

From: [Betty Sanchirico](#)
To: [Joseph A. Rende](#); [Barbara DiGiacinto](#); [José Berra](#); [Saleem Hussain](#); [Matt Milim](#)
Cc: [Alison Simon](#)
Subject: Fw: 333 Main Street
Date: Wednesday, February 12, 2025 1:46:21 PM
Attachments: [333 Main Street.docx](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: [REDACTED]
Sent: Wednesday, February 12, 2025 at 12:41:27 PM EST
Subject: 333 Main Street

Town Board members:
I had hoped to attend tonight's public hearing re: 333 Main Street but I see the weather is forecasted to be snowy/rainy. Therefore,
I have attached my comments and reasoning for asking that you do NOT move forward with the purchase of 333 Main Street as a new Town Hall building. I feel as though this purchase and resulting increase in taxes would put a heavy burden on we taxpayers, especially in North White Plains where we do not have the affluency that exists in Armonk. The former Board worked hard over the years to build up the fund balance which we now enjoy the benefits of by receiving relative low interest rates on loans. Please do not be quick to spend but explore expenditures FULLY before jumping into a bottomless pit of expenditures, resulting in substantial tax increases.
I also have one question: I see Michael Fareri is one of the current owners of the property. Is F & F LLC also a Fareri owner?
Thank you for your consideration.
Betty Sanchirico

Preface: I feel as though a decision has already been made regarding the purchase of 333 Main Street but figured I should at least offer my comments/opinions.

I would first like to offer my opinion of using the existing property to start from scratch and put up a brand new building that would be in conformance with all building codes, laws, designed according to the Town's needs (i.e. Supervisor office., town clerk, police dept., court, court room, etc. It would involve taking over the small baseball field that is currently there but since you are aggressively moving towards turfing the two former IBM fields, seems this is not a loss at all. The Town already has the property which is a big head start. What is desperately needed (more than a Town Hall building) is a building that would house the highway department's inventory of equipment, vehicles, that are currently rapidly being depreciated as a result of being subjected to the weather, not to mention the highway guys having to work outside in bad weather. These pieces of equipment should be housed inside to promote longevity vs depreciation.

Compliance bldg. codes, standards, etc

I will be quoting extracts from the recent Appraisal: It states that it is **"assumed"** that the **property is in compliance with all applicable federal, state and local laws, ordinances, regulations, building standards, use restrictions and zoning** unless lack of compliance is stated in the appraisal report. It is assumed that all water, sewer facilities and utilities (whether existing or proposed) are or will be in good working order, are safe for use, and are or will be **"sufficient"** to serve the current or proposed uses of the subject property or any structures or other improvements. **Determining and reporting on such matters were not part of the scope of work for this assignment.**

Hazardous materials/environmental contamination, asbestos

Unless otherwise stated in this report, the past or current existence of **hazardous materials or environmental contamination** on, below or near the subject property was not observed or known by the appraiser. **The appraiser, however, is not qualified to detect such substances or to make determinations about their**

presence. The presence of substances such as asbestos, urea-formaldehyde foam insulation and other potentially hazardous materials or environmental contamination may affect the value of the property. Unless otherwise stated, the value estimated is predicated on the “assumption” that there is no such material on, below or affecting the property that would cause a loss in value. **No responsibility is assumed for such conditions or for any expertise or engineering assistance required to discover them.** The intended user is urged to retain an expert in this field, if desired.

ADA compliant

In the event the subject property is improved we have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the **Americans with Disabilities Act (ADA)**. **It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of the ADA in estimating the value of this property.**

Considering the above unknown conditions, not only will we have to deal with the purchase, extensive alterations, upgrades to heating/air conditioning, elevators, electrical, we will have architectural fees, engineering fees,

Affordable housing/seniors, those down sizing...

