/planning/pages/park-place-at-westchester-airport-documents)
24 [place-at-westchester-airport-documents](http://www.northcastleny.com/planning/pages/park-place-at-westchester-airport-documents) or in person
25 at the North Castle Town Hall at the Planning

1 Department, 17 Bedford Road, Armonk, New York
2 between the hours of 8:30 A.M. and 4:30 P.M. or at
3 either of the North Castle Library branches.

4 "All interested parties are
5 invited to attend and be heard. Written comments on
6 the DSEIS will be accepted until 15 days after the
7 close of the public hearing and should be addressed
8 at the Planning Board, Town of North Castle, Town
9 Hall Annex, 17 Bedford Road, Armonk, New York
10 10504."

11 Mr. Null, good evening.

12 ATTORNEY NULL: Members of the
13 Board, William Null from Cuddy & Feder here on
14 behalf of 11 King Street, LLC.

15 With me is Nanette Bourne AKRF;
16 and Jeff Brown, the principal of 11 New King Street.

17 As you correctly noted, we are
18 here on a Draft Supplemental Environmental Impact
19 Statement, DSEIS; and Final Environmental Impact
20 Statements were completed and circulated several
21 years ago.

22 The application for the amendment
23 to the zoning ordinance to create a special permit
24 use of a parking facility in the IND-AA district was
25 submitted in June of 2009. So we have been working

1 on this with you for quite awhile now, and the
2 issues have narrowed as we have gone along.

3 The Draft Supplemental
4 Environmental Impact Statement was intended to
5 respond to certain comments made at the end
6 following the completion of the FEIS, the Final
7 Environmental Impact Statement.

8 And Nanette is going to walk
9 through those details. During the process, as I was
10 saying, we requested the amendment to the zoning
11 ordinance for a special permit for a parking
12 facility.

13 In addition, the Environmental
14 Review includes potential impacts related to the
15 adoption of that special permit, the issuance of it
16 for a parking facility and site plan approval as
17 well.

18 So we have been evaluating the
19 actual project and project details; and as we have
20 been going along, the project size and scale has
21 been reduced over time in response to a number of
22 different comments.

23 I think I am going to let Nanette
24 walk you through the details now, but we look
25 forward to addressing any questions that come up.

1 NANETTE BOURNE. Good evening.

2 For the benefit of the Planning Board as well as the
3 public here, I am invited to participate in the
4 public hearing process.

5 I'd like to put the project in
6 context with where we started and where we are right
7 now.

8 We started this project by
9 submitting an application in the fall of 2009 for a
10 project that included an automated parking facility.
11 The project was scoped in November of 2009.

12 There were - - a Draft
13 Environmental Impact Statement was prepared, and it
14 was accepted as complete by the Planning Board in
15 March of 2011.

16 A public hearing was held in May
17 of 2011, and we proceeded to begin preparation of
18 the Final Environmental Impact Statement.

19 The project was put on hold at
20 that time while the applicant proceeded to obtain a
21 drainage easement from the abutting neighbor.

22 That drainage easement was
23 received; and in the following year, we proceeded to
24 complete the Final Environmental Impact Statement,
25 and it was accepted as complete this last year.

1 And during the Final Environmental
2 Impact Statement review process, in the circulation
3 of the FEIS document, there were several comments
4 submitted in response to that, and the Board elected
5 to request that a Supplemental Environmental Impact
6 Statement be prepared, and that is the subject of
7 this environmental public hearing this evening.

8 So the purpose of tonight is to
9 allow the public to share comments and to provide
10 comments on the process, to have those comments
11 formally recorded, and, subject to the closing of
12 this, for us to respond to public comments in a
13 Final Environmental Impact Statement - - Final
14 Supplemental Environmental Impact Statement.

15 As from the very beginning of this
16 project, we have had several development project
17 goals, and one is to alleviate the parking shortage
18 at WCA that are created - - have been created by
19 existing conditions.

20 The second is to create a
21 sustainably designed facility that alleviates
22 existing detrimental environmental conditions, and
23 this becomes a central and very important point in
24 this project, and that is for it to be fully
25 understood that right now there is no stormwater

1 treatment of quality or quantity of water from the
2 New King Street area.

3 So all of the properties along
4 that street, the runoff runs off the site either
5 across 684 or under 684 and goes into Kensico River
6 - - Kensico Reservoir; and we intend to, as part of
7 this, to treat that, and we are treating as much as
8 we can treat given the topography of the site.

9 Finally it has been expressed by
10 the Town that if they intend on increasing tax
11 ratables, and we recognize that this is an
12 opportunity to do so.

13 So our history, again, just to
14 repeat, we started in 2011. The DEIS was accepted
15 as complete. The public hearing was held in May of
16 2011.

17 The FEIS was started. It was
18 placed on hold in 2013, pending the final filing of
19 a drainage easement. It was resumed in 2014.

20 In January of 2015, the Planning
21 Board accepted the FEIS as complete, and it was
22 circulated to involve agencies.

23 Several of those involved agencies
24 made comments. Those comments were received from
25 the New York State Watershed Inspector General, from

1 Westchester County Department of Planning, from New
2 York City Department of Environmental Protection,
3 and from the Town of North Castle.

4 The Planning Board directed the
5 applicant to respond to limited and certain and very
6 specific comments in a Supplemental Environmental
7 Impact Statement, which we did so.

8 There were several rounds of
9 reviews until the Planning Board did accept it as
10 complete in March of 2016, and a public hearing was
11 scheduled for this evening.

12 So what were the comments that
13 required that Supplemental Environmental Impact
14 Statement?

15 They were very specific and very
16 focused, and I'm sure you can't read them because
17 the type is quite small. So I will go through them
18 very quickly, because they are limited.

19 One is that it was recognized that
20 our FAA permit regarding snow hazard had expired in
21 August of 2014, and we were requested to obtain a
22 new one, which we did.

