

## PUBLIC HEARING

June 23, 2021

At 8:30 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, reconvened and adjourned on May 26, 2021, and reconvened and adjourned on June 9, 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

Updated Draft of State Environmental Quality Review Act (SEQRA) Findings Statement, dated June 2021, was marked Exhibit "D" for the record.

The Town Clerk noted that a memo, dated June 22, 2021, was received from the Conservation Board.

Local Laws for consideration.

Councilman Reiter moved, seconded by Councilman DiGiacinto, receipt of Updated Draft of State Environmental Quality Review Act (SEQRA) Findings Statement, dated June 2021.

Ayes: Councilmen DiGiacinto, Reiter, Berra, Supervisor Schiliro

Noes: None

Abstained: Councilman Hussain

Supervisor Schiliro noted that Councilman Saleem Hussain did not participate 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.

Town Attorney Roland Baroni provided the following summary of the process regarding the zoning petition. The applicant submitted a petition for rezoning in 2018. The Town Board, as Lead Agency, declared a Positive Declaration. A Draft Environmental Impact Statement (DEIS) was received by the Town Board. A public hearing was opened on the DEIS; and a public hearing was opened on the rezoning. The Board closed the public hearing on the DEIS on July 19, 2019; and a Final Environmental Impact Statement (FEIS) was prepared. The Town Board accepted the FEIS as complete on December 23, 2020. The public hearing on the rezoning, which was previously adjourned on July 10, 2019, was reconvened on May 26, 2021 and June 9, 2021. Mr. Baroni noted that this hearing is still open; and said that the Town Board had indicated it would keep the hearing open until it received comments from the Conservation Board, which are expected before the next meeting on July 14, 2021.

Mr. Baroni noted that the remaining parts of the process are for the Town Board to consider the Findings Statements and to make any additional changes, and then the Board will be prepared to consider the Community Benefits Agreement and the Escrow Agreement, which are currently being prepared, and to consider a Resolution adopting the local laws.

Director of Planning Adam Kaufman noted that the Findings Statement is the culmination of the environmental review, and by adopting the Findings Statement, the Board would conclude the environmental review process and would be able to vote on the local laws.

Town Board members provided comments regarding the Updated Draft of State Environmental Quality Review Act (SEQRA) Findings Statement, dated June 2021.

After all persons were heard who desired to be heard, Councilman Reiter moved, seconded by Councilman DiGiacinto, that the public hearing be adjourned at 9:52 p.m., and reconvened at the July 14, 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.

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Alison Simon, Town Clerk

Dated: July 2, 2021