

Town Board Minutes
Town of North Castle
15 Bedford Road
Armonk, New York
on
March 8, 2023

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.
- The Executive Session adjourned to a Work Session at 6:54 p.m. regarding the discussion with representatives of 45 Bedford Road LLC (former site of Mariani Gardens) regarding revised site plan and updated project information.

The Work Session closed at 7:46 p.m.

- All Town Board members, the Town Attorney, the Town Administrator and the Town Clerk were present in person for the Work Session.

The regular meeting reconvened at 7:50 p.m.

The following persons were present in the Meeting Room:

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

Update on Governor Hochul's Housing Compact. New York State Assemblymember Chris Burdick and New York State Senator Shelly Mayer participated via zoom to provide additional comments regarding the proposed legislation. Director of Planning Adam Kaufman gave a presentation on the Housing Compact Plan Impacts.

Community Announcements/Town Clerk Report.

Administrator Update.

Town Board Liaison Update.

Public Comment.

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, approval of Town Board Minutes: February 15, 2023.
Vote- Unanimous

Regarding Special Use Permit (SUP) Application from Zeidan Realty Corp. for outdoor displays and sales at the Sunoco Gas Station, 360 Main Street, Armonk, Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, receipt of the positive recommendation from the Planning Board, dated February 14, 2023; letter from Zarin & Steinmetz LLP, dated February 27, 2023; and scheduling of a Public Hearing on April 12, 2023.
Vote- Unanimous

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Regarding petition to amend Town Code to create a new Special Use Permit (SUP) in residential districts to allow day camps from Breezemont Day Camp, 62-64 Cox Avenue, Armonk, Councilman: José Berra moved, seconded by Councilman: Saleem Hussain, receipt of positive recommendation from the Planning Board, dated February 14, 2023; and County Planning Board response, dated January 20, 2023; Councilman: José Berra further moved, seconded by Councilman: Matt Milim, the scheduling of a Public Hearing on April 12, 2023.

Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, receipt of the following recommendations from Town Engineers Kellard Sessions Consulting, dated February 17, 2023, regarding IREP – CG East Lane, LLC (Formerly Turet Subdivision), located on East Lane:

- Construction Performance Bond for the construction of the Town Road and Associated Drainage in the amount of \$525,097.
- Construction Performance Bond for proposed Wetland Mitigation in the amount of \$37,312.
- Construction Performance Bond for the construction of the Common Drive and Associated Drainage in the amount of \$182,071.
- Engineering Inspection Fee in the amount of \$33,618.80.

Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, receipt of recommendation from Kellard Sessions and approval of 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: Saleem Hussain, receipt of recommendation from Kellard Sessions and approval of release of Sewer Maintenance Bond to Rino Monteforte regarding 33-35 Orchard Drive, Armonk, in the amount of \$3,769.50.

Vote- Unanimous

Councilman: José Berra moved, seconded by Councilman: Saleem Hussain, receipt of recommendation from Kellard Sessions and approval of release of Sewer Maintenance Bond to Santucci Construction, Corp. regarding Orchard Drive, Armonk, in the amount of \$12,814.50.

Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, receipt of recommendation from Building Inspector Rob Melillo and approval of extension of Bond from Santucci Construction regarding Tree Planting, 29 Orchard Drive, Armonk.

Vote- Unanimous

Councilman: José Berra moved, seconded by Councilman: Matt Milim, approval of request from Recreation and Parks Superintendent Matt Trainor to seek proposals for Anita Louise Ehrman (ALE) Town Pool Concession Services for 2023 Season.

Vote- Unanimous

Councilman: José Berra moved, seconded by Councilman: Saleem Hussain, approval of request from Highway General Foreman Jamie Norris to purchase three 2025 Freightliners, at a cost of \$194,237.54 each to be paid from the Highway Budget.

Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, receipt of Special Event Permit Application from CSM Sport and Entertainment for Cycle for Survival Fundraising Event for Memorial Sloan Kettering to be held on May 14, 2023 in Equinox parking lot, 99 Business Park Drive; and scheduling of a Public Hearing on April 12, 2023.

Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, approval of request from Westchester Triathlon for use of Town roads on Sunday, September 24, 2023.

Vote- Unanimous

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Councilman: José Berra moved, seconded by Councilman: Saleem Hussain, approval of Referral of Traffic Assessment prepared by Langan Engineering on behalf of The Gardens, located at 45 Bedford Road (former site of Mariani Gardens), to Director of Planning Adam Kaufman for referral to Town traffic consultant Hardesty & Hanover with a directive to consider concerns of Town Board members regarding accuracy of traffic volume data.

Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, approval of proposal from AquaTectonic Architects for engineering services regarding the Anita Louise Ehrman (ALE) Town Pool.

Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, approval of probationary appointment of Anthony Martins to Police Officer, effective March 11, 2023.

Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, approval of Terminal Leave Payment for Mary Johnson, Library.

Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, approval of Terminal Leave Payment for James Cianci, Highway Department.

Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, approval of for Director of Finance, Abbas Sura, to attend the 2023 NYS GFOA conference from March 29-31, 2023.

Vote- Unanimous

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

- Audit and approval of payments in the amount of \$42,413,700.80 as indicated on Warrant No. 5 dated March 8, 2023.
- Town Clerk Report: February 2023.
- Release of Highway Bond:
 - Stephano Nascimento - Permit 1225 for a driveway alteration at 23 Hillandale Avenue in the amount of \$2,400.

Vote- Unanimous

After all persons were heard who desired to be heard, the Supervisor closed the regular meeting at 9:52 p.m.

Alison Simon, Town Clerk

Dated: March 21, 2023