23 Second is that there were issues
24 concerning airport safety having to do with - - with
25 birds as well as solar installations.

1 We did address the bird issue
2 which didn't exist, and we took the solar panels off
3 the roof.

4 Thirdly, there was references
5 concerning the hundred-foot limiting distance that
6 needed to be clarified, which we clarified.

7 Fourth is that there was
8 substantial correspondence from the Watershed
9 Inspector General concerning certain issues, some
10 having to do with pollutant loading, others having
11 to do with details.

12 We responded to each and every
13 comment from the Inspector General with regards to
14 the impact of the project.

15 We requested that specific details
16 concerning the size of planters and so forth be
17 postponed until we are part of the site plan review
18 process, but we tried to respectfully address each
19 and every comment to the extent that we could.

20 We also addressed the comments
21 regarding pollutant loading that were made by the
22 New York City Department of Environmental
23 Protection.

24 Finally we were asked to prepare a
25 new alternative where there was no portion, or at

1 least a reduced portion of the project within the
2 buffers and the setbacks, which we did, and I'll get
3 to that in just a minute.

4 So starting with the last one
5 about reducing the impact, first of all, we reduced
6 the footprint by 26 percent from what we had
7 originally proposed.

8 We reduced the number of parking
9 spaces by 32 percent. We reduced the building
10 height by five percent. We reduced the limits of
11 disturbance area by 13 percent.

12 We reduced the excavated material
13 by a hundred percent. We reduced the overall
14 impervious surface -- and that is within wetland
15 buffers; we have no disturbance in any of the Town
16 wetlands -- by 33 percent; and, again, we have no
17 wetland disturbance.

18 As part of this process, we
19 proceeded to obtain a - - we realized we needed a
20 variance from New York City DEP.

21 We submitted an application for a
22 variance, and the New York City DEP began a review
23 of that variance.

24 When they were notified that we
25 were providing - - we were asked to prepare a

1 Supplemental Environmental Impact Statement, they
2 said that they were going to postpone further review
3 until the DSEIS was accepted as complete, which the
4 Planning Board did last month; and once it was
5 accepted as complete, we could re-submit the DSEIS
6 and ask for DEP to resume a review of our variance
7 request.

8 Again, we received the FAA
9 determination on August 18, 2015. The FAA again
10 issued a determination of no hazard to air
11 navigation for the proposed project.

12 Going back to the basics of the
13 site, the site consists of 3.67 acres in two
14 parcels.

15 The primary parcel that will
16 contain the proposed parking facility is 2.4 acres;
17 and the adjacent parcel, which will contain the
18 drainage facility, is 1.2 acres.

19 Currently on the site is a
20 9700 square-foot building. As Bill said, the zoning
21 is IND-AA. There are town-regulated wetlands that
22 surround the site, and there is a New York City DEP
23 water course that goes around the site as well.

24 This is a rendering of the
25 project. You can see that the entrance will be from

1 King Street, and this is an illustration of what it
2 will look like when it is constructed.

3 We have paid close attention to
4 the landscaping on the urban design components that
5 will really make this project an amenity, and
6 beneficial, and visually attractive.

7 We will include surrounding the
8 site with swamp white oak, river birch, red maple,
9 and other canopy trees to screen the building.

10 We will use native and
11 non-invasive plantings. We will have stormwater
12 planters collecting roof runoff.

13 There will be vines planted on the
14 building in like the Green Screens that will grow up
15 on the side of the building.

16 We will have erosion control
17 blankets and erosion control plantings to stabilize
18 the slopes to minimize the impact during
19 construction.

20 And we will have a series of
21 stormwater transition plantings to make sure that
22 there is minimal runoff, and destruction, and
23 problematic runoff into the reservoir.

24 And we will have an invasive
25 species management plan to very carefully select our

1 invasive species that are eroding the quality of the
2 functioning of the wetlands.

3 Again, the proposed building
4 footprint, as you can see, has been reduced
5 significantly. The area in magenta is the original
6 size building that was 50,915 square feet.

7 We reduced it back to the area
8 that is represented by the orange/yellow color, and
9 that was reduced to 44,000 square feet in the FEIS;
10 and as a result of the request by the Planning
11 Board, in the Supplemental Environmental Impact
12 Statement, we have further reduced the size of the
13 building to 37,444 thousand square feet.

14 As reduced, the project will have
15 980 parking spaces, again with a 37,000 square-foot
16 building footprint.

17 There will be five interior levels
18 with a height of 53 feet. There will be stormwater
19 quality and quantity on two untreated lots which
20 will not only treat the acreage on our site, but
21 over 10,000 square feet of property that's on the
22 adjacent property.

23 There will be provided a clean
24 shuttle service to the terminal. And the site, as
25 we all know, is immediately adjacent to the airport,

1 and we will utilize the existing industrial zoning
2 on the site.

3 The environmental concerns that we
4 have been focused on through the entire process of
5 this project is to improve stormwater quality and
6 quantity, to reduce traffic impacts and exhaust
7 emissions, to have no wetland impacts, to minimize
8 wetland buffer impact and, in fact, enhance them; to
9 increase tax revenue, to respond to the existing
10 demand for airport parking, and to create an example
11 of sustainable and beneficial design engineering for
12 a Westchester project.

13 In the Draft Supplemental
14 Environmental Impact Statement, we have focused
15 review on those limited items that I spoke about,
16 and we have included those items as they relate to
17 land use, zoning, and public policy, visual
18 resources and cultural resources, natural resources,
19 topography, community facilities and services,
20 infrastructure, and utilities, traffic and
21 transportation; and the alternative we look at
22 became our reduced proposed project, which is the
23 reduced project.

24 Just to remind you, related to the
25 - - what the Planning Board is reviewing tonight,

1 there are two Town Board actions, and that includes
2 a text amendment to the I-AA zoning for a special
3 permit and a special permit and site plan approval
4 by the Planning Board.

