

Town Board Minutes
Town of North Castle
15 Bedford Road
Armonk, New York
On
March 22, 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 6:30 p.m. and adjourned to an Executive Session, on the duly adopted motion of Councilman DiGiacinto.

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

The Executive Session adjourned at 7:40 p.m. The regular meeting reconvened at 7:44 p.m.

The following persons were present in person in the Meeting Room:

Supervisor: Michael Schiliro

Councilman: Barbara DiGiacinto

Councilman: Saleem Hussain

Councilman: Matt Milim

Councilman: José Berra

Town Clerk: Alison Simon

Town Administrator: Kevin Hay

The following person participated via videoconference:

Town Attorney: Roland A. Baroni

Councilman: José Berra moved, seconded by Councilman: Matt Milim, approval for Recycling Committee to hold Town-Wide Clean-Up Day on Saturday, April 22, 2023, subject to approval of expenditures and working arrangements with the Police and Highway Departments, and Town Clerk's Office.

Vote- Unanimous

A Public Hearing was held to Consider Local Law regarding The Summit Club at Armonk (formerly Brynwood) to amend Section 355-32B of the Town Code to permit the public use of the golf club while the residential units are being constructed.

A Public Hearing was held to Consider Special Use Permit (SUP) to operate the Summit Golf Club (formerly Brynwood), and to allow public use of the golf course while the residential units are being constructed.

A Public Hearing was held to consider the grant of Conservation Easement and Declaration of Restrictive Covenants for properties, consisting of approximately 130 acres, located at address commonly known as Summit Club (formerly Brynwood), 568 Bedford Road, Armonk, New York.

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

In regard to the Summit Club (formerly Brynwood), Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, receipt of memo from DelBello Donnellan Weingarten Wise & Wiedkerkehr, LLP, dated March 8, 2023, in response to Open Space Committee Report; and receipt of letter from DelBello Donnellan Weingarten Wise & Wiedkerkehr, LLP, dated March 1, 2023, regarding recreation fees.

Vote- Unanimous

Councilman: José Berra moved, seconded by Councilman: Barbara DiGiacinto, approval of Town Board Minutes: March 8, 2023.

Vote- Unanimous

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Regarding the Eagle Ridge development, 3 North Castle Drive, Armonk (108.03-1-62.1), Councilman: Barbara DiGiacinto moved, seconded by Councilman: Matt Milim, receipt of the following: Amended Zoning Petition, dated March 15, 2023; Full Environmental Assessment Form (EAF); report from Director of Planning Adam Kaufman, dated March 17, 2023; and approval of Declaration of Intent to Act as Lead Agency. Councilman: Matt Milim moved, seconded by Councilman: José Berra, referral to the Town and County Planning Boards. Councilman Hussain recused himself from the discussion and the vote due to potential conflict of interest as he is an executive at IBM which is the neighboring property owner.
Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Matt Milim, receipt of the following regarding 45 Bedford Road LL, The Gardens (former site of Mariani Gardens): Revised Site Plan, dated March 17, 2023; and report from Director of Planning Adam Kaufman, dated March 13, 2023, regarding the site plan submission discussed at the March 8, 2023 Town Board Work Session.
Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, receipt of proposed Local Law regarding Airport Campus development, 113 King Street, Armonk; and Scheduling of a Public Hearing on April 12, 2023.
Vote- Unanimous

Councilman: José Berra moved, seconded by Councilman: Saleem Hussain, receipt of letter from Charles Martabano regarding offer from Oliver and Samantha Marinovic to purchase .334 acres of Town owned property contiguous to 101 Old Hickory Way, Bedford (referred to as Cross Road), dated March 7, 2023.
Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, receipt of recommendation from Kellard Sessions regarding establishment of a new Wetland Mitigation Bond in the amount of \$18,720.90 and Wetland Mitigation Monitoring and Maintenance Bond for a two-year term in the amount of \$2,552.85 for the Tomasz Fidziukiewicz Project, located at 84 Round Hill Road, Armonk.
Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, approval of payment application No. 2 to WND Construction Corp. in the amount of \$16,466.66 for the North Castle Public Library, Armonk branch, Restroom Alterations Project.
Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, approval of request from the Armonk Lions Club to hold the Fol-De-Rol at Wampus Brook Park, June 8-11, 2023. Councilman Milim recused himself from the vote because he is President of the Armonk Lions Club.
Vote- Unanimous

