

Agenda  
Regular Meeting  
North Castle Town Board  
Town Hall  
15 Bedford Road  
Armonk, NY  
**ONLINE AT NCTV**  
January 22, 2025

**PLEASE NOTE:**

- The Meeting will be held in person in Town Hall Meeting Room.
- View the meeting in person, on **NCTV** or **ONLINE AT NCTV**
- The Public may comment on agenda items via Zoom.
  - Zoom Meeting Link: <https://northcastleny.zoom.us/j/83522906555>
  - Meeting ID: **835 2290 6555** Passcode: **2733000**
  - Devices used to login to the meeting should clearly identify participants name.

EXECUTIVE SESSION: 5:30 PM – 7:30 PM

- Boards and Committees: Interviews
- Matters of Personnel: Specific Persons
- Advice of Counsel: Matters of Real Estate

**I. ANNOUNCEMENTS & PUBLIC COMMENT**

- A. Community Announcements/Town Clerk Report
- B. Public Comment

**II. PUBLIC HEARINGS**

**III. OLD BUSINESS**

- A. Approval of Town Board Minutes: January 8, 2025.
- B. Consider the adoption of the following Re Special Use Permit Application of HZBR, LLC (Breezemont Day Camp), 60 Cox Avenue, Armonk:
  - 1. Negative Declaration.
  - 2. Resolution.

**IV. MISCELLANEOUS**

- A. Consider the following Re the Acquisition of 333 Main Street, Armonk, pursuant to the Eminent Domain Procedure Law:
  - 1. Receipt of Short Environmental Assessment Form Part 1.
  - 2. Receipt of Appraisal of Property owned by F & F Armonk Associates LLC & Michael Fareri, dated November 18, 2024.
  - 3. Adoption of Order Calling for a Public Hearing In the Matter of the Acquisition of 333 Main Street, Armonk, New York, pursuant to the Eminent Domain Procedure Law, on February 12, 2025.
- B. Consider the following Re bids for Water District No. 4 new well supply on Sewer District No. 2 property:
  - 1. Award of the bid for the Treatment Building to Engineered Fluid, Inc and authorization for the Supervisor to sign the agreement.
  - 2. Approval to reject bid for the Site Work portion of the project; and authorization to rebid.
- C. Consider receipt of Letter from Geist Schwartz and Jellinek, PLLC representing Awesome Landscaping Corporation Re: Acquisition of Town Property located at Route 128, 535 Main Street, Armonk, Parcel I.D.

108.01-6.3; and request Town Assessor Georgann Richardson to obtain an appraisal to value the property using Uniform Standards of Professional Appraisal Practice (USPAP) standards.

D. Consider receipt of memo from KSCJ Consulting, dated January 13, 2025, Re assignment of New Street Names and Addresses Airport Campus ,113 King Street; and referral to Town E-911 Coordinator.

E. Consider the following recommendations from Town Engineer KSCJ Consulting regarding the residential project located at 34 Creemer Road, Armonk:

1. To establish a Wetland Mitigation Bond for the mitigation plantings from 34 Creemer, LLC, followed by a five-year Monitoring and Maintenance Bond.
2. Release of the original Wetland Mitigation Bond for the mitigation plantings to prior property owner David Gruber, and release of the five-year Monitoring and Maintenance Bond.

F. Consider the recommendation from Town Engineer KSCJ Consulting regarding the Marta Saglimbeni residential project located at 2 Tripp Lane, Armonk to establish a Wetland Mitigation Bond for the mitigation plantings, followed by a five-year Monitoring and Maintenance Bond.

G. Consider approval of Payment Requisition No. 8 (Final Payment) to AFL General Construction Inc. Re North White Plains Community Center Renovation project; and receipt of General Release and Guarantee Bond.

## V. AGREEMENTS

A. Consider Approval of Proposal from Quality Environmental Solutions & Technologies, Inc. to provide Bid Specifications and Management Services for the remediation of asbestos at the old recreation building located at 85 Cox Avenue, Armonk.

B. Consider authorization for the Supervisor to sign 2025 renewal agreement with ESI Group for Employment Assistance Program.

C. Consider authorization for the Supervisor to sign Memorandum of Agreement (MOA) with CSEA Unit II for modification of Salary Schedule for Lead Maintenance Mechanic.

## VI. PERSONNEL

A. Consider the Provisional Appointment of Dane Fender to the position of Water & Sewer Maintenance Worker Grade II, Water & Sewer Department, effective February 10, 2025.

B. Receipt of resignation of Jane Rothschild, North Castle Public Library, effective January 16, 2025.

## VII. CONSENSUS

A. Audit and approval of payments as indicated on Warrant No. 2 dated January 22, 2025

B. Town Clerk Report: December 2024.

## VIII. UPDATES

A. Town Board Liaison Update.

B. Administrator Update.

## AGENDA - SUBJECT TO CHANGE

- Speakers should sign up by printing name, street name or hamlet.
- Speakers will be recognized in the order in which they signed up.
- Speakers should state name and street name or hamlet when called to speak.
- Speakers should address comments to Supervisor and Town Board.
- Speakers should limit comments to 5 minutes in an effort to conduct an orderly

meeting and allow everyone a chance to speak.

- All speakers are expected to comment with respect and civility.
- Personal attacks on Town Employees and Town Consultants will not be permitted.
- The Supervisor reserves the right to stop a speaker's comments if they are not in accordance with this approved public comment policy.