5 And thank you very much for
6 letting us go through this again and put this in
7 context. It's been a multi-year process, and we are
8 very pleased with the project as it's come out.

9 We think that we have respectfully
10 and honestly addressed the comments, the concerns;
11 and we are very proud of what we have put together
12 and very pleased that the runoff that is currently
13 untreated and unimpeded is going to receive at least
14 some treatment going into the reservoir.

15 CHAIRMAN DELANO: Thank you. Do
16 we have a comment from Mr. Null further before we
17 do the unthinkable?

18 ATTORNEY NULL: Just to highlight,
19 the reason for the project back in '09 was based
20 upon extensive studies concluding that there was
21 then in '09 an existing need for additional parking.

22 The airport itself was
23 significantly underserved for the traffic that it
24 was then experiencing.

25 Most people don't feel confident

1 that they can rely upon having a parking space when
2 they drive to the airport, and many people,
3 therefore, take car services or have friends or
4 family drop them off.

5 When you have a friend, or family,
6 or car service drop you off, you've got four trips
7 instead of two trips if you aren't the driver
8 yourself.

9 So overall, the traffic analysis
10 has addressed that. It was carefully scrutinized by
11 the Town's planning consultants and traffic
12 consultants as far as that went.

13 So what we are looking to do is to
14 meet an existing need, an existing need even based
15 back seven years ago, and to provide full treatment
16 for the building that we are constructing as well as
17 providing water quality and quantity treatment for
18 the adjacent lot.

19 The other thing is that because
20 it's an automated facility, you would not have
21 vehicles driving around and the air pollution
22 typically associated with vehicles driving around in
23 a self-park facility.

24 So the way the parking facility
25 operates is that someone would drive into a portal,

1 turn the car off, and it would be essentially taken
2 out on a pallet mechanically and placed on
3 essentially a storage rack until it's needed again,
4 all that computerized, low-life, low energy, and no
5 air pollution.

6 So people take their keys, the
7 cars are secure, and we think we are meeting a need
8 in the area and in an environmentally sensitive way.

9 We appreciate your time, and we
10 know the purpose of the hearing is to let the public
11 be heard as well.

12 CHAIRMAN DELANO: Thank you. On
13 that note, we are going to - - did we want to wait
14 to hear from the public before you put your two
15 cents in?

16 On that note, I think we will open
17 it up to the public. We ask when speakers come up
18 and acknowledge you, kindly state your name and
19 spell it for the record.

20 We have a stenographer this
21 evening. We want to get the record clear and
22 concise.

23 We also ask that you keep your
24 comments germane to the subject matter of the Draft
25 Supplemental Environmental Impact Statement.

1 That's what we are here for this
2 evening. We are not here to go back to square one.
3 We are not here to talk about what your County Board
4 legislators are doing or trying to do.

5 Believe me, all the surrounding
6 towns are on top of the County to do whatever it is
7 they are contemplating in the proper fashion. At
8 least that's my understanding from the resolution
9 that our Town Board adopted. I assume it's going on
10 in the other towns. That's the impression I get.

11 We don't want to go back to square
12 one and talk about waving flags and stuff. We want
13 to get down to the subject matter and keep to this
14 DSEIS, Draft Supplemental Environmental Impact
15 Statement so we can get this thing buttoned up, the
16 application; and I guess it is already moving
17 forward with the City.

18 You picked your project back up in
19 moving the stormwater. No matter what this Board
20 here does, the applicant cannot turn around and put
21 a shovel in the ground.

22 The zoning is not in place for the
23 project that's proposed. Okay? That's going to be
24 a Town Board action that will be - - if this Board
25 comes up and makes - -

1 Once we close the supplemental
2 process and we come up with environmental findings,
3 if they are favorable to the applicant's project,
4 they will move, and there will be zoning issues
5 discussed at the Town Board hearing.

6 If ultimately this Board comes up
7 with environmental findings that aren't favorable
8 from where the applicant sits, the applicant
9 obviously is going to have to draw back and punt, or
10 abandon the project, or come back with another use
11 or some other different approach.

12 So no one needs to feel like we
13 are trying to jam something down our throats. It's
14 been a very careful methodical process. We are
15 dotting all the I's and also being fair to the
16 applicant at the same time.

17 With that in mind, leave us move
18 forward.

19 ROBERT PORTO: Okay. I'll try to
20 stay within the bounds.

21 CHAIRMAN DELANO: First you have
22 to identify yourself.

23 ROBERT PORTO: My name is Robert
24 Porto. I live in Harrison -- Harrison, New York.

25 This is a big issue. This is a

1 real big issue. You know, I intend to make this
2 public because people use the water that this is
3 going to be built next to.

4 This is the last place that you
5 want to put a thousand-car parking garage. I mean
6 you are dealing with DEP. I mean that should give
7 you an indication of how dicey this is. It's our
8 water supply.

9 The problem is that I washed my
10 face with this water this morning. Now they are
11 claiming - - and brushed my teeth; and my grandson
12 was in the bathtub with it.

13 They are claiming that it's
14 actually going to make the water better, and I don't
15 believe that.

16 If this bottle of water is from
17 the Kensico today and this bottle of water was from
18 Kensico a year from now, say this was built, which
19 one would you think would be cleaner?

20 CHAIRMAN DELANO: I got to stop
21 you right here. I am getting a little upset. We
22 have had - - we have had bottles of water here
23 before. Okay?

24 We are here to talk about the
25 Draft Supplemental Environmental Impact Statement

1 and the subject matter that is discussed herein.

2 So if you can tell us what page
3 and what comment you are talking about where you
4 think the applicant or this Planning Board has not
5 thoroughly addressed the items that were raised for
6 discussion herein, we would be more than happy to
7 take it and get it on the record.

8 But, you know, you are going back
9 to square one which is something - - something I
10 asked you to not do.

11 And I share your concern. I also
12 consume water from the Kensico. I washed - - I
13 washed more than my face this morning.

