

PUBLIC HEARINGS

July 28, 2021

At 7:49 p.m. Councilman DiGiacinto stated that Public Hearings would be held in accordance with the Public Notices that follow:

NOTICE OF SEQRA PUBLIC HEARING

PLEASE TAKE NOTICE that the Town Board of the Town of North Castle, New York will hold a PUBLIC HEARING on the Draft Environmental Impact Statement ("DEIS") and Draft Generic Environmental Impact Statement ("DGEIS") prepared in connection with the proposed Airport Campus development at 113 King Street, Armonk, NY 10504 of a new mixed-use development to include a 125 room hotel, a 149 unit multi-family building and 22 Townhouses.

Currently, the site is entirely located in the Designed Office Business 20A (DOB-20A) zoning district. The Applicant is proposing zoning text amendments to permit additional uses in the DOB-20A district.

PLACE, DATE AND TIME OF PUBLIC HEARING: The Public Hearing will be held at North Castle Town Hall, 15 Bedford Road, Armonk, NY 10504 on Wednesday, July 28, 2021, at 7:30 PM.

DOCUMENTS AVAILABLE FOR REVIEW: The DGEIS and DEIS may be viewed on the Town of North Castle website at <https://www.northcastleny.com/home/pages/airport-campus> or examined in person at North Castle Town Hall at the Office of the Town Clerk, 15 Bedford Road, Armonk, New York between the hours of 8:00AM and 4:00PM, and at both North Castle Public Library locations.

ADDITIONAL INFORMATION: All interested parties are invited to attend and be heard. Written comments on the DEIS and DGEIS will be accepted until September 30, 2021 and may be addressed to Adam Kaufman, AICP, Director of Planning, at akaufman@northcastleny.com or at Town of North Castle, Annex Building, 17 Bedford Road, Armonk, NY 10504.

By Order of the Town of North Castle Town Board
Alison Simon, Town Clerk

Dated: July 12, 2021
Armonk, NY

LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT the North Castle Town Board will hold a Public Hearing on Wednesday, July 28, 2021, at 7:30 PM, or as soon thereafter as practical, at Town Hall, 15 Bedford Road, Armonk, NY 10504, to consider a Local Law to amend the Code of the Town of North Castle, Chapter 355 entitled "Zoning", with respect to the Designed Office Business 20A (DOB-20A) Zoning District regarding the proposed Airport Campus development at 113 King Street, Armonk.

The proposed local law may be viewed on the Town of North Castle website at <https://www.northcastleny.com/home/pages/airport-campus> or examined in person at North Castle Town Hall at the Office of the Town Clerk, 15 Bedford Road, Armonk, New York between the hours of 8:00AM and 4:00PM. 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: July 12, 2021
Armonk, NY

The Notices of Public Hearings were marked Exhibit "A" for the record.

The Affidavit of Posting calling the Public Hearings were marked Exhibit "B" for the record.

The Affidavits of Publication from The Journal News calling the Public Hearings were marked Exhibit “C” for the record.

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

The Town Clerk noted that at the June 23, 2021 Town Board meeting, the Town Board accepted the Draft Environmental Impact Statement (DEIS), and the Draft Generic Environmental Impact Statement (DGEIS), dated June 23, 2021, as complete; and established a comment period until September 30, 2021.

The Town Clerk noted that the Notice of Completion of the accepted DEIS and DGEIS, dated June 24, 2021, was sent to all Involved and Interested Agencies.

The Town Clerk noted there was a proposed Local Law for consideration.

Correspondence and documents previously received by the Town Board from the applicant, Town consultants, and government agencies are available on the Airport Campus landing page of the Town website.

Councilman DiGiacinto provided facts regarding the proposed Airport Campus development at 113 King Street which is the former MBIA property of approximately 38 acres and zoned DOB-20A.

Town Attorney Roland Baroni provided an overview of the process for the public hearings.

Anthony Veneziano, Veneziano & Associates, representing the applicant Airport Campus I II, III, and IV appeared before the Board. Mr. Veneziano noted that Steve Weis, who is a partner in the project, and Geoff Ringler, the project manager, were not able to attend the hearing.

Aaron Werner, AKRF, Inc. gave a PowerPoint presentation of the proposed project and site.

Jane Black, Co-Chair of the Conservation Board, requested a referral on the project to the Conservation Board; and noted that the site is on the Open Space Index. Director of Planning Adam Kaufman noted that the Conservation Board was sent the Notice of Completion. Town Attorney advised that a referral to the Conservation Board could be made.

There were no additional comments from the public.

Town Board members and Mr. Baroni provided questions and comments to Mr. Werner and Mr. Veneziano.

Town Attorney Baroni noted that the answers to the questions presented at the public hearing would be provided in the FEIS.

Mr. Baroni advised that the comment period date of September 30, 2021 could be flexible depending upon when the Town Board closes the public hearing.

After all persons were heard who desired to be heard, Councilman Hussain moved, seconded by Councilman Reiter, that the two Public Hearings be adjourned at 9:45 p.m., and be reconvened at the September 9, 2021 Town Board meeting.

The roll call vote was as follows:

Ayes: Councilmen DiGiacinto, Reiter, Berra, Hussain

Noes: None

Absent: Supervisor Schiliro

Councilman Hussain moved, seconded by Councilman Berra, referral to the Conservation Board.

The roll call vote was as follows:

Ayes: Councilmen DiGiacinto, Reiter, Berra, Hussain

Noes: None

Town Board Minutes
July 28, 2021

Absent: Supervisor Schiliro

A transcript of the public hearings was created by a stenographer.

Alison Simon, Town Clerk

Dated: August 6, 2021