

PUBLIC HEARING

June 9, 2021

At 8:32 p.m. Supervisor Schiliro said that the Public Hearing, which was opened on June 26, 2019 and adjourned, reconvened and adjourned on July 10, 2019, and reconvened and adjourned on May 26, 2021, would be reconvened in accordance with the Public Notice that follows:

NOTICE IS HEREBY GIVEN THAT the North Castle Town Board will reconvene a Public Hearing, previously adjourned on July 10, 2019, on May 26, 2021, at 7:30 PM, or as soon thereafter as practical, at Town Hall, 15 Bedford Road, Armonk, NY 10504 via web conference, to consider the following Local Laws to amend Chapter 355, Zoning, of the Town of North Castle, with regard to the proposed Eagle Ridge development at 3 North Castle Drive, Armonk:

1. Local Law to amend Section 355-23, Attachment 3 Schedule of Office and Industrial District Regulations, by amending Permitted Principal Use # 1 in the OBH Office Business Hotel Zoning District, and by modifying requirements in the OBH Zoning District.
2. Local Law to amend the Town Zoning Map to reclassify a 21.89-acre portion of Parcel ID 108.03-1-62.1 from the OBH Office Business Hotel Zoning District to R-MF-SCH Residential Multifamily Senior Citizen Housing Zoning District, and establishing requirements for that 21.89-acre portion of the property.

The proposed local laws are 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: May 15, 2021
Armonk, NY

The Town Clerk noted that no additional correspondence was received since the Public Hearing was reconvened on May 26, 2021.

Supervisor Schiliro noted that Councilman Saleem Hussain is not participating in the Public Hearing, and recused himself because he is an employee of IBM.

Kory Salomone, Zarin and Steinmetz, representing Maddd Madonna Armonk LLC (MADDD), Frank Madonna, Josh Weissman, and Ralph Alfonzetti, the project engineer, appeared before the Board via video conference.

The following residents appeared before the Board via video conference:

Residents Matt Jacobs, Evan Goldman, and Eric Abraham expressed support of the project.

Resident Linda Fernberg expressed concerns about the project.

Discussion was held between Mr. Salomone and Mr. Baroni with regard to the request of the Conservation Board that the application be referred to the Conservation Board. The request was received from George Drapeau, member of the Conservation Board.

Councilman Reiter moved, seconded by Councilman Berra, referral to the Conservation Board conditioned upon receipt of the Open Space Index.

The roll call vote was as follows:

Ayes: Councilmen DiGiacinto, Reiter, Berra, Supervisor Schiliro

Noes: None

Abstained: Councilman Hussain

Town Clerk Alison Simon read aloud emails, dated May 2021, from residents Jordan Matusow, Robert Klein, and Sue Miller expressing support of the project.

Email, dated June 2021, was received from resident Laura Topolsky.

Councilman DiGiacinto provided comments on the Draft Findings Statement.

Councilman Berra expressed concerns about the number of units proposed.

Supervisor Schiliro spoke about the Town Comprehensive Plan and the factors supporting infill development, an increase in the number of housing units, and clustered housing in the Town.

Councilman Reiter moved, seconded by Councilman Berra, to direct Director of Planning Adam Kaufman to prepare the next draft of the Findings Statement.

The roll call vote was as follows:

Ayes: Councilmen DiGiacinto, Reiter, Berra, Supervisor Schiliro

Noes: None

Abstained: Councilman Hussain

After all persons were heard who desired to be heard, Councilman Reiter, seconded by Councilman DiGiacinto, that the public hearing be adjourned at 10:46 p.m., and reconvened at the June 23, 2021 Town Board Meeting.

The roll call vote was as follows:

Ayes: Councilmen DiGiacinto, Reiter, Berra, Supervisor Schiliro

Noes: None

Abstained: Councilman Hussain

A transcript of the public hearing was recorded via Zoom.

Alison Simon, Town Clerk

Dated: June 17, 2021