

PUBLIC HEARING

January 25, 2023

At 8:08 p.m. Supervisor Schiliro stated that a Public Hearing would be held in accordance with the Public Notice that follows:

NOTICE IS HEREBY GIVEN that the North Castle Town Board will hold a Public Hearing on Wednesday, January 25, 2023, at 7:30 p.m., or as soon thereafter, as practical at Town Hall, 15 Bedford Road, Armonk, New York, 10504, to consider the Special Use Permit Application of Praise Church, for the renovation and adaptive reuse of 3,990 square feet of the existing 31,350 square foot office building as a church. The property is located at 901 North Broadway and located within the CB (Central Business) Zoning District.

The Special Use Permit Application is available in the Town Clerk's office during regular business hours and on the Town website. ALL PERSONS HAVING AN INTEREST IN THE MATTER ARE INVITED TO ATTEND AND BE HEARD.

By Order of the Town Board
Alison Simon, Town Clerk

Dated: January 13, 2023
Armonk, NY

The Public Notice was marked Exhibit "A" for the record.

The Affidavit of Posting calling the Public Hearing was marked Exhibit "B" for the record.

The Affidavit of Publication from The Journal News calling the Public Hearing was marked Exhibit "C" for the record.

Application documents, including letter from David Martinez, Senior Pastor, Praise Church, dated August 1, 2022, were marked Exhibit "D" for the record.

Letters from Director of Planning Adam Kaufman, dated August 3, 2022, and September 29, 2022 were marked Exhibit "E" for the record.

Letter from James Fleming, Architect, dated October 17, 2022, was marked Exhibit "F" for the record.

Letter from Director of Planning Adam Kaufman regarding positive recommendation from the Planning Board, dated, October 19, 2022 was marked Exhibit "G" for the record.

Letter from Director of Planning Adam Kaufman, dated December 5, 2022, was marked Exhibit "H" for the record.

Letter from Westchester County Planning Board, dated December 15, 2022, stating that the action is a matter for local determination was marked Exhibit "I" for the record.

Letter from Director of Planning Adam Kaufman to the Zoning Board of Appeals, dated January 10, 2023, was marked Exhibit "J" for the record.

Short Environmental Assessment Form (EAF), Part 1 was marked Exhibit "K" for the record.

The Town Clerk noted that the certificates denoting mailing of Notice of Hearing to adjacent property owners were in order.

Town Clerk Alison Simon explained that this matter must still go before the Zoning Board of Appeals regarding a Lot Coverage Variance request and therefore the Public Hearing will be adjourned to February 8, 2023.

Zachary Goldstein appeared before the Board and explained that he is the property owner and proprietor of a new restaurant with accessory brewing use opening at 873 North Broadway,

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North White Plains for which he has submitted a new liquor license application to the New York State Liquor Authority. Mr. Goldstein expressed concern that the existence of a Church within 200 feet of his restaurant may infringe on his ability to obtain a liquor license. The Liquor Authority prohibits the issuance of new liquor licenses at locations that are within 200 feet of a church or house of worship. Town Attorney Roland Baroni indicated that the Town Board may be able to waive the 200 foot requirement and directed Mr. Goldstein to speak to his attorney to confirm that the Town Board does in fact have this authority and then write a letter requesting a waiver to the Town Board.

Supervisor Schiliro indicated his intent to work with Mr. Goldstein to ensure that he will be able to open his business as planned and Mr. Baroni agreed to confer with Mr. Goldstein's attorney if necessary.

After all persons were heard who desired to be heard, Councilman Berra moved, seconded by Councilman Hussain, that the Public Hearing be adjourned at 8:16 p.m.

The roll call vote was as follows:

Ayes: Councilmen DiGiacinto, Berra, Hussain, Milim, Supervisor Schiliro

Noes: None

Alison Simon, Town Clerk

Dated: January 27, 2023