I can't help but think at this time of one of the things that I continually hear at these meetings, having to do with affordable housing, etc. and how important it is to have affordable housing in order to allow senior citizens or others who are in the process of down sizing being able to still live in Town. The direction that I see this Board going in is certainly not on the path to lowering taxes or remaining constant but by **spending that substantially would increase our taxes.** This

building purchase is in addition to all the work that has to be done on the pool, not to mention the \$3 million dollars to be spent on turfing the new ball fields. Yes I understand that money is planned to be taken from the fund balance but wouldn't it be better spent towards providing some kind of protection for highway department equipment or to highway dept. employees who have to work on the equipment??? The way I see it, the tax burden that the purchase of this new building and associated expenses would put on its residents would make **it impossible for seniors to relocate in town or for others looking to downsize.**

I have lived in this Town for over 50 years and I would hate to have to consider living elsewhere, especially at this point in time of my life. I am totally against the purchase of this piece of property and ask that the Board does a THOROUGH search of ALL aspects involved if you decide to go through with it prior to the actual purchase.

From: [Carolyn H](#)
To: [Alison Simon](#); [Joseph A. Rende](#); [José Berra](#); [Barbara DiGiacinto](#); [Saleem Hussain](#); [Matt Milim](#); [Josephine Egan](#); [Supervisor External Account](#); [Kevin Hay](#)
Cc: [Chris Burdick](#); [Shelley Mayer](#); [Nora Manuele](#); [Deb Wood](#)
Subject: Against the 333 Main Street Plan
Date: Wednesday, February 12, 2025 4:30:12 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Town Board members, we agree with what Nora wrote, below, to OPPOSE the 333 Main Street Plan. In addition, in these uncertain economic times, it makes no sense to us to embark on an unnecessary expensive project like this. As retirees on fixed incomes, we certainly do not welcome additional taxes for this purpose. I can think of better things for the town to spend money on.

We're sorry that we're unable to attend the meeting tonight. Please take our views into considerations. Thank you.

Sincerely,

Carolyn Hoffman and Deborah Wood

[REDACTED]

North White Plains, NY 10602-2520

On Feb 11, 2025, at 10:20 PM, Nora Manuele [REDACTED] wrote:

Dear North Castle Town Board members,

I'm writing this email to inform you that I am against the Town of North Castle acquiring 333 Main Street for the purpose of creating a new Town Hall. First of all our current Town Hall is in my mind the symbol of our Town, not the more prominent "Eagle", which is a relative newcomer to Town -1976 vs Town Hall's arrival in 1949.

I do not think it is prudent to purchase a \$7 million dollar building that needs to be remodeled to meet our Town's needs. I am not an expert at what will need to be done, but I know there will be expensive legal fees, architects, engineers, labor and materials. All this will be very costly and that \$7 million dollars could easily exceed another million or two!

Now is not the time to do this massive project - Residents of the Town should not be saddle with additional taxes. Everyone in North White Plains and many or all in the entire Town had large tax increases to their school taxes. Soon North White Plains will have to pay for the water and sewer lines that need to be upgraded, which will results in more taxes. Soon there will be nothing affordable about living in NWP!

The other matter is the historic district in Armonk is in jeopardy. This is the area where our Town Hall presently resides. The quaint town as we know it could very well be lost to developers if our Town Hall were to be sold to pay for this other building.

I planned on attending the Public Hearing tomorrow, February 12, but I may not be able to

attend. I'm still recovering from an illness and I'm concerned about the weather. On a nice night, driving up to Armonk is do-able, but on a drive that might involve slippery roads, I will be forced to stay home.

Please vote against the 333 Main Street Plan!

Thank you,

Nora

Nora Kanze Manuele

[REDACTED]

North White Plains, NY 10603

Email: [REDACTED]

From: [Daniela Israelov](#)
To: [Alison Simon](#)
Subject: Open Ended Permission
Date: Wednesday, February 12, 2025 6:48:52 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Honorable Board,

I am a resident of North White Plains, residing at [REDACTED], White Plains, NY 10603. It is my understanding that there is a town hearing tonight on the open ended permission for the Town Board to spend whatever amount they choose to acquire 333 Main Street and more on renovating it. This is obviously a very expensive endeavor and could result in a heavy tax burden on the tax payers in our town. I am writing to voice my objection against this proposed plan.

Please consider that the difference in household incomes between North White Plains residents and Armonk Residents is considerably wide and that this proposal will put an undue burden on us, especially considering that school taxes just increased sizably in 2024. The additional increase in taxes would put an additional burden on our residents that will undoubtedly overextend us.