14 ROBERT PORTO: Good.

15 CHAIRMAN DELANO: I brushed my
16 teeth. I had my grandson, you know, take a bath in
17 my house. I gave this water to my wife's dogs. If
18 I kill them, I am in big trouble.

19 ROBERT PORTO: I feel like this is
20 a little bit of a coverage statement saying if you
21 approve it, there is other hurdles, and I kind of
22 take offense. I think this should be stopped right
23 now.

24 CHAIRMAN DELANO: We have an
25 application before us. Property owners have the

1 right to make the application.

2 There is a process. He is going
3 through the process. We can't - - we can't say,
4 "No. Forget about it. Get out of here," without
5 going through the process. That's what we are
6 trying to do is go through the process.

7 If we were saying, you know,
8 "Mr. Null, and Nanette" - - I forgot your name - -
9 "Kim, pick up all your papers and go play ball
10 somewhere else. We don't want your parking garage,"
11 you don't think we would be sued? They would sue
12 the pants off of us.

13 We are giving them the process.
14 This Board has yet to make - - after this process,
15 we have to make a determination of finding a fact
16 concerning the DEIS - -

17 ROBERT PORTO: There is no reason
18 for you to give the applicant what they are asking
19 for. You won't be sued if you don't, and that's the
20 bottom line.

21 It's the last place you want a
22 parking garage, and it's two-fold. It's a point
23 source of pollution because it's, like, so close to
24 all the waterways, and the reservoirs, and stuff
25 like that.

1 The DEP is on it. 60-foot high
2 buildings.

3 CHAIRMAN DELANO: 53.

4 ROBERT PORTO: A thousand cars.

5 CHAIRMAN DELANO: And 980 cars.

6 ROBERT PORTO: 980.

7 CHAIRMAN DELANO: We can't have
8 people getting on the microphone and spewing out
9 false statements.

10 ROBERT PORTO: You are right, you
11 are right. I mean the car difference is
12 significant, and I apologize for that. 980 cars.

13 You know the game. They ask for
14 twice what they want. But this is a 61-foot
15 building very close to my reservoir.

16 CHAIRMAN DELANO: It's 53. It was
17 just up on the screen. It's 53 feet. Do you want
18 time to sit down and fix your notes?

19 ROBERT PORTO: I thought it was
20 tomorrow night. I'm just a regular guy. I'm not a
21 professional. I am not getting paid for this. I
22 came all the way from Harrison.

23 CHAIRMAN DELANO: We are not
24 getting paid for it.

25 ROBERT PORTO: Please stop it. I

1 don't mean to get you upset. I have come a long
2 way. I am not a professional.

3 It's not going to make the water
4 better. I just don't buy that one.

5 CHAIRMAN DELANO: We can't accept
6 a request to please stop it. We have to go through
7 the process.

8 ROBERT PORTO: Thank you.

9 CHAIRMAN DELANO: Thank you for
10 coming. I remember your bottles.

11 Would you like to come up and
12 speak - - the young lady behind you.

13 MISTI DUVALL: So thank you very
14 much for the opportunity to speak this evening. My
15 name is Misti Duvall, and I'm a staff attorney with
16 Riverkeeper.

17 Riverkeeper is a member-supported
18 watchdog dedicated to defending the Hudson River and
19 the drinking water for Hudson Valley residents.

20 We are a signatory to the New York
21 City Watershed Agreement; and, as such, we have a
22 commitment to ensure that development projects that
23 are in the New York City watershed do not adversely
24 impact the surface water resources that provide
25 unfiltered drinking water to consumers.

1 And so I am going to be following
2 up with detailed written comments in the next two
3 weeks, by the 26th. I am going to keep my remarks
4 tonight fairly brief.

5 CHAIRMAN DELANO: And on point.

6 MISTI DUVALL: And on point.

7 CHAIRMAN DELANO: Excellent.

8 MISTI DUVALL: I think you'll
9 probably hear from a lot of people here today it's
10 very important to take a close look at the project
11 because of the sensitive location near to Kensico.

12 It's an unfiltered water supply.
13 It supplies 95 percent of the drinking water in
14 White Plains. It supplies a lot of your drinking
15 water as well.

16 And while we do appreciate that
17 the project has been scaled back, and I appreciate
18 the supplemental review and the chance to take
19 another look, we are still very concerned about the
20 amount of disturbance to both the buffer of the DEP
21 regulated water course and the Town-regulated
22 wetland.

23 So as proposed in the DSEIS,
24 combined with the current impervious surfaces that
25 are located in these two buffer areas, the project,

1 if built, would combine to create almost an acre of
2 impervious surface, and both of those very sensitive
3 buffer areas.

4 I know you are aware that this
5 construction in the DEP regulated water source
6 buffer area requires a variance from the City, and
7 the increase is larger than what is normally around
8 under the New York City watershed regulations which
9 is a concern for us and we think needs to be looked
10 at very carefully.

11 We are also concerned that in
12 addition to the impervious areas that's going to be
13 in both of these buffers, the applicant is still
14 proposing almost an acre of disturbance within the
15 wetland buffer, and so some of that disturbance is
16 going to be in the form of stormwater basins, and my
17 understanding is the rest is going to be in the form
18 of landscaping.

19 The applicant has proposed
20 mitigation for the wetland buffer impacts that
21 ranges from moderate to grossly inadequate,
22 depending on how it's calculated.

23 So there are two different
24 calculations in the FEIS, one based on mitigation if
25 only the impervious surfaces in the wetland buffer

1 are taken into account, and then one that's based on
2 mitigation if all the disturbance is taken into
3 account. That's the impervious area.

4 The stormwater-based, and the
5 landscaping construction going on with only the
6 impervious areas, the proposed mitigation is
7 1.3 to 1; and if you take into account all of the
8 disturbance, it's 0.28 to 1; and those are under,
9 and the second one quite far under the Town
10 Regulation which are 2 to 1 mitigation.

