

Agenda
Regular Meeting
North Castle Town Board
Town Hall
15 Bedford Road
Armonk, NY
[ONLINE AT NCTV](#)
5:30 p.m.
April 26, 2023

PLEASE NOTE:

- The Meeting will be held in person in Town Hall Meeting Room.
- View the meeting in person, on [NCTV](#) or [ONLINE AT NCTV](#)
- The Public may comment on agenda items via Zoom.
 - Zoom Meeting Link: <https://northcastleny.zoom.us/j/87046948906>
 - Meeting ID: **870 4694 8906** Passcode: **2733000**
 - Devices used to login to the meeting should clearly identify participants name.
- As per Town Policy: Face Masks are Optional.

EXECUTIVE SESSION: 5:30 PM – 7:30 PM

- Volunteer Board and Committees: Volunteer Interviews
- Matters of Personnel: Contractual
- Advice of Counsel

I. ANNOUNCEMENTS & PUBLIC COMMENT

- A. Update on Governor Hochul's Housing Compact.
- B. Community Announcements/Town Clerk Report.
- C. Administrator Update.
- D. Town Board Liaison Update.
- E. Public Comment

II. PUBLIC HEARINGS

- A. Reconvene to consider grant and acceptance of Conservation Easement and Declaration of Restrictive Covenants for properties, consisting of approximately 130 acres, located at address commonly known as known as Summit Club, 568 Bedford Road, Armonk, New York.
 - 1. Receipt of Memo from DelBello Donnellan Weingarten Wise & Wiederkehr, LLP, dated April 20, 2023.
- B. Reconvene to consider adoption of proposed a Local Law to amend Section 355-27, Zoning, Re Airport Campus, 113 King Street, Armonk, to permit density at the discretion of the Town Board for office building to senior housing conversions in the R-MF-SCH (Multifamily-Senior Citizen Housing) Zoning District and reclassify the property from the DOB-20A (Designed Office Business 20A) Zoning District to the R-MF-A (Multifamily-A Residence) and R-MF-SCH Zoning Districts.

Note: This Public Hearing will open and immediately adjourn.

 - 1. Receipt of memo from Kellard Sessions Re Final FEIS Review, Airport Campus, 113 King Street, dated April 20, 2023.
 - 2. Receipt of memo from Director of Planning Adam Kaufman Re Planning Board Review Comments of Airport Campus FEIS, dated March 8, 2023.
 - 3. Receipt of letter from Hardesty & Hanover, LLC Re Traffic and Transportation Review of Airport Campus FEIS, dated January 6, 2023.
 - 4. Receipt of Memo from HMMH Re Noise Analysis Completeness Review of Airport Campus FEIS, dated November 2, 2022.

III. OLD BUSINESS

- A. Approval of Town Board Minutes: April 12, 2023.

IV. MISCELLANEOUS

- A. Receipt of recommendation from the Director of Water and Sewer Operations Sal Misiti to create Fire Hydrant Districts in the Town of North Castle, dated April 13, 2023.
- B. Consider receipt of the following Re 45 Bedford Road LLC, Re The Gardens, (former site of Mariani Gardens):
 - 1. Letter from Hardesty & Hanover, LLC, Traffic Engineer Re Peer Review, dated April 7, 2023.
 - 2. Revised Site Plan Rendering, dated April 20, 2023.
 - 3. Referral to Town Planning Department for a Report; and to the Town and County Planning Boards.
- C. Consider receipt of the following Re the Eagle Ridge 88 unit multi-family development, 3 North Castle Drive, Armonk (108.03-1-62.1):
 - 1. Planning Board Recommendation, dated March 28, 2023.
 - 2. County Planning Board response, dated March 31, 2023.
 - 3. Letter from Zarin & Steinmetz LLP, dated April 4, 2023.
 - 4. Letter from Hardesty & Hanover, LLC, Traffic Engineer Re Peer Review, dated April 6, 2023.
 - 5. Consider scheduling of a Public Hearing.
- D. Consider receipt of the following Re Zoning Amendment for a proposed Battery Energy Storage project at 10 New King St. in North Castle, NY:
 - 1. Letter from New York State Historic Preservation Office (SHPO), dated April 10, 2023.
 - 2. Letter from Waldron Re EAF, dated April 18, 2023.
 - 3. Letter from Waldron, dated April 18, 2023.
 - 4. Long Environmental Asset Form (EAF) Part 1.
 - 5. Referral to expert.
- E. Consider approval of payment application No. 3 to WND Construction Corp. for the North Castle Public Library Restroom Alterations Project.
- F. Consider approval of lifting the July 8, 2020 suspension of the issuance of Peddling, Soliciting and Canvassing permits established in response to the COVID-19 pandemic.
- G. Consider authorization to the Highway Department to install a new utility pole at the Fisher Lane Commuter Parking Lot. This resolution is to be considered an emergency declaration and is effective immediately.
- H. Consider approval of IBM Team Picnic/Outing event at Community Park Pavilion on June 22, 2023.

V. AGREEMENTS

- A. Consider approval of License Agreement from Westchester County for Fisher Lane Commuter Parking Lot for the period of April 1, 2023 through March 31, 2024; and authorization for the Supervisor to sign agreement.
- B. Consider authorization for the Supervisor to sign Summer Camp Bus Lease Agreement with Byram Hills Central School District effective June 26, 2023 to August 4, 2023.
- C. Consider authorization for the Supervisor to sign Summer Camp agreement with Byram Hills Central School District for use of Coman Hill and Wampus Elementary Schools for the last week in June through the first week in August, 2023.
- D. Consider authorization to renew the Delta Dental agreement for the Police Department dental plan for the period of May 1, 2023 to April 30, 2024.

VI. PERSONNEL

- A. Consider the promotion of Sergeant Thomas McCormack to the rank and position of Operations Lieutenant, effective May 6, 2023.
- B. Consider hourly appointment of Emma Smith-Marrone, Town Clerk's Office, effective May 16, 2023.
- C. Consider promotional provisional appointment of Joseph Maselli to Water & Sewer Maintenance Worker Grade II, Water and Sewer Department, effective April 22, 2023.

- D. Authorization of Termination of Employee No. 98762 for Probationary Failure, effective April 21, 2023.
- E. Consider approval for Town Administrator Kevin Hay to attend NYSCMA Annual Conference in Lake George from May 29 – June 1, 2023.
- F. Consider appointment of Brad Lehrman to the Parks and Recreation Advisory Board for a three-year term to expire on April 26, 2026.
- G. Receipt of resignation from Andy Block for the Conservation Board, dated April 5, 2023, and Recognition of Andy's service to the Town of North Castle.

VII. CONSENSUS

- A. Audit and approval of payments as indicated on Warrant No. 8 dated April 26, 2023.
- B. Release of Highway Bond.

AGENDA - SUBJECT TO CHANGE

PUBLIC COMMENT POLICY

- Speakers should sign up by printing name, street name or hamlet.
- Speakers will be recognized in the order in which they signed up.
- Speakers should state name and street name or hamlet when called to speak.
- Speakers should address comments to Supervisor and Town Board.
- Speakers should limit comments to 5 minutes in an effort to conduct an orderly meeting and allow everyone a chance to speak.
- All speakers are expected to comment with respect and civility.
- Personal attacks on Town Employees and Town Consultants will not be permitted.
- The Supervisor reserves the right to stop a speaker's comments if they are not in accordance with this approved public comment policy.