Sincerely,

--

Daniela Israelov, Esq.
[REDACTED], White Plains, NY 10603

2/12/2025

Dear North Castle Town Board members,

I'm writing this email to express my concerns regarding the Town of North Castle acquiring 333 Main Street for the purpose of creating a new Town Hall.

While I appreciate the need for a modernized Town Hall and Police Department that is ADA compliant and has sufficient capacity to meet the Town's needs, I do not believe this is a financial undertaking that should be started during these tumultuous times. The new administration has expressed their intention to levy significant tariffs on steel and other raw materials which will drive up building costs 25% or more. In addition, as we have seen with Katrina, the recent natural disasters are going to consume the raw materials that are available, further driving up costs.

While it is difficult to predict the future, my ask is to delay a purchase of 333 Main St and limit investments to exploring options that have a much lower implementation cost, even if these are interim solutions, until the impact of the new administration is fully understood.

Please vote against the 333 Main Street Plan!

Thank you,

Diane

Diane Borgia

[REDACTED]

North White Plains, NY 10603

Email: [REDACTED]

From: [Gayle Kolt](#)
To: [Alison Simon](#)
Subject: For reading at tonights meeting
Date: Wednesday, February 12, 2025 6:32:09 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

For the tecord i am b

Vehemently against open ended permissions and the purchase if that 7 million dollar property i. Armonk. As it will raise my taxes

Gayle kolt



Nwp

From: [Georgette Cubinski](#)
To: [Alison Simon](#)
Subject: 333 Main Street and North Castle Preservation District 1
Date: Wednesday, February 12, 2025 10:36:29 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Alison,

My name is Georgette Cubinski and my mother grace were both at the meeting tonight we had to leave because of snow and my mother is 93 now.

We both are voting NO TO THE 333 MAIN STREET PLAN

Georgette & Grace Cubinsk

[REDACTED]

North White Plains NY 10603

We have lived here over (60) years We do not need any more higher taxes at this time.

Thank You

From: [JoAnn Gala](#)
To: [Alison Simon](#)
Subject: Vote against 333 Main St
Date: Wednesday, February 12, 2025 4:47:06 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Unable to attend meeting but am against the 333 Main St proposal.

Sincerely,

JoAnn Gala

Owner, [REDACTED]. NWP

Sent from my iPhone

From: [Nora Manuele](#)
To: [Joseph A. Rende](#); [José Berra](#); [Barbara DiGiacinto](#); [Saleem Hussain](#); [Matt Milim](#); [Josephine Egan](#); [Alison Simon](#); [Supervisor External Account](#); [Kevin Hay](#)
Cc: [Assemblymember Chris Burdick](#); [Sen. Shelley Mayer](#)
Subject: Against the 333 Main Street Plan
Date: Tuesday, February 11, 2025 10:23:26 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear North Castle Town Board members,

I'm writing this email to inform you that I am against the Town of North Castle acquiring 333 Main Street for the purpose of creating a new Town Hall. First of all our current Town Hall is in my mind the symbol of our Town, not the more prominent "Eagle", which is a relative newcomer to Town -1976 vs Town Hall's arrival in 1949.

I do not think it is prudent to purchase a \$7 million dollar building that needs to be remodeled to meet our Town's needs. I am not an expert at what will need to be done, but I know there will be expensive legal fees, architects, engineers, labor and materials. All this will be very costly and that \$7 million dollars could easily exceed another million or two!

Now is not the time to do this massive project - Residents of the Town should not be saddle with additional taxes. Everyone in North White Plains and many or all in the entire Town had large tax increases to their school taxes. Soon North White Plains will have to pay for the water and sewer lines that need to be upgraded, which will results in more taxes. Soon there will be nothing affordable about living in NWP!

The other matter is the historic district in Armonk is in jeopardy. This is the area where our Town Hall presently resides. The quaint town as we know it could very well be lost to developers if our Town Hall were to be sold to pay for this other building.

I planned on attending the Public Hearing tomorrow, February 12, but I may not be able to attend. I'm still recovering from an illness and I'm concerned about the weather. On a nice night, driving up to Armonk is do-able, but on a drive that might involve slippery roads, I will be forced to stay home.

Please vote against the 333 Main Street Plan!