Councilman: José Berra moved, seconded by Councilman: Saleem Hussain, approval of request for permit from DeCiccis & Sons for sale of alcohol at the Armonk Lions Club Fol-De-Rol at Wampus Brook Park, June 8-11, 2023. Councilman Milim recused himself from the vote because he is President of the Armonk Lions Club.
Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, approval of License Agreement with Jason and Dana Savitsky, 16 Pine Ridge Road, Bedford for portion of fence on Town park land for consideration in the amount of \$10.
Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, approval of proposal from Ridge Door Sales of Rye for new garage doors at the Parks Garage at Lombardi Park at a cost of \$16,740 to be paid from Fund Balance.
Vote- Unanimous

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Councilman: José Berra moved, seconded by Councilman: Saleem Hussain, approval of Amendment to Lease Agreement with T-Mobile Northeast LLC regarding Telecommunications Facility, 15 Business Park Drive, Armonk, Sewer District No. 2.
Vote- Unanimous

Councilman: José Berra moved, seconded by Councilman: Saleem Hussain, approval of probationary appointment of Jamie Anunziato to Intermediate Clerk Part-Time, Building Department, effective March 23, 2023.
Vote- Unanimous

Councilman: José Berra moved, seconded by Councilman: Saleem Hussain, approval of probationary appointment of Angela Cooke to Assistant Library Director, effective March 23, 2023.
Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, approval of probationary appointment of Felix Barrios, Custodian.
Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, receipt of resignation of Tina Moundroukas, Intermediate Clerk Part-Time, Town Clerk's Office, effective March 17, 2023.
Vote- Unanimous

Councilman: José Berra moved, seconded by Councilman: Saleem Hussain, receipt of resignation of Matthew Muccioli, Police Officer, effective March 3, 2023.
Vote- Unanimous

Councilman: Barbara DiGiacinto moved, seconded by Councilman: Saleem Hussain, approval of salary increases for Department Head/Non-Union employees, effective January 1, 2023: Mindy Berard, Adam Kaufman, Kathryn Feeley, Robert Melillo, Salvatore Misiti, Jamie Norris, Matt Trainor, Alison Simon, Peter Simonsen, Abbas Sura, Kevin Hay, and Eliana Diaz.
Vote- Unanimous

Councilman: José Berra moved, seconded by Councilman: Saleem Hussain, recognition of service of Christine Eggleton to the Housing Board for a term ending December 31, 2022.
Vote- Unanimous

Councilman: José Berra moved, seconded by Councilman: Matt Milim, recognition of service of Jennifer Clark to the Parks and Recreation Advisory Board for a term ending January 15, 2023.
Vote- Unanimous

Councilman: José Berra moved, seconded by Councilman: Saleem Hussain, recognition of service of the following to the Recycling Committee: Deborah Cerar; Jeanine Conway; April Paresi, Co-Chair; Beth Pollack, Co-Chair; and Barbara Regal.
Vote- Unanimous

Councilman: José Berra moved, seconded by Councilman: Saleem Hussain, approval of Consensus Agenda as follows:

- Audit and approval of payments in the amount of \$819,293.10 as indicated on Warrant No. 6 dated March 22, 2023.
- Release of Highway Bonds:
 - Recon Construction - Permit 1180 and Permit 1181 for a street opening at 94 Business Park Drive, Armonk, in the amount of \$3,000.
 - CG Homes Seven, LLC-Permit 1169 for a curb cut at 16 Carey Drive, Bedford, in the amount of \$1,200.

Vote- Unanimous

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After all persons were heard who desired to be heard, the Supervisor closed the regular meeting at 12:39 a.m. in memory of residents Annette Cavallaro and Estelle Fitsemons; former resident, Donna Berry; and Fran Mauro, friend of Supervisor Schiliro.

Alison Simon, Town Clerk

Dated: March 25, 2023