

Town Board Minutes  
Town of North Castle  
15 Bedford Road  
Armonk, New York  
on  
February 24, 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 6:51 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 7:35 p.m. The regular meeting reconvened at 7:37 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 the Special Use Permit Application of Summit Club Partners LLC (formerly known as Brynwood Partners LLC), 568 Bedford Road, Armonk, and located within the GCCFO (Golf Course Community Floating Overlay) Zoning District, for approval of a temporary special use permit for 2021 and 2022 that would permit the Applicant to operate a 300-member golf club with temporary facilities and limited operation.

A Public Hearing was reconvened 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 Hearings, which opened at 8:00 p.m., follow at the end of these Minutes.

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Barry Reiter, approval of Town Board Minutes: February 10, 2021.  
Vote- Unanimous

Board of Ethics Chair Brett Summers provided an update regarding the Board of Ethics.

Councilman: Barry Reiter moved, seconded by Councilman: Barbara DiGiacinto, receipt of NYS Senate Bill 4547 Accessory Apartments, and adoption of statement from the Town of North Castle Town Board. The Statement follows.

The Town of North Castle's local zoning code provides for accessory dwelling units in single family zoning districts to meet the special housing needs of the community. However, S4547 if adopted, would override municipal home rule and local zoning, permitting accessory apartments as of right, with minimal regulation in all residential districts, including multifamily districts, and allowing absentee ownership after 1-year, and on any lot regardless of its zoning with an existing residential use. The Town of North Castle is in the best position to craft specific regulations while considering the impacts on the environment, infrastructure, parking and schools in our community and therefore opposes the consideration of S4547.

Town Board Minutes  
February 24, 2021

Councilman: José Berra moved, seconded by Councilman: Barbara DiGiacinto, approval of request from Stayin' Alive charity to schedule the 8th annual 5k Fun Run in the Windmill Community on October 9, 2021, contingent on NYS, County, and local COVID-safety protocols.  
Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, approval of recommendation from Kellard Sessions regarding one-year extension of Wetland Mitigation Planting Bond and five-year extension of Maintenance and Monitoring Bond for Gecaj project, 3 Vincent Lane, Armonk.  
Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, approval of recommendation from Kellard Sessions regarding release of Wetland Mitigation Planting Bond in the amount of \$8,930.35, and five-year extension of Maintenance and Monitoring Bond for Pugatch project, 23 Creemer Road, Armonk.  
Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, approval of recommendation from Kellard Sessions regarding one-year extension of Wetland Mitigation Planting Bond and five-year extension of Maintenance and Monitoring Bond for Graber project, 34 Creemer Road, Armonk.  
Vote- Unanimous

Councilman: José Berra moved, seconded by Councilman: Barbara DiGiacinto, receipt of letter of resignation for purposes of Retirement from Michael Giaccio, Highway Department, effective February 26, 2021.  
Vote- Unanimous

Councilman: José Berra moved, seconded by Councilman: Barbara DiGiacinto, approval of probationary appointment of Thomas Zeoli to Laborer, Highway Department, effective February 22, 2021.  
Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Barry Reiter, approval of probationary appointment of Anthony Forgione to Laborer, Highway Department, effective February 22, 2021.  
Vote- Unanimous

Councilman: José Berra moved, seconded by Councilman: Barry Reiter, approval of reappointment of Andy Block to the Conservation Board for a two-year term to expire on March 8, 2023.  
Vote- Unanimous

Councilman: Barry Reiter moved, seconded by Councilman: Barbara DiGiacinto, approval of Consensus Agenda as follows:

- Audit and approval of payments in the amount of \$380,402.07 as indicated on Warrant No.4 dated February 24, 2021.
- Receipt of Franchise Fee payments, 4th Qtr. 2020 from Altice (Cablevision) - North and South Agreements and Verizon FIOS.
- Receipt of Notice of Claim in the Matter of Edward Ishak vs. County of Westchester and Town of North Castle.

Vote- Unanimous

After all persons were heard who desired to be heard, the Supervisor closed the regular meeting at 9:38 p.m. in memory of resident Richard J. Bunt; and Laura Lowy Hamerman, Councilman Barry Reiter's brother-in-law's mother and resident at The Bristol.

---

Alison Simon, Town Clerk

Dated: March 4, 2021