Thank you,

Nora

Nora Kanze Manuele

[REDACTED]

North White Plains, NY 10603

Email: [REDACTED]

Sharon Tomback

– Bedford, NY 10506

Email

February 11, 2025

North Castle Town Board
North Castle Town Clerk
North Castle Town Administrator
15 Bedford Road
Armonk, NY 10504

Re: February 12, 2025 Public Hearing
Agenda Item II.C. Consider the Matter of the Acquisition of 333 Main Street,
Armonk, New York, pursuant to the Eminent Domain Procedure Law

Town Board Members, Clerk and Administrator, Town of North Castle, New York.

I write as a private citizen. Please include this letter in the Public Hearing comments for February 12, 2025.

I ask that any vote by the members of the Town Board concerning the acquisition of 333 Main Street be a super majority vote of four members of the Town Board.

Your Public Hearing Order requests comments from North Castle citizens on four areas relating to the proposal to acquire by Eminent Domain 333 Main Street, Armonk. Those four areas concern economic and social effects of the proposed acquisition project, its impacts on the environment and its consistency with the goals and objectives established by the community.

In the spirit of open government and transparency, before voting regarding this acquisition, I ask that each Town Board member individually and in a public writing answer the following:

- (1) Provide a projected budget not just for the proposed \$7 million acquisition, but for the finished product when “Town Hall, Court and Police” have been moved.
- (2) Explain why the unusual process of Eminent Domain is being pursued. Has another buyer offered for 333 Main Street?
- (3) Pledge that no North Castle history asset or designation will be negatively impacted, sold or extinguished.
- (4) Confirm in writing that you have read both the Charles Shapiro Plan of 2006 timeframe and the 2018 Town Comprehensive Plan adopted by the then Town Board as the Town’s Master Plan which clearly states the goals and objectives established by our community.
- (5) Confirm that you have read the July 1949 article about the present Town Hall written by our 2nd Town Historian Richard N. Lander and published in *The Westchester County Historical Bulletin*.
- (6) Explain your understanding of why no other option for Town Hall is being explored.

Sincerely,

Sharon Tomback

Sharon Tomback

Sharon Tomback
[REDACTED] - Bedford, NY 10506
Email s [REDACTED] - Telephone [REDACTED]

February 11, 2025

Town Board Members
Town Clerk and Town Administrator
Town of North Castle
15 Bedford Road
Armonk, New York 10504

Councilmen, Clerk and Administrator,

I write as your Co-Historian for the Town. I wish this letter to become part of the February 12, 2025, Public Hearing Comments.

Your proposal to acquire 333 Main Street, Armonk and related parcel via Eminent Domain at a price of \$7 million alarms me. Preservation of North Castle's history assets is extremely important to me. Your proposal carries an inherent and certain negative effect for preserving North Castle's history assets.

Before voting to move forward, please consider carefully the answers to these questions:

- What are your plans for North Castle Preservation District No. I?
- What are your plans for Local Law No. 3 for 2011?
- Would rezoning North Castle Preservation District No. I be a consideration?
- What are your plans for the current Town Hall building?
- What are your plans for the Indian Grinding Stone and Commemorative Plaques on the property?
- What are your plans for the Cornell-Birdsall historic farmhouse?
- What are your plans for the Highway yard?
- What are your plans for the baseball field?
- Will you consider using the proposed starting amount of \$7 million to repair the buildings and property we already own and to expand and upgrade the current Town Hall and parking area?

Common sense tells us that if you proceed with your proposal then the currently used buildings would be excess and ripe for sale to a developer thereby delivering a fatal blow to historic preservation in North Castle.

I have attached the story of how the present Town Hall building came to be and an article I wrote for the Meet the Supervisors (history moments presented at Town Board meetings of the immediate past Board). If you would care to learn more about the Cornell-Birdsall House, the scope and importance of North Castle Preservation District No. I or another matter concerning North Castle's rich history, please contact me.

Will you choose to vote for preserving North Castle's history assets?