11 This is something that's really
12 important because wetlands provide a very important
13 function in helping filter and clean the water; and
14 if this is in this location where the water is going
15 into a very important source of drinking water
16 supply, I want to make sure that the function of the
17 wetland isn't degraded.

18 And to that end, we are also very
19 concerned about the proposed use of stormwater
20 infrastructure controls within a wetland buffer.
21 That's something that is generally not appropriate.

22 It can degrade wetland function
23 and often isn't an adequate means of stormwater
24 treatment and control. It's something we very, very
25 highly encourage be taken out of the wetland buffer.

1 And so with that, I just want to
2 reiterate that again we are very happy to see that
3 the project has been scaled back; but at this point,
4 I don't think it's been scaled back far enough.

5 It needs to be additionally moved
6 out of both buffers; and to the extent that there is
7 some limited disturbance of the wetland buffer, it
8 really needs to be at least a 2 to 1 ratio. Thank
9 you.

10 CHAIRMAN DELANO: Thank you, young
11 lady. Next.

12 SUSAN LEIFER: My name is Susan
13 Leifer. I've been very involved in the airport and
14 keeping the Kensico clean.

15 As you know, the airport itself is
16 an anomaly. There is no place else in the United
17 States where you have an airport so close to a major
18 drinking water, and this is a major unfiltered
19 drinking water; and one of the rules of SEQR is you
20 need to consider not doing something if there is no
21 need.

22 And I would contend right now,
23 since the number of passengers has severely dropped
24 from 2011, there is no need - - there is plenty of
25 parking.

1 There is no need to build this,
2 and there is no reason to build in the watershed if
3 there is no need to build it; and I think that has
4 not been properly discussed nor looked at.

5 And that was the original premise
6 that they had, that there is a big need for it. It
7 is not true. The airport manages very well during
8 the seven days when it's an unlimited number of
9 passengers.

10 You are doubling, almost doubling
11 - - I won't be as precise - - you are almost
12 doubling the number of parking spaces, and there is
13 absolutely no need for it.

14 And if that turns out that there
15 is not really a need for it, why are you using this
16 kind of a building in the wetlands? There is no
17 need to build in the wetlands.

18 When the DEP says it's a hundred
19 feet, that's because they are trying to accommodate,
20 but initially it was a 500-foot, and they are well
21 within that.

22 And building the detention basin
23 within the wetland site doesn't double the amount of
24 protection you have. It limits it and changes it
25 from one to the other, and I don't know that the

1 detention basins are more efficacious than wetlands.

2 CHAIRMAN DELANO: We are not
3 building - - they are not proposing to build wetland
4 detention basins. They are not proposing to build
5 stormwater detention basins in the wetland.

6 If anything, they are a wetland
7 buffer, not in the wetland. And there was something
8 else you said, but - -

9 SUSAN LEIFER: You have not
10 discussed the "no need." There is no need for this.
11 The parking is fine.

12 CHAIRMAN DELANO: The no-build
13 alternative.

14 SUSAN LEIFER: Yes.

15 CHAIRMAN DELANO: We have had
16 conversations in this room with the applicant
17 concerning the no-build alternative, and their
18 answer is that if they can't build it, they are not
19 going to do the project.

20 SUSAN LEIFER: Say again.

21 CHAIRMAN DELANO: If the
22 applicant is forced to further cut back the project
23 to the point where there is absolutely zero buffer
24 impact, then it's not feasible for the applicant to
25 construct the project because it would be

1 inconsequential, but they believe they need to make
2 a - -

3 SUSAN LEIFER: Why are you
4 building a parking lot that's not needed, possibly
5 to influence the wetlands?

6 CHAIRMAN DELANO: The question is
7 - - Is the applicant parking lot still really needed
8 because it's been since 2009 since some sort of
9 determination was made?

10 SUSAN LEIFER: In 2011, you had
11 peak passengers at the airport, and we are quite a
12 bit down.

13 CHAIRMAN DELANO: Okay.

14 SUSAN LEIFER: Okay.

15 CHAIRMAN DELANO: Thank you. This
16 gentleman over here.

17 TIM HALPERN: Members of the Town
18 Board, Planning Board, thank you for your service,
19 community members, my name is Tim Halpern.

20 My family formerly lived at
21 One Banksville Road in Armonk, New York.

22 CHAIRMAN DELANO: Your last name?

23 TIM HALPERN: H-A-L-P-E-R-N.

24 CHAIRMAN DELANO: Thank you.

25 Sir.

1 TIM HALPERN: I'll keep my
2 comments very brief. I live in the Waccabuc area
3 now. We moved out of Armonk in 1992.

4 The reason at that time was for my
5 family. We found that Armonk was becoming too loud,
6 too crowded, too dirty.

7 You are right. Everybody has a
8 right to process here. I don't dispute that. But
9 my story is a real quick one. It's very personal.

10 I'm a guy who, you know, built a
11 little park back where Schultz (phonetic spelling)
12 used to be. I did a Boy Scouts service project in
13 town. It was called Whippoorwill Ridge Park.

14 Does anybody remember that park?
15 It was a beautiful park. This was during the John
16 Lombardi era.

17 CHAIRMAN DELANO: That's a long
18 era.

19 TIM HALPERN: The net result was
20 this was a beautiful Boy Scout park, and it was
21 destroyed. It was made into condominiums.

22 It was 70 acres, a lovely place.
23 It's gone now. It's a real estate development.

24 As you consider your important
25 decision, just ask yourself what do you want Armonk

1 to be and what do you want it to become? That's
2 really where it's going.

3 Where I live now in South Salem,
4 we have about 15 planes an hour flying over our
5 house, many of which are at a thousand feet or
6 lower.

7 If the flight path, the flight
8 vector, gets changed and you have to deal with that
9 in Armonk, in Waccabuc, and South Salem, is that
10 going to be good when you want to play with your
11 grandchildren outdoors?

