

## PUBLIC HEARING

April 22, 2015

At 8:19 p.m. Supervisor Schiliro stated that a Public Hearing would be held in accordance with the Public Notice that follows:

NOTICE IS HEREBY GIVEN that the Town Board of the Town of North Castle will hold a Public Hearing on Wednesday, April 22, 2015, at 7:30 p.m., or as soon thereafter, at Town Hall, 15 Bedford Road, Armonk, NY 10504, to consider establishing a landmark designation pursuant to Chapter 126 of the Town Code, entitled Landmarks Preservation, of the main house and front lawn of the property known as Breezemont Day Camp which parcel is located at 60 Cox Avenue, Armonk, New York and known on the North Castle Tax Maps as 108.01- 3-65.

ALL PERSONS HAVING AN INTEREST IN THE MATTER ARE INVITED TO ATTEND AND BE HEARD.

By Order of the North Castle Town Board  
Anne Curran, Town Clerk

Dated: April 1, 2015  
Armonk, New York

The Public Notice was marked Exhibit "A" for the record.

The Affidavit of Posting calling the Public Hearing was marked Exhibit "B" for the record.

The Affidavit of Publication from The Journal News calling the Public Hearing was marked Exhibit "C" for the record.

Letter of recommendation from Landmarks Preservation Committee to landmark the main house and front lawn of the property known as Breezemont Day Camp, with Description of the Property and Survey Form Recommending Landmark Status submitted by Susan Shimer, Committee Chair of the Landmarks Preservation Committee on March 6, 2015 were marked Exhibit "D" for the record.

Photos, maps and exhibits provided by Susan Shimer, Chair, were marked Exhibit "E" for the record.

Certificates denoting mailing of Notice of Public Hearing to property owner of the subject property and adjacent property owners were marked Exhibit "F" for the record.

Susan Shimer, Chair of the Landmarks Preservation Committee, gave a presentation including remarks about the importance of historic preservation and the actions the Town has taken regarding landmarks preservation through the adoption of an ordinance, creation of the historic district, and recent implementation of an audio tour of the Town's historic sites. Ms. Shimer said the subject building appeared on maps of the Town in 1867, 1872 and 1881. Currently and for a number of years past, the property has been used as a day camp. She said the main building was used as a hotel/boarding house as far back as 1911. A renovation of the building was completed in 1920; its appearance today is from that time. The boarding house was owned at one time by Jay Hobart Cox, Town Supervisor from 1924 to 1931. Ms. Shimer said it was vital to preserve the main building and streetscape and expressed gratitude to property owner Gordon Josey who has agreed that the property should be landmarked. Mr. Josey was in attendance and expressed his support of the landmark designation. On behalf of the Landmarks Preservation Committee, Ms. Shimer requested that the Town Board accept the recommendation of the Committee and designate Breezemont's main structure and the immediate adjacent land as a landmark pursuant to the Town's ordinance.

Brian Burns, Cox Avenue, asked about the impact of the landmark designation to Cox Avenue residents, if there would be any negative effects, and if the use of the property would be changed. Ms. Shimer said that the exterior of the building, the lawns in the front and the immediate areas between the two driveways will look that way forever. She said the interior would not be affected by designating the building as a landmark. She said she could not think of any negative effects or disadvantage and that the designation would not change the use of the building. In response to Mr. Burns' query regarding whether the landmark designation includes the new sign on the property, Mrs. Shimer said that the sign would be landmarked in as part of the designation; and any proposed

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change to the sign would require approval by the Landmarks Preservation Committee. The sign was previously approved by the Architectural Review Board, and therefore, it could not be removed arbitrarily. In response to a request from Mr. Burns asking if the property lights could be turned off earlier at night, Mr. Josey said he was agreeable to this. Mr. Burns suggested that speed bumps be placed on Cox Avenue on either side of the Breezemont property.

After all persons were heard who desired to be heard, Councilman D'Angelo moved, seconded by Councilman DiGiacinto, that the Public Hearing be closed at 8:40 p.m.

The roll call vote was as follows:

Ayes: Councilmen D'Angelo, DiGiacinto, Reiter, Mezzancello, Supervisor Schiliro

Noes: None

Councilman D'Angelo moved, seconded by Councilman DiGiacinto, approval of a Landmark Designation, pursuant to Chapter 126 of the Town Code entitled Landmarks Preservation, of the main house and front lawn of the property known as Breezemont Day Camp which parcel is located at 60 Cox Avenue, Armonk, New York and known on the North Castle Tax Maps as 108.01-3-65.

The roll call vote was as follows:

Ayes: Councilmen D'Angelo, DiGiacinto, Reiter, Mezzancello, Supervisor Schiliro

Noes: None

Ms. Shimer said she will contact the State to try to obtain NYS landmark designation. She said if the State approved the designation, it would take care of obtaining federal designation.

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Anne Curran, Town Clerk

Dated: May 12, 2015