Sincerely,

Sharon Tomback

Attachments

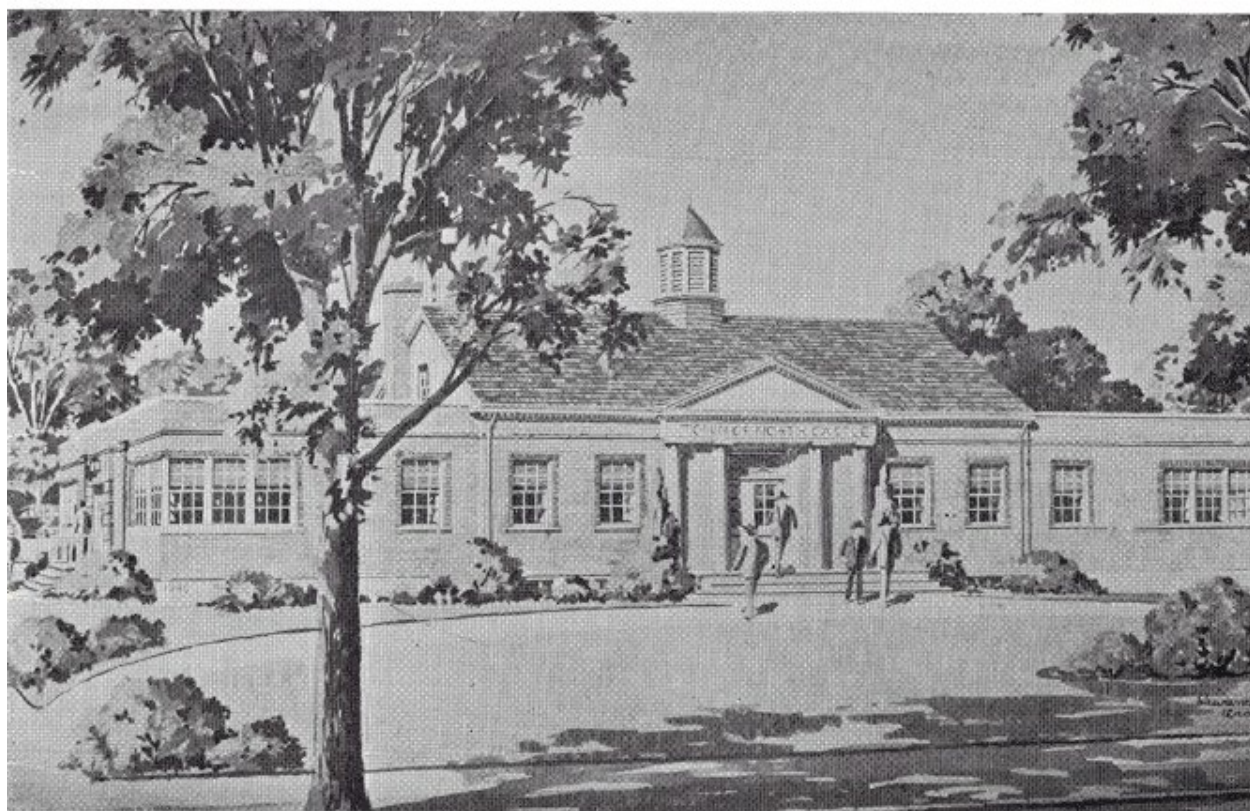
The Westchester County Historical Society

The Westchester County Historical Bulletin

VOL. 25

JULY 1949

No. 3



NORTH CASTLE TOWN HALL

PUBLISHED QUARTERLY BY THE
WESTCHESTER COUNTY HISTORICAL SOCIETY
WHITE PLAINS, NEW YORK

NORTH CASTLE'S TOWN MEETINGS AND MEETING PLACES

By RICHARD N. LANDER
Historian of the Town of North Castle

It has taken the Town of North Castle almost 213 years to build its first town-owned hall. The erection of the new building, pictured on the cover, has come about largely through the recent amendment in the General Municipal Law permitting a capital reserve fund for the building of town offices together with the "Pay-as-you-go Administration" of Supervisor James D. Hopkins and his Town Board. Also truthfully the reason North Castle has waited so long is a certain Yankee frugality which from time immemorial has prevailed throughout the township. The writer himself was brought up on the old adage that something new is no improvement over what you are using if it is not paid for. Thus a lack of funds and a hatred of debt have delayed the project these many years. To understand the real story of the Town Hall and the early Town Meetings we shall return to the bygone days when the town fathers met where it would cost them the least.

