

PUBLIC HEARING

July 14, 2021

At 8:42 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, reconvened and adjourned on June 9, 2021, and reconvened and adjourned on June 23, 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

Councilman Saleem Hussain noted that he has a potential conflict of interest because his employer, IBM is an adjacent property to the subject property; and he left the dais for the hearing.

Memo from the North Castle Conservation Board, dated July 13, 2021, was marked Exhibit "E" for the record.

Town of North Castle Open Space Index, dated 2000/2001, prepared by the Conservation Board, was marked Exhibit "F" for the record.

Councilman DiGiacinto moved, seconded by Councilman Reiter, receipt of a memo from the Conservation Board, dated July 13, 2021.

The roll call vote was as follows:

Ayes: Councilmen DiGiacinto, Reiter, Berra, Supervisor Schiliro

Noes: None

Abstained: Councilman Hussain

Town Clerk Alison Simon noted the following items for consideration:

- Community Benefits Agreement
- State Environmental Quality Review Act (SEQRA) Findings Statement
- Local Laws
- Resolution of Adoption of the Local Laws

Kory Salomone, Zarin and Steinmetz, representing Maddd Madonna Armonk LLC (MADDD), Frank Madonna, and Josh Weissman, appeared before the Board.

Town Attorney Roland Baroni provided a summary of the process regarding the zoning petition. Mr. Baroni noted that on tonight's agenda are a proposed Findings Statement prepared by Director of Planning Adam Kaufman, and a Community Benefits Agreement which has been drafted, but there are additional comments and an additional draft will be provided in the future. He further noted that an Escrow Agreement will be submitted to the Town Board at a future time for consideration.

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Resident Linda Fernberg said she was at the hearing on behalf of herself and resident Barry Malvin who could not attend the hearing; and expressed concerns about the project.

Resident and Conservation Board Co-Chair John Krupa expressed concerns about the project as detailed in the Conservation Board memo, dated June 13, 2021.

Resident Jennifer Clark expressed concerns about the project.

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

Councilman Berra expressed his concerns about the project.

After all persons were heard who desired to be heard, Councilman DiGiacinto, seconded by Councilman Reiter, that the public hearing be closed at 10:48 p.m., and that there be a twenty day written comment period.

The roll call vote was as follows:

Ayes: Councilmen DiGiacinto, Reiter, Supervisor Schiliro

Noes: Councilman Berra

Abstained: Councilman Hussain

A transcript of the public hearing was created by a stenographer.

Alison Simon, Town Clerk

Dated: July 21, 2021