

## PUBLIC HEARING

June 24, 2020

At 8:10 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 North Castle Town Board will hold a Public Hearing on June 24, 2020, at 7:30 PM, or as soon thereafter as practical, at Town Hall, 15 Bedford Road, Armonk, NY, 10504, to consider the special event permit request for a private special event to hold not more than 300 people on May 22, 2021. The property is located at Moderne Barn, 430 Bedford Road, and known on the North Castle Tax Maps as 108.01-4-22 and located within the RB Zoning District.

The special event permit application is available in the Town Clerk's office during regular business hours and on the Town website. ALL PERSONS HAVING AN INTEREST IN THE MATTER ARE INVITED TO ATTEND AND BE HEARD.

By Order of the Town Board  
Alison Simon, Town Clerk

Dated: June 10, 2020  
Armonk, NY

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.

The following letters and documents were noted as received and marked Exhibit "D" for the record:

- Application documents, and Short Environmental Assessment Form, Part 1.
- Email from Lieutenant Geoffrey Harisch, North Castle Police Department, dated June 1, 2020.
- Email from Building Inspector Rob Melillo, June 1, 2020.
- Email from Fire Chief Phil Goulet, Armonk Fire Department, dated May 29, 2020.
- Email from Westchester County Department of Planning, dated June 3, 2020, confirming receipt of notification of special permit application to the Westchester County Planning Board.

The Town Clerk noted that certificates denoting mailing of Notice of Hearing to adjacent property owners were in order.

The Town Clerk noted there was a Negative Declaration for consideration.

The Town Clerk noted there was a Proposed Resolution of approval for consideration.

The applicant, Nick Livanos, owner of Moderne Barn restaurant, and Brian Rieke, owner of Stamford Tent and Event Services, participated in the public hearing online via web conference.

Mr. Livanos described the detail of wedding event to be held at the Moderne Barn, with the cocktail hour (up to 90 minutes) inside the restaurant, followed by guests being escorted to the sit down dinner outside under a tent in their parking lot. He added that the restaurant will stay closed and will not reopen for public dining; the whole evening will be a private event.

Mr. Rieke described the plan for use a Navitrak style tent, with a basic dance floor and bandstand, staked into the middle section of the parking lot behind the restaurant.

Mr. Livanos confirmed with Mr. Melillo that head on parking would not be permitted on either side of the tent. Mr. Livanos noted that the owner of the property located across the street from the restaurant has given permission to use his parking lot if needed for additional parking.

Town Board Minutes  
June 24, 2020

Councilman DiGiacinto moved, seconded by Councilman Reiter, receipt of Short Environmental Assessment Form (EAF) Part 1.

The roll call vote was as follows:

Ayes: Councilmen DiGiacinto, Reiter, Berra, Hussain, Supervisor Schiliro

Noes: None

Councilman DiGiacinto moved, seconded by Councilman Reiter, that based upon review of the Environmental Assessment Form and all other materials, it has been determined that there will be no significant adverse environmental impacts and the Town Board hereby adopts a Negative Declaration.

The roll call vote was as follows:

Ayes: Councilmen DiGiacinto, Reiter, Berra, Hussain, Supervisor Schiliro

Noes: None

Councilman DiGiacinto moved, seconded by Councilman Reiter, approval of the Special Event Permit application for a private special event at Moderne Barn, 430 Bedford Road (Tax ID 108.01-4-22) on May 22, 2021.

The roll call vote was as follows:

Ayes: Councilmen DiGiacinto, Reiter, Berra, Hussain, Supervisor Schiliro

Noes: None

After all persons were heard who desired to be heard, Councilman DiGiacinto moved, seconded by Councilman Reiter, that the Public Hearing be closed at 9:21 p.m.

The roll call vote was as follows:

Ayes: Councilmen DiGiacinto, Reiter, Berra, Hussain, Supervisor Schiliro

Noes: None

*Note:* The Town Clerk will provide the certified Resolution of approval to the applicant in 2021 upon receipt of the following:

- Certificates of Insurance.
- Written confirmation from the Building Department that, following a pre-site meeting with the applicant, all issues regarding the operation of the special event have been adequately addressed to the satisfaction of the Building Inspector, Fire Marshal, Fire Department, and Police Department.

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Alison Simon, Town Clerk

Dated: July 6, 2020