12 When you look at the letter from
13 Peter Shier (phonetic spelling) that says there will
14 be no need for this increased capacity, you want to
15 make a business, that's great, but at what price?
16 The price is you are selling out what's left of
17 Armonk.

18 With all due respect, you know,
19 it's sort of sad. It's just kind of sad. I still
20 love this town; but we left because there was just
21 not a lot of natural open, quiet green space left.

22 And what's going to happen is that
23 as Rob Astorino and Jet Blue are floating proposals
24 to increase air traffic by 25 percent over all of
25 our houses, 25 percent, this parking garage is

1 supporting that.

2 It's a slippery slope. Put in the
3 parking garage, it probably isn't really needed, and
4 next thing you know, you've got a good case to - -
5 what? - - increase air traffic by 25 percent.
6 Good. Okay.

7 At the end of the day, you may not
8 care about an Eagle Scout - - I made Eagle Scout
9 protecting Armonk, making it a beautiful place. You
10 don't have to care about my sentimental value of the
11 Town. I'm not invested in Armonk anymore.

12 I think what you might want to
13 care about, you know, a generation is going to go
14 pretty quickly. What's your legacy? What do you
15 want to leave the next people?

16 White Plains is a great place, but
17 it's not Armonk. Do you want Armonk to become White
18 Plains?

19 In the time that I've left the
20 Town, that's how it's tracking; and you are not
21 going to stop the massive population explosion
22 that's coming up here. No one is going to stop
23 that. It's not going to be stopped.

24 But if there was a negative about
25 the predecessors during the Lombardi era, it was

1 basically they took a short-term view.

2 If you go down to a place like
3 Hilton Head, South Carolina, that's a place where
4 they have really done a great job with town
5 management. It's really beautiful. The environment
6 is pristine and intact.

7 New Milford, Connecticut, not so
8 lucky. Not well planned. So, you know, it's your
9 game to play, but it's going to affect all the
10 towns. It's going to drive up the airplane traffic
11 all over the place.

12 And, you know, Armonk used to be a
13 really beautiful place, it really was; and there is
14 parts of it that are still beautiful, but it's kind
15 of hanging on for dear life.

16 I came. My friend Erika Johnson
17 came. She lives in town. Just a generation is
18 going to go really quickly.

19 What do you want to leave your
20 children and your grandchildren? Do you want
21 something special in Armonk to be left, or you
22 don't? Because that's where you are going.

23 I'm Tim Halpern. I thank you for
24 your service. I do appreciate it.

25 CHAIRMAN DELANO: Thank you,

1 Mr. Halpern.

2 ROLAND BARONI: The Whippoorwill
3 Park still exists, and it's still 70-plus acres.

4 TIM HALPERN: I can't find the
5 entrance to it anymore.

6 ATTORNEY BARONI: It's right on
7 Old 22.

8 CHAIRMAN DELANO: Okay. That's
9 from the Town Attorney. So - -

10 TIM HALPERN: Okay.

11 CHAIRMAN DELANO: You, sir, do you
12 want to come up.

13 RICHARD CONRAD: Good. My name is
14 Richard Conrad. I come here representing myself as
15 a Town resident.

16 I'm on the Airport Advisory Board
17 and the Air Board, and I've been watching this
18 development now for quite some time; and I also
19 operate airplanes at Westchester Airport. So I
20 kind of eat, live, and breathe the airport.

21 I live approximately eight miles
22 away from the airport as well. I'd like to
23 reiterate some of the comments that have been made
24 is that the need for this project, I think the Board
25 members of the Airport Advisory Board do not see a

1 need for this project.

2 Again, Susan's point about at
3 least a 30 percent reduction in the flights in and
4 out of Westchester going on today, this proposal
5 that Mr. Astorino is making with regards to
6 increasing passenger count, it's just a question of
7 changing a small airplane to a bigger airplane, so
8 that within one hour, you can have two airplanes
9 leave at one time rather than one big airplane and a
10 tiny little airplane.

11 So I don't know where it has any
12 significance whatsoever because you are trading a
13 small airplane for a big airplane. That doesn't
14 make - - I don't see that's significant.

15 CHAIRMAN DELANO: We are not here
16 to talk about Mr. Astorino.

17 RICHARD CONRAD: Please. So I
18 want to make it clear that, one, the Advisory Board
19 is against this project because there is ample
20 parking at the airport; and clearly, the master plan
21 influences what these people are trying to do
22 because if the master plan opens up - - let's make
23 an example.

24 The first level of the parking
25 garage that's there currently, let's say they open

1 that all up to the rental car agencies, and
2 Mr. Cappelli will build two or three more stories,
3 then that's it.

4 So really it comes down to really
5 what's the purpose of this monstrosity being put in
6 an area where, one, traffic is ridiculous as it is?
7 The way the traffic leaves the airport out of
8 New King Street is already a mess as it is.

9 The State was - - the State was
10 supposed to change the whole exit and entry into the
11 airport, and that hasn't been done.

12 So I think that the creation of
13 this thing will cause a lot of problems for our
14 town; and as a town member and a user of the
15 airport, I think it's a big mistake, and I think it
16 is unnecessary.

17 So based on what I can see, I just
18 don't see this project having any merit whatsoever;
19 and then if they do have it, I don't think it's
20 necessarily for parking.

21 Maybe it's for warehousing of
22 things because if they can't fill the 980 cars, what
23 are they going to fill it with?

24 And already SUNY Purchase, they
25 are not full. They have plenty of space for parking

1 cars. So I just don't see this purpose.

2 And if there is an answer to this,
3 the answer is building a bigger garage at the
4 airport, and also that revenue goes to the airport.

5 In this current proposal, there is
6 absolutely no revenue that goes to the airport.
7 Actually, it goes to our Town which is not
8 necessarily a bad thing for revenue for our Town,
9 but it doesn't do anything for the airport.

