

Town Board Minutes  
Town of North Castle  
15 Bedford Road  
Armonk, New York  
on  
February 10, 2021

The Town Board meeting was online via web conference due to the Coronavirus (COVID-19) pandemic. The meeting was called to order at 5:30 p.m. and immediately adjourned to an Executive Session. All Town Board members, the Town Attorney, and the Town Administrator were present for the Executive Session. The Executive Session adjourned to a Work Session at 7:10 p.m. All Town Board members, the Town Administrator, the Town Attorney, and the Town Clerk were present for the Work Session. The Work Session closed at 7:31 p.m. The regular meeting reconvened at 7:38 p.m. and the following persons were present:

Present: Supervisor: Michael Schiliro  
Councilman: Barbara DiGiacinto  
Councilman: Barry Reiter  
Councilman: José Berra  
Councilman: Saleem Hussain  
Town Clerk: Alison Simon  
Town Attorney: Roland A. Baroni  
Town Administrator: Kevin Hay

A Public Hearing was held to consider a Local Law to amend Chapter 355, Zoning, of the Code of the Town of North Castle by amending Section 355-28. Additional R-MF-SS Residence District Regulations Subsection C. AFFH Units, regarding 162 Bedford Road, Armonk (formerly known as the Lumberyard).

The Minutes of the Public Hearing which opened at 8:22 p.m. follow at the end of these Minutes.

Supervisor: Michael Schiliro moved, seconded by Councilman: José Berra, approval of Town Board Minutes: January 27, 2021.

Vote- Unanimous

Regarding the application from Summit Club Partners LLC for Temporary Special Use Permit for a Membership Club to be known as “The Summit Club” (formerly known as Brynwood Golf & Country Club) for 2021 and 2022, Councilman: Barbara DiGiacinto moved, seconded by Councilman: José Berra, receipt of letter from the Planning Board, dated January 26, 2021; and further moved the scheduling of a Public Hearing on February 24, 2021.

Vote- Unanimous

Regarding modification of existing Drainage Easement 2 Deer Ridge Lane, Armonk, Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, receipt of letter from Kory Salomone, dated February 4, 2021, approval of the Amended Drainage Easement Agreement, and authorization for the Supervisor to sign the Agreement

Vote- Unanimous

Councilman: José Berra moved, seconded by Councilman: Barbara DiGiacinto, approval of request from The Friends of the North Castle Public Library for use of North Castle Community Park, including access road and parking area, for the 59th Annual Armonk Outdoor Art Show September 25-26, 2021, contingent on NYS, County and local COVID-safety protocols; and approval of alcohol permit and waiver of permit fee.

Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, adoption of Resolution Committing Funds in the amount of \$657,499 to complete North White Plains Community Center Project.

The Resolution follows:

## **RESOLUTION**

**Action:** Town Board Resolution Committing Funds to  
Complete North White Plains Community Center  
Project

**Date of Approval:** February 10, 2021

WHEREAS, the Town of North Castle is proposing to improve and expand the North White Plains Community Center building, including providing new and expanded bathrooms, showers, and replacement of aging mechanical systems (e.g. HVAC) and a generator in order to establish a new emergency shelter for the North White Plains hamlet; and

WHEREAS, the work consists of: (a) an interior alteration of approximately 2,000 square feet of existing space including a kitchen, office, multi-function room, storage room, closets, shower room and toilet rooms; (b) a new asphalt shingle roof and associated gutters downspout and other accessories. The existing roof shingles shall be removed to the sheathing with new underlayment, flashings, edge trims and related elements for a complete and finished roof installation; (c) new HVAC equipment and associated duct modifications; and

WHEREAS, there are 3 new HVAC units; one downdraft unit on grade with dunnage reusing an existing concrete pad and; two roof mounted units with associated penetrations, curbs, flashing, crickets and structural work, (d) an upgraded underground gas service brought in from the street to service the building and new emergency generator mounted on an exterior pad, and; (e) an alternate for replacement of the gymnasium lighting.; and

WHEREAS, the Town received 12 bids for this project; and

WHEREAS, the Town has accepted the lowest bid in the amount of \$896,700; and

WHEREAS, the Town was awarded a \$125,000 State and Municipal Facilities Program grant from the State of New York; and

WHEREAS, The North Castle Library will contribute \$23,968 towards the ADA remote doors and \$90,233 toward the bathroom renovations in grant funding; and

WHEREAS, the Town anticipates contributing \$657,499 toward the project;

NOW, THEREFORE, BE IT RESOLVED, that the Town of North Castle hereby commits that \$657,499 will be available to construct the subject project from the Town's fund balance.

Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, approval of recommendation from Superintendent of Recreation and Parks Todd Orłowski regarding release of Payment Bond in the amount of \$21,800 and Performance Bond in the amount of \$21,800 to Allstate Electrical Contracting for the Generator Power Redistribution Project at the Hergenhan Recreation Center, Armonk.

Vote- Unanimous

Councilman: José Berra moved, seconded by Councilman: Barbara DiGiacinto, approval of Payment Application No. 1 in the amount of \$67,364.50 to Abbott & Price, Inc. for Elevator project North Castle Public Library, Armonk.

Vote- Unanimous

Councilman: José Berra moved, seconded by Councilman: Barbara DiGiacinto, approval Terminal Leave Payment for Rita Ross, Town Clerk's Office, and use of saved vacation days as payment towards her health insurance.

Vote- Unanimous

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February 10, 2021

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, approval of Consensus Agenda as follows:

- Audit and approval of payments in the amount of \$40,157,127.27 as indicated on Warrant No.3, dated February 10, 2021.
- Town Clerk's Report: January 2021.
- Release of Highway Bonds.
  - Core Down Drilling – Permit 1108 for street opening on Kent Place in the amount of \$1,200.
- Receipt of Notice of Claim Dana Wilk vs. Town of North Castle.
- Receipt of Notice of Claim Jake Bagnuolo vs. Town of North Castle.

Vote- Unanimous

After all persons were heard who desired to be heard, the Supervisor closed the regular meeting at 9:40 p.m. in memory of Vincent Greco, resident, and past Commander of North Castle's American Legion Post 1097 and the Legion's Scholarship Chairman for the Boys and Girls State Program.

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Alison Simon, Town Clerk

Dated: February 16, 2021