

## PUBLIC HEARING

November 10, 2021

At 11:01 p.m. Supervisor Schiliro stated that a Public Hearing, which was opened and adjourned on October 13, 2021, would be reconvened in accordance with the Public Notice that follows:

NOTICE IS HEREBY GIVEN THAT the North Castle Town Board will hold a Public Hearing on October 13, 2021, at 7:30 PM, or as soon thereafter as practical, at Town Hall, 15 Bedford Road, Armonk, NY 10504, to consider a Local Law to amend Chapter 355, Zoning to revise the accessory apartment provisions in the Town Code to encourage additional accessory apartment development within the Town of North Castle.

The proposed local law 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: September 29, 2021  
Armonk, NY

The Town Clerk noted there was a revised draft of the proposed Local Law for consideration.

Director of Planning Adam Kaufman reviewed the proposed revisions to the Town Code with regard to accessory apartments for consideration, which includes eliminating the waiting periods for accessory apartments, and providing greater flexibility in the location of accessory apartments. Mr. Kaufman explained that currently accessory apartments have to be integrated into the principal dwelling, or can be located in accessory structures if those accessory structures were built prior to 1984. The local law as proposed would allow flexibility to establish accessory apartments in a newly constructed accessory building or in accessory buildings constructed after 1984.

Mr. Kaufman noted that language regarding boarding houses was removed since it is no longer applicable, as the Town does not have any boarding houses. Revised language would simplify the formula used to calculate the size of accessory apartments.

Mr. Kaufman further noted that there was previous discussion regarding the current exclusion of accessory apartments on any lot currently utilized as an office of a professional person or home occupation, and whether accessory apartments should be permitted on lots of a minimum of four acres, as drafted in the proposed local law.

Discussion regarding the proposed revisions ensued among the Board, Mr. Kaufman, Building Inspector Robert Melillo, and Town Attorney Roland Baroni.

There was discussion regarding the fees for violations of the Code with regard to accessory apartments. Mr. Kaufman noted there was previous discussion about the creation of a registry of accessory apartments which would require the owner to register an accessory apartment with the Building Department.

Residents Ed Lobermann and Matt Milim expressed concerns regarding the proposed local law to encourage to additional accessory apartment development.

Note: At 11:59 p.m. Supervisor Schiliro stated that a Public Hearing, which was opened and adjourned on October 13, 2021, to consider a Local Law to amend Chapter 355, Zoning to establish Home-Based Business regulations and repeal Home Occupation regulations would be reconvened, and run concurrently with the subject Public Hearing regarding accessory apartment provisions.

After all persons were heard who desired to be heard, Councilman DiGiacinto moved, seconded by Councilman Hussain, that the Public Hearing be adjourned at 12:35 a.m.

Town Board Minutes  
November 10, 2021

The roll call vote was as follows:  
Ayes: Councilmen DiGiacinto, Reiter, Berra, Hussain, Supervisor Schiliro  
Noes: None

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Alison Simon, Town Clerk

Dated: December 1, 2021