10 And I think - - to sum up, I just
11 don't think - - really see this being necessary.
12 The growth of the airport, as a master plan, I think
13 will influence this project tremendously, and
14 probably a decision should not even be made until a
15 master plan has been public because that will change
16 everything.

17 CHAIRMAN DELANO: Well, that's a
18 decision for the Town Board. You mentioned the
19 Airport Advisory Board or Committee.

20 RICHARD CONRAD: Yes.

21 CHAIRMAN DELANO: Is that the
22 Town's Advisory Board?

23 RICHARD CONRAD: No. It's the
24 County.

25 CHAIRMAN DELANO: You also

1 mentioned that - - not only you - - but that the
2 Advisory Board doesn't feel this project is
3 necessary.

4 RIOCHARD CONRAD: No.

5 CHAIRMAN DELANO: Can that Board
6 issue something in writing on a piece of paper and
7 get it to us so that we know what the feeling of
8 that Board is.

9 RICHARD CONRAD: I will talk to
10 them on the 27th.

11 CHAIRMAN DELANO: That's going to
12 be past our comment period, is it not? It would be
13 nice to have something like that in the record
14 before the close of our comment period.

15 RICHARD CONRAD: Okay.

16 CHAIRMAN DELANO: Okay? So - -

17 RICHARD CONRAD: And I'm also - -
18 as I said, I was nominated to the Airport Committee
19 from this Town.

20 CHAIRMAN DELANO: Okay.

21 RICHARD CONRAD: That's why I am
22 there, and also to represent this Town with the
23 airport.

24 So thank you very much.

25 CHAIRMAN DELANO: Thank you. Sir.

1 GEORGE KLEIN: Esteemed Board, my
2 name is George Klein, and I live in Ossining, and
3 I'm representing the Sierra club.

4 All the previous speakers stole
5 practically all of my points. The only thing I can
6 say is that looking through this project from the
7 - - through the lense of segmentation, we see three
8 - - we see a hole, an integrated hole, an expansion.

9 The upcoming master plan for the
10 airport is expected to propose physical expansion at
11 the airport, perhaps raise the terminal and other
12 facilities, County Executive Astorino's proposal for
13 expanding the number of passengers through the
14 airport, and now the parking garage.

15 So when you look at it in its
16 totality, it's expansion, and expansion is not in
17 the interest of this community, and its citizens,
18 and property values, and tranquility. That's it.

19 CHAIRMAN DELANO: Thank you. I
20 will mention that it's the representation by the
21 applicant, I think the understanding of the Board,
22 or some of us anyway, that this project is not going
23 to cause more flights or less flights at the
24 airport.

25 That really is up to County

1 Government. Okay? So I think there was an
2 inference there.

3 Anyone else care to speak on
4 behalf of the public or from the audience?

5 No, nobody else. Going once,
6 going twice, sold.

7 Does anyone on the Board have
8 anything further that they would like to add to the
9 record?

10 STEVE SAURO: No.

11 JIM JENSEN: I'll wait till the
12 26th until the comment period closes, until the
13 comments come in.

14 CHAIRMAN DELANO: Nothing else to
15 go in tonight?

16 ATTORNEY BARONI: The hearing will
17 be closed, so you won't have an opportunity, because
18 the next step after the close of the comment period
19 will be for the applicant to prepare the final
20 document based on answers to the questions.

21 CHAIRMAN DELANO: We have got to
22 get you on tonight, or you've got to submit it. We
23 don't have another meeting.

24 ADAM KAUFMAN: He can submit it
25 in writing.

1 VALERIE DESIMONE: April 25th,
2 the day before.

3 CHAIRMAN DELANO: Do you want to
4 talk? You got to come back up. You got to come to
5 a microphone. Please. Thank you.

6 RICHARD CONRAD: Look, it's been a
7 long time in coming, and it needs to be thought
8 through. I would hope that your comment period could
9 be extended to a month, 30 days. It would give the
10 DEP more time. It would give citizens more time.

11 I don't know if you can control
12 that, but I was asking you - - the Airport Advisory
13 Committee can have - - everyone can have the time to
14 meet and get back to you.

15 It's kind of rushed considering
16 that it's taken forever. You are now compressing
17 the end of it. I was wondering if you could extend
18 it to 30 days.

19 CHAIRMAN DELANO: Well, I'll ask
20 the Board to consider that once we get down the road
21 here.

22 You got nothing to do tonight?

23 JIM JENSEN: No.

24 CHAIRMAN DELANO: Do you want to
25 say something? It's got to come in in writing just

1 like the rest of us. The public hearing gets closed
2 tonight. Chris.

3 CHRISTOPHER CARTHY: What is the
4 next step for the applicant? You are with the DEP.
5 When do you expect to hear from them?

6 ATTORNEY NULL: The DEP will not
7 be able to issue any decision unless and until you
8 issue findings with regard to the application. So
9 you are Lead Agency, and Lead Agency needs to adopt
10 findings before any other agency can act.

11 The DEP has said to us they needed
12 the DSEIS, they needed the Supplemental
13 Environmental Impact Statement, and they need the
14 Final Statement from the Planning Board before they
15 will actually act.

16 CHRISTOPHER CARTHY: How long do
17 you think it will take them to come back to us once
18 they do have it?

19 ATTORNEY NULL: I don't think
20 there is anything in regulations with regard to it.
21 It would be speculation.

22 I don't think they have a time
23 frame in a variance application like other approvals
24 or - -

25 CHAIRMAN DELANO: This whole

1 project is on the variance.

2 CHRISTOPHER CARTHY: It hinges on
3 the DEP variance. To the point that the DEP will
4 have quite a say in this project, the people who are
5 concerned about the water quality issues, certainly
6 the DEP's rendering is going to have a substantial
7 review of this project.

8 And if the DEP rejects this
9 application, that will speak to the argument; and if
10 it accepts the application, another argument - -
11 that will speak to the argument, you know.

