

Town Board Minutes  
Town of North Castle  
15 Bedford Road  
Armonk, New York  
on  
October 26, 2022

The Town Board Meeting was held in person at 15 Bedford Road, Armonk, New York and via videoconference. The Meeting was called to order at 5:30 p.m. and adjourned to an Executive Session on the duly adopted motion of Councilman DiGiacinto.

- All Town Board members, the Town Attorney and the Town Administrator were present in person for the Executive Session, with the exception of Councilman Berra who participated via videoconference.

The Executive Session adjourned at 7:40 p.m. The regular meeting reconvened at 7:45 p.m.

The following persons were present in the Meeting Room:

Supervisor: Michael Schiliro  
Councilman: Barbara DiGiacinto  
Councilman: Saleem Hussain  
Councilman Matt Milim  
Town Clerk: Alison Simon  
Town Attorney: Roland A. Baroni  
Town Administrator: Kevin Kay

The following person participated via videoconference:

Councilman: José Berra

A Public Hearing was held to consider proposed Local Law to Amend Chapter 241 Section 3.E entitled "Property Maintenance" to clarify maintenance requirements of wildflowers.

A Public Hearing was held to consider proposed Local Law to Amend Chapter 27, Code of Ethics, Sections 27-2 entitled "Definitions" and 27-6. E entitled "Disclosure of interest in legislation and other matters."

The Minutes of the Public Hearings, which opened at 8:30 p.m., follow at the end of these minutes.

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, approval of Town Board Minutes: October 12, 2022.

Vote- Unanimous

Regarding the Special Use Permit Application from Praise Church for use of 901 North Broadway, Suite 24, North White Plains as a House of Worship, Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, receipt of letter from James Fleming, Architect, dated October 17, 2022. Councilman: José Berra moved, seconded by Councilman: Saleem Hussain, receipt of recommendation from the Planning Board, dated October 19, 2022.

Vote- Unanimous

Regarding the Special Use Permit Application for additional horses at 263 Bedford Banksville Road from Chloe and Mikhail Gasiorowski, Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, receipt of letter from County Planning Board, dated October 7, 2022. Councilman: José Berra moved, seconded by Councilman: Saleem Hussain, receipt of recommendation from the North Castle Planning Board, dated October 17, 2022 and Declaration of Intent to Act as Lead Agency from the North Castle Planning Board, dated October 18, 2022.

Vote- Unanimous

Regarding the proposed hotel at Eagle Ridge development, 3 North Castle Drive, Armonk (108.03-1-62.1),

- Councilman: Barbara DiGiacinto moved, seconded by Councilman Matt Milim, receipt of recommendation from the North Castle Planning Board, dated October 14, 2022.
- Councilman: José Berra moved, seconded by Councilman Matt Milim, receipt of letter from Zarin & Steinmetz, LLP, regarding Environmental Findings Statement Amendment, dated October 18, 2022.
- Councilman: Barbara DiGiacinto moved, seconded by Councilman Matt Milim, to direct Director of Planning Adam Kaufman to revise the Environmental Findings Statement to permit a four-story hotel and have a discussion with the Planning Board regarding how the required number of AFFH units are calculated to confirm consistency with the Town Code.

Councilman Hussain recused himself from the discussion and the votes because he is an employee of the adjacent property owner IBM.

Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, approval of request from Kathryn Feeley, Director of North Castle Public Library, to rebid for the Truss Project at the North Castle Public Library, Armonk Branch.

Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, authorization for the Supervisor to sign 2023 agreement with Verde Electric Maintenance Corp. for traffic signal maintenance at intersection of Bedford Road and Maple Avenue and four flashing beacon assemblies on Route 22, Armonk for an annual fee of \$5,775.

Vote- Unanimous

Regarding the Community Park Ballfield Project, 205 Business Park Drive, Armonk, Councilman: José Berra moved, seconded by Councilman: Saleem Hussain, authorization for the Supervisor to sign agreement with Kellard Sessions Consulting to perform engineering services for a fee of \$24,000, and approval of proposal from TC Merritts Land Surveyors for a fee of \$4,550.

Vote- Unanimous

Regarding the Lombardi Park Ballfield Project, 85 Cox Avenue, Armonk, Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, authorization for the Supervisor to sign agreement with Kellard Sessions Consulting to perform engineering services for a fee of \$26,000 and approval of proposal from TC Merritts Land Surveyors for a fee of \$5,550. The Town Board requested the additional consideration of drainage impacts to Glendale Avenue, Armonk.

Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, approval of provisional appointment of Peter Gelston to Recreation Supervisor, Recreation Department, effective November 1, 2022.

Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, approval of probationary appointment of Nicholas E. Langer to Laborer, Highway Department, effective October 31, 2022.

Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, approval of probationary appointment of Adam Woodruff to Laborer, Highway Department, effective October 31, 2022.

Vote- Unanimous

Councilman: José Berra moved, seconded by Councilman: Saleem Hussain, receipt of resignation of Larry Ruisi from the Budget and Finance Advisory Committee effective immediately.

Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, approval of reappointment of William Potvin to the Assessment Review Board for a five-year term to expire September 30, 2027.

Vote- Unanimous

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

- Audit and approval of payments in the amount of \$1,167.819.58 as indicated on Warrant No. 19 dated October 26, 2022.
- Release of Highway Bond:
  - Builders Atelier Development - Permit 1113 for a curb cut at 9 Upland Lane in the amount of \$1,200.
- Receipt of Notice of Small Claims Action in the matter of Sidney Ellner vs. North Castle Highway Department.
- Receipt of North Castle Fire District No. 2 Adopted Budget 2023.

Vote- Unanimous

After all persons were heard who desired to be heard, the Supervisor closed the regular meeting at 11:43 p.m. in memory of resident Eric C. Mitchell, Sr.; and Robert Minicus, former longtime resident and husband of Norma Minicus, retired Assistant Court Clerk.

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Alison Simon, Town Clerk

Dated: October 31, 2022