

Agenda
Regular Meeting
North Castle Town Board
Town Hall
15 Bedford Road
Armonk, NY
ONLINE AT NCTV
7:30 p.m.
May 10, 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/83867352800>**
 - Meeting ID: **838 6735 2800** Passcode: **2733000**
 - Devices used to login to the meeting should clearly identify participants name.

EXECUTIVE SESSION: Immediately following the Regular Meeting

- Volunteer Boards and Committees: Discussion regarding Technology Task Force

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 Revised Conservation Easement and Declaration of Restrictions and Covenants.
- B. Consider proposed Local Law to amend Chapter 355-6, Zoning Map, of the Town of North Castle, to reclassify the Eagle Ridge Property (3 North Castle Drive – 108.03-1-62.1) from the OBH (Office Business Hotel) and R-MF-SCH (Multifamily-Senior Citizen Housing) Zoning Districts to the R-MF-A (Multifamily-A Residence) Zoning District.
 - 1. Receipt of Revised Full Environmental Assessment Form (EAF) Part 1.
 - 2. Receipt of memo from Director of Planning Adam Kaufman Re Second Substantive Review of EAF, dated May 4, 2023.

III. OLD BUSINESS

- A. Approval of Town Board Minutes: April 26, 2023.

IV. MISCELLANEOUS

- A. Consider approval of recommendation to Planning Board to reduce recreation fees for Summit Club, 568 Bedford Road, Armonk, to \$1,000 per market rate and AFFH unit.
- B. Consider receipt of memo from Director of Water & Sewer Operations Sal Misiti Re Westchester Joint Water Works potential water distribution improvements for Quarry Heights, dated May 4, 2023.

- C. 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. Long Environmental Asset Form (EAF) Part 1.
 4. Letter from Waldron, Re Natural Heritage Request, dated April 18, 2023.
 5. Referral to expert.
 - D. Consider receipt of recommendation from Kellard Sessions and Re Release of Wetland Mitigation Maintenance Bond for Karen Lake (KRL Properties, LLC) 1 Byram Brook Place, Armonk.
 - E. Receipt of letter from New York State Department of Environmental Conservation, dated May 1, 2023, Re Long Pond Dam inspection and referral to Town Engineer Kellard Sessions.
 - F. Receipt of Interim and Annual MS4 Stormwater Reports from Town Engineer Kellard Sessions.
 - G. Consider request for alcohol permit from Atlantic Westchester, Inc. for a company picnic at Lombardi Park Pavilion on May 20, 2023.
 - H. Consider approval of Byram Hills Soccer Club event at Community Park Pavilion and Soccer Field on June 4, 2023.
- V. AGREEMENTS
- A. Consider authorization for the Supervisor to sign the Amendment to Purchase and Sale Agreement Re Anita Louise Ehrman (ALE) Recreation Center.
 - B. Termination of agreement with Eleven Virginia Road Realty Corp for commuter parking lot, effective May 31, 2023.
 - C. Authorization for the Supervisor to sign a PERB settlement agreement with the North Castle PBA.
- VI. PERSONNEL
- A. Consider the reappointment of Craig Benedict to the Conservation Board for a two-year term to expire on May 10, 2025.
 - B. Consider the appointment of John Ettenson to the Recycling Committee to serve at the pleasure of the Town Board.
- VII. CONSENSUS
- A. Audit and approval of payments as indicated on Warrant No. 9 dated May 10, 2023.
 - B. Town Clerk Report: April 2023.
 - C. Release of Highway Bonds.

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.