12 CHAIRMAN DELANO: It's really an
13 unfortunate thing. You have the outside agencies
14 like the DEP, the DEC.

15 Oftentimes they won't review an
16 application, let alone render a decision on the
17 application, until an environmental determination
18 has been made.

19 CHRISTOPHER CARTHY: That's my
20 only comment, John.

21 CHAIRMAN DELANO: DEP is geared up
22 and if they are they going to wait till the
23 statement comes - -

24 ATTORNEY NULL: They began looking
25 at it. They needed the Supplemental Environmental

1 Impact Statement which they received; and they will
2 need the Final - - the Supplemental Final
3 Environmental Impact Statement as well as your Final
4 Statement, and they will be able to act.

5 CHAIRMAN DELANO: Michael,
6 anything tonight?

7 MICHAEL POLLOCK: Nothing tonight.

8 CHAIRMAN DELANO: All right.

9 STEVE SAURO: Because we are still
10 in the public forum - - is there anything here that
11 you wanted to collect, or do you want to digest and
12 get it in writing?

13 Attorney NULL: I think it's best
14 if we answer the questions in written form in the
15 Final Environmental Impact Statement.

16 I think that the - - we have said
17 before that we disagree with the notion that this is
18 like a field of dreams, that if we build it, it will
19 somehow affect the airport's volume.

20 We are addressing a need, and we
21 think that need still exists. We understand that we
22 may need to put something in the Supplemental Final
23 as well.

24 We think the way we are designing
25 the water quality and quantity treatment is

1 appropriate, and sensitive, and consistent with
2 regulations, and that it will improve water quality.

3 And I understand that there may be
4 people that disagree, but we have got studies that
5 we have included and analyses that we have included,
6 and we will follow up with that as well.

7 STEVE SAURO: Thank you.

8 CHAIRMAN DELANO: All right.

9 JIM JENSEN: The comment period is
10 - - people may be -- how are those addressed? What
11 happens next?

12 ADAM KAUFMAN: The final FEIS.

13 CHAIRMAN DELANO: They are given
14 to the applicant. It's turned into a Final.

15 ADAM KAUFMAN: The applicant will
16 prepare the draft of that document, and we will
17 review it making sure the responses to those
18 questions are to our satisfaction.

19 ATTORNEY NULL: To the point about
20 timing, this has been a completely narrowing sort of
21 review.

22 They are very definitive requests
23 that were asked at the tail end of the Final
24 Environmental Impact Statement that we responded to.

25 There has been time between the

1 acceptance of the Draft Supplemental Environmental
2 Impact Statement and tonight's hearing.

3 So there will be a month period of
4 time between the time that you accept it and the
5 document was circulated for comments to come in,
6 which I think is a fair amount of time for people
7 who are already familiar with what the questions
8 were to begin with.

9 So we respectfully submit that the
10 time period allotted is more than ample to
11 accommodate responses to the limited questions
12 addressed in the Supplemental Draft Environmental
13 Impact Statement.

14 CHAIRMAN DELANO: Anything else,
15 gentlemen? Okay. What's your pleasure with respect
16 to the public hearing?

17 CHRISTOPHER CARTHY: I make a
18 motion to close the public hearing.

19 CHAIRMAN DELANO: Do we have a
20 second?

21 STEVE SAURO: I second.

22 CHAIRMAN DELANO: All in favor?

23 (Whereupon all Planning Board

24 Members said "Aye.")

25 CHAIRMAN DELANO: The hearing is

1 closed.

2 ATTORNEY NULL: Thank you. And
3 the comment period is the 26th?

4 CHAIRMAN DELANO: The comment is
5 15 days from today.

6 ATTORNEY NULL: Thank you very
7 much. We look forward to working with you.

8 CHAIRMAN DELANO: The question was
9 raised by one of the audience tonight as to whether
10 or not the comment period could be extended.

11 We had an agency request
12 previously, and we told them "No" because you are
13 the one that basically made us do the Supplemental.
14 So we did it.

15 The applicant did his homework.
16 You do yours. They did theirs, as far as I know.

17 Is everybody okay with the 15-day
18 comment period? Is there anybody on the Board that
19 feels differently?

20 CHRISTOPHER CARTHY: I'm okay with
21 this. The way we see it, we need the time to go - -
22 or the DEP, for them to really render their opinion.

23 I think the DEP - - it is
24 essential to the DEP to get this document as soon as
25 possible so they can start moving forward and make a

1 rendering.

2 ADAM KAUFMAN:: They have the
3 document. Which document are you talking about?

4 CHRISTOPHER CARTHY: They won't
5 act until they get the Final.

6 ADAM KAUFMAN: Until the
7 findings.

8 CHAIRMAN DELANO: Get to the
9 Final.

10 CHRISTOPHER CARTHY: I think we
11 would be holding up that Final if we extended the
12 period, would we not?

13 ADAM KAUFMAN: You do have to
14 shift it.

15 CHAIRMAN DELANO: Push them out
16 further. Is everyone good with the 15-day comment
17 period?

18 STEVE SAURO: I think it's been
19 circulated out there long enough. 15 days more is
20 appropriate.

21 MICHAEL POLLOCK: I'm fine with
22 it.

23 CHAIRMAN DELANO: It looks like
24 it's 15 days.

25

1 ATTORNEY NULL: Thank you very
2 much.

3
4 (Whereupon the hearing on
5 11 New King Street Proposal was adjourned
6 at 8:15 P.M.)
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3 STATE OF NEW YORK

4 COUNTY OF WESTCHESTER
5

6 I, DIANNE HILLMAN, a shorthand reporter and
7 Notary Public within and for the State of New York,
8 do hereby certify:

9 That the Public Hearing hereinbefore set forth is
10 a true record.

11 I further certify that I am not related to any of
12 the parties to this action by blood or marriage and
13 that I am in no way interested in the outcome of
14 this matter.

15 IN WITNESS WHEREOF, I have hereunto set my hand
16 this 20th day of April, 2016.

17
18 Dianne Hillman
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