

Agenda REVISED
Regular Meeting
North Castle Town Board
Town Hall
15 Bedford Road
Armonk, NY
ONLINE AT NCTV
5:30 p.m.
September 13, 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/81895651232>**
 - Meeting ID: **818 9565 1232** Passcode: **2733000**
 - Devices used to login to the meeting should clearly identify participants name.

EXECUTIVE SESSION: 5:30 PM – 6:30 PM

- Volunteer Boards and Committees: Interviews
- Matters of Personnel: Specific Persons

WORK SESSION: 6:30 PM – 7:30 PM

- Discussion regarding Capital Improvements to the Town Pool.

I. ANNOUNCEMENTS & PUBLIC COMMENT

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

II. PUBLIC HEARINGS

- A. Consider Special Use Permit Application for additional horses at 263 Bedford Banksville Road.
 1. Adoption of Resolution.
- B. Consider Special Use Permit application for additional horses from 14 Middle Patent Road LLC.
 1. Receipt Short Environmental Assessment Form (EAF) Part 1.
- C. Consider Special Use Permit Application for Recreational Center from Basis Industrial Acquisitions, LLC, 100 Business Park Drive (108.03-1-51).
 1. Receipt Short Environmental Assessment Form (EAF) Part 1.
 2. Receipt of letter from County Planning Board, dated August 7, 2023.
 3. Receipt of Planning Board recommendation, dated September 12, 2023.
 4. Adoption of Negative Declaration.
 5. Adoption of Resolution.

III. OLD BUSINESS

- A. Approval of Town Board Minutes: August 9, 2023.
- B. Consider receipt of request from Delbello Donnellan Weingarten Wise & Wiederkehr, LLC to extend Summit Club (formerly Brynwood) Temporary Special Use Permit (SUP) to operate the Summit Golf Club, proposed maintenance building, and to allow public use of the golf course while the residential units are being constructed through December 31, 2023.

IV. MISCELLANEOUS

- A. Receipt of Memo from Superintendent of Recreation and Parks Matt Trainor to Town Administrator Kevin Hay, dated September 6, 2023, Re Parks and Recreation Advisory Board (PRAB) support for pursuing the possibility of converting Fields 1 and 2 at IBM Community Park to artificial turf and discussion of next steps.
- B. Discussion of Town Administrator Kevin Hay's recommendation, dated August 28, 2023, to not have the Town Highway Department pave a portion of the private property located at 1 Windmill Road immediately adjacent to a Town road (i.e.: Windmill entrance) and discussion of a license agreement.
- C. Consider the following Re petition to amend Zoning from Basis Industrial Acquisitions LLC, 125 Business Park Drive, Armonk, to allow car washes as a principal permitted use in the Planned Light Industrial District (PLI):
 - 1. Receipt of letter from Kory Salomone, Zarin & Steinmetz LLP, dated September 6, 2023.
 - 2. Receipt of Full Environmental Assessment Form (EAF) Part 1.
 - 3. Declaration of Intent to act as Lead Agency.
 - 4. Referral to Town and County Planning Boards.
 - 5. Consider scheduling a Public Hearing.
- D. Consider the following Re Special Use Permit Application for building modifications to St. Nersess Armenian Seminary, 486 Bedford Road, Armonk:
 - 1. Receipt of letter from Robert Stanziale Architect PC, dated August 9, 2023.
 - 2. Receipt of Full Environmental Assessment Form (EAF) Part 1.
 - 3. Declaration of Intent to act as Lead Agency.
 - 4. Referral to the Planning Board and County Planning Board.
 - 5. Consider scheduling a Public Hearing.
- E. Receipt of letter from Veneziano & Associates, dated September 5, 2023, Re Donation of property located at 655 Bedford Road, Armonk from Evan and Debra Mittman; and referral to the Open Space Committee.
- F. Receipt of memo from Town Engineers Kellard Sessions Re assignment of new street addresses in the Mittman/Dioguardi Subdivision: 655 Bedford Road, 653 Bedford Road, 7 Hemlock Hollow Place, and 6 Hemlock Hollow Place, Bedford; and referral to Town E-911 Coordinator.
- G. Receipt of memo from Town Engineers Kellard Sessions Re assignment of new street addresses in the Morse Subdivision: 50 and 52 East Middle Patent Road, Bedford; and referral to Town E-911 Coordinator.
- H. Consider recommendation from Kellard Sessions to establish Guarantee Bond Re 25 Orchard Drive, Armonk.
- I. Consider recommendation from Kellard Sessions to establish a Wetland Mitigation Bond and 5-year Monitoring and Maintenance Bond Re the Petrenko residence project, 33 Woodland Road, Bedford.
- J. Consider recommendation from Kellard Sessions to establish a Wetland Mitigation Bond and 5-year Monitoring and Maintenance Bond Re the Eisenberg residence project, 47 Windmill Road, Armonk.
- K. Receipt of recommendation from Kellard Sessions to release Wetland Mitigation Bond and extend Wetland Mitigation Monitoring and Maintenance Bond through July, 2025 Re Tomasz Fidziukiewicz Project, located at 82 Round Hill Road, Armonk.
- L. Receipt of recommendation from Kellard Sessions to release Wetland Mitigation Bond and extend Wetland Mitigation Monitoring and Maintenance Bond through July, 2028 Re Tomasz Fidziukiewicz Project, located at 84 Round Hill Road, Armonk.
- M. Receipt of Building Inspector Property Maintenance Report and recommendation Re Church Street, North White Plains, dated September 6, 2023; and authorization for completion of work.
- N. Authorization for Supervisor to sign New York State Department of Transportation Office of Right-of-Way Assignment of Claim and Release Re Sidewalk Easement granted by Armonk Whippoorwill Assocs., LLC.

- O. Consider request for use of roads for Velocity Ride to End Cancer, benefiting Columbia University's Irving Cancer Center on Sunday, October 8, 2023.
 - P. Consider approval of alcohol permit from IBM Black Network of New York for a picnic at IBM Community Park Pavilion on September 16, 2023.
 - Q. Consider receipt of letter from Jerome S. Jefferson of Kornfeld, Rew, Newman & Simeone on behalf of North Castle Fire District No. 1, dated September 6, 2023; and referral to the North Castle Town Administrator, Director of Water and Sewer Operations, and Town Attorney.
- V. AGREEMENTS
- A. Consider approval of proposal from Westchester Hills Landscaping Inc. Re connecting Lombardi Park to the Town of North Castle public water system on an emergency basis, to be paid from Fund Balance.
- VI. PERSONNEL
- A. Consider probationary promotional appointment of Adam Woodruff to Motor Equipment Operator, Highway Department, effective September 14, 2023.
 - B. Consider probationary appointment of James Warthmann to Motor Equipment Operator, Highway Department, effective September 14, 2023.
 - C. Consider approval of Terminal Leave Payment for Pasquale De Benedictis, Police Department.
 - D. Consider appointment of Ray Rodriquez to the Zoning Board of Appeals (ZBA), to fill a vacated term to expire December 31, 2025.
- VII. CONSENSUS
- A. Audit and approval of payments as indicated on Warrant No. 16 dated September 13, 2023.
 - B. Town Clerk Report: August 2023.
 - C. Receipt of Franchise Fee payments, 2nd Qtr. 2023 from Cablevision/Altice and Verizon.
 - D. 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.