There is no way in which we can tell where the first town meetings were held. The minutes from 1736 to 1788 list the place only as "North Castle." In those days and until 1791 the present Town of New Castle constituted a part of this township so the territory in which the meetings could have been held was considerably larger than it is to-day. It is safe to say that most of the infrequent and unrecorded meetings of the Town Board (the Supervisor, the Town Clerk and four Justices of the Peace) took place at the homes of the early town officers, most frequently at the Town Clerk's residence where the records were kept.

In 1788 William Wright was elected Town Clerk and the minutes

record, "Voted that the Town Meeting be held at the house of William Wright." The writer is unable to ascertain where Wright lived but presumes it was in the present Whippoorwill section of the Town. A 1793 record shows the Town Meeting held at the house of Benjamin Tripp. This farm was on the Danbury Post Road (Route 22) north of Smith's Tavern and near the residence of Harrison Palmer, Town Clerk. The Tripp place was near the present home of Benjamin Marx at Coman Hills. Captain John Smith, proprietor of Smith's Tavern (now the residence of Mr and Mrs Samuel Datlowe) was Town Clerk in 1798. Then, I think it safe to say, began the series of Town Meetings at John Smith's for he served thirty two years, retiring in 1830. In that year his son, Samuel Purdy Smith, succeeded to the office and continued the custom, sanctioned by long years of usage and by convenient location, of holding meetings in the Tavern. In fact the Clerk began to record on his minutes, "The house of John Smith, Innkeeper," Upon the death of his aged father, 1842, the tavern became the property of Samuel P. Smith. This was a fine place to hold meetings for the house was large and commodious and there was plenty of liquid refreshment in the tap room. Those Town Meetings must have been colorful affairs, some of them lasted three days, and the Tavern was the polling place for the entire town in the Presidential and Gubernatorial elections before the setting up of the three original election districts in the early eighteen forties. The house of the two Smiths, father and son, was used until 1845. For the ensuing eleven years the place of meeting is omitted. In 1856 Samuel Smith retired as Town Clerk but the writer assumes the meetings continued there for in 1852 we find the Commissioners of Highways meeting at Smith's.

In 1856 Floyd G. Cox was elected Town Clerk and the Town Meetings were moved to the house of Halstead Briggs in the village of Armonk which was fast becoming the center of population being larger than both Sands Mills and the settlement around Smith's Tavern. The Briggs house like its predecessor furnished liquid refreshment and was a focal point in the village. For some years Halstead Briggs was a politician serving several terms as Commissioner of Highways. He died in 1858. His house is still standing and was a part of the Briggs Estate until a few years ago when it was purchased by Ralph L. MacDonald, now occupied by the Creed and Trask families. The Commissioners of Highways met at the house of Keeler Green which was probably in Middle Patent. In 1860 the Town Meeting was held at Mrs Briggs but adjoined to the house of Samuel O. Townsend. This

place is the present residence of Mr and Mrs Joseph Wago on the Old Mount Kisco Road. No reason is recorded for the adjournment but the minutes do not seem to indicate a political change. Possibly the Townsend house was more commodious or a temperance element had finally invaded the Town Meeting. The following year it was held at the home of Reuben D. Tyler on the Round Hill Road a short distance west of the Middle Patent School (Troy's Corners). Although the house has been torn down its foundations are visible.

During the Civil War the meetings were held in the "Carpenter Shop of the Rev. Isaac Dyckman Vermilye," rector of St. Stephen's Church. Many special meetings were required for sanctioning Town bond issues enabling a bounty to be paid to each North Castle man who joined the Union Army. After the death of the Rev Mr Vermilye, 1864, the minutes refer to the use of the "Building of Mrs Vermilye" who continued to run the Chester Female Institute nearby. In 1870 the meeting was held at the building of Reuben M. Stilson standing in the little grove of trees just south of the fire house on Maple Avenue, now the property of the City of New York. The author has wondered if the Vermilye Shop and Stilson's Building were not one and the same place.

In 1871 we find the Town Meeting held at the shop of Thomas R. Smith. He was a shoemaker and his shop has been remodelled into a home and is the present residence of Mr and Mrs Harry R. Williams at the corner of Annandale Avenue and Main Street. Of this building we shall hear more. For 1872 and 1874 the meeting moved to the Bartly Palmer house which is in part still standing as the Miles Corner Restaurant at the corner of Route 22 and Main Street. In 1873 the meeting place was the Edwin Briggs house. This was a large and old homestead which had served as a tavern in earlier days. Its site was directly across Route 22 from the present Log Cabin Restaurant. For many years it had been the residence of George H. Lovelett Sr., the great grandfather of the writer. It was torn down twenty years ago. Although the location for 1875 is not given it was most probably back at the Thomas Smith shop because the 1876 records mention using Mrs Smith's place—the shoemaker having died. From this date the building became a Town Hall and old timers in the village refer to it as such. The Town Clerk was William H. Creemer who meticulously recorded everything public and private in Armonk and who always marked the Town Meetings as in "Armonk" as though the meeting place was well known and the accepted thing. Mrs Edwin F.

Acker, a daughter of Thomas R. Smith, remembers the meetings. On the morning of the chosen day the family arose before daylight to make the fire and sweep out. The Smiths also furnished the wood, coal and the chairs for the use of the public. For these services on Election Day, Caucus night and other occasions the Town allowed them the magnificent sum of thirty dollars. Mrs Acker recalls that this money paid the taxes on her mother's farm for many years.

During these same years the Supervisor and Town Clerk had offices in "Hopkins Hall" or in plainer language the rooms above the store of Supervisor James Hopkins in Armonk. This store has been extensively remodelled as Lander Brothers General Store. Board meetings were sometimes held here but more often, especially in the winter months, at the houses of the members of the Board, notably at Supervisor Hopkins, Town Clerk Forman W. Miller (the former W. Avery residence on Cox Avenue) and at the store of Town Clerk Mervin R. Baker (formerly belonging to George Johnson on the Old Mount Kisco Road). The Board was also known to meet in the tiny Kensico Village office of Judge John B. Wykoff who was a member of the Town Council for over forty-four years.

In 1884 the Clerk's minutes refer to the annual meeting as being held at the "Town Hall" in Armonk and the next year at the "Town House" by which name it was called until its use ceased in 1909. This was the Smith shop which served as the principle meeting place for over thirty years. Through the Gay Nineties the Town Board met frequently in the store of "Flewelin and MacDonald" (successors of James Hopkins in the grocery business). At times their sessions were held in the store of William K. Haviland, a Board member, on Maple Avenue. This store was on the easterly line of his property immediately adjoining the Mechanics Hall and has been demolished. The board also met with the Highway Commissioners in their homes—notably with Benjamin A. Birdsall, now the Agnew farm house occupied by Arthur E. Hendry and with Thomas A. Cox now the home of his great great grandson, W. Howard Cox, on Cox Avenue. There are reports of Board meetings at the office of the Town Clerk, Charles W. MacDonald. This office is believed to have been at the store of his brother, Wm F. MacDonald, who was the partner of Ezekiel Flewelin.

At the meeting of September 7, 1909 the Town Board was asked to vacate Mrs Smith's "Old Town House" as soon as they could secure a new place. A motion was carried to obtain the use of the new hall erected by the Junior Order of United American Mechanics for the

ensuing year at a rental not to exceed \$60.00 per annum. "The building shall be available for Town purposes, as a Justice Court and to store election booths and whatever town property may legally require storing in such place." By 1900 Fall Elections in the three districts replaced the Annual Spring Town Meetings so the hall became chiefly a polling place for Election District #2 as well as the meeting place for the Town Board. At the last Board meeting held in the "Old Town House," September 16, 1909, the Town Clerk, Dr. George B. Clark, was instructed to draw up an agreement between the Board and Council No 65 of the Mechanics for renting the hall. This agreement must have been well studied for the Town fathers deliberating problems and dispensing justice occupied the premises for forty years. However the author should note that several times in the earlier days of their stay the Board adjourned next door to the no doubt warmer residence of Judge Wm. K. Haviland.

Once in the past forty years when the Supervisor was Norman W. Lander, grandfather of the writer, the idea of erecting a Town owned hall on town land was suggested. Preliminary studies were made by the Supervisor and some others but the plan met with disapproval and was abandoned. Within the last decade the need for a Town Hall, largely due to the increased volume of Town business, was a pressing emergency. The voluminous quantity of records, some of which date back to the founding of North Castle, required fire proof storage. Also there was vital need for an adequate Council Chamber, Court facilities and Police headquarters.

Accordingly with the help of the Amendment to the Municipal Law, the Pay-as-you-go Town Board began to accumulate funds for the new building by the sale of Town owned property. A site adjoining the Methodist Church was purchased from the heirs of Charles B. and Martin Remsen. The new building was designed by Lawrence Loeb under the personal supervision of his associate, Henry H. Moger Jr, a native of the township. Munda and Munz were the builders. The entire cost of the project including land, architect's fees, construction, equipment and landscaping will be \$82,000.00 all fully paid for.

The citizens of the Town of North Castle can be justly proud of their new Town Hall representing many years of saving and planning—the first municipal building in the entire state to be built under the new law. In the midst of rejoicing these pages of local history have been written lest the people forget the leaders of those years and the achievements of the past.



James Daniel Ryan Hopkins
North Castle Supervisor 1944-1953

Covering 1947 to 1950

Tonight, we will cover only a portion of Supervisor Hopkins 10-year term – from 1947 to 1950. He was a highly accomplished attorney with the White Plains law firm Bleakley, Platt, Gilchrest and Walker. He served as Chairman of the Westchester County Board of Supervisors (the precursor to today's Board of Legislators) and later served as a highly acclaimed NY Supreme Court Justice and distinguished Dean of the Pace University School of Law.

Tonight I have this brass plaque to show you. For many years this plaque was affixed to the building we are in. It reads, *"This Town Hall, the first to be erected by the Town of North Castle and the first in New York State to be constructed with funds accumulated by savings rather than by the issuance of bonds, was completed on April 1st, 1949. James D. Hopkins, Supervisor. Councilmen Paul C. Lehr, Frank J. Milyangy, Vernon Wilson, Walter Wohlfel, Town Clerk Joseph T. Miller. Receiver of Taxes George P. Schmaling. Highway Superintendent Alvah see. Justice of the Peace Julius A. Raven. Justice of the Peace Henry T. Teclov. Architects Laurence M. Loeb and Henry H. Moger Jr."*

The *Villager* newspaper reported that the North Castle GOP had a landslide victory in the November 1947 election. Supervisor Hopkins was returned for a third term with a 501-vote majority over his opponent. At the time it was the largest majority ever given a supervisor.

Each year Supervisor Hopkins published his Report of the Supervisor. His line item report for 1947 was fully detailed filling one newspaper page. During the late 1940s he led a fight for a greater share of the school taxes collected by the State; he postponed tax lien sales and fought to avoid Town borrowing. He and his wife were devoted proponents of the North Castle Free Library and the Red Cross organization. They were highly esteemed community builders.

During 1950 the Town Board opposed the County increase in Welfare costs from about \$3,000 to \$33,000 annually, and a new house and lot numbering system was adopted for NWP.

Outside North Castle

Harry Truman was our 33rd President

The postwar economy, housing construction and births were booming

An average annual wage was \$3,210

Gas cost 18 cents per gallon and the average cost of a new car was \$1,510

Stromburg charged \$249.95 for a black and white television

The Korean War began when North Korea invaded South Korea

Diner's Club issued the first credit cards – then on cardboard, not plastic

The Tollund Man, a mummified body from the 4th Century, was found in a Denmark peat bog

U.S. troops went to Vietnam to aid French forces

Charles Schulz's Peanuts Comic Strip was first published

Frosty the Snowman, written by Walter "Jack" Rollins and Steve Nelson was first recorded by Gene Autry and the Cass County Boys.

Steve Condon

Armonk, NY 10504

February 12, 2025

North Castle Town Board
North Castle Town Clerk
North Castle Town Administrator
15 Bedford Road
Armonk, NY 10504

Re: Acquisition of 333 Main Street Armonk, NY.

Dear Members of the Town Board

I am a private citizen of the town of Armonk and writing to share my thoughts regarding the proposed purchase of 333 Main Street. The recent video delivered to citizens of North Castle seemed exciting and well intentioned on the surface, but upon further reflection, I found myself asking several questions that raised concerns.

Please address the following questions:

1. Who is the current owner(s) of the 333 Main Street property and is there any current interest in this property beyond the town board?
2. Why would eminent domain be necessary?
3. I understand that the town reservation fund has ~\$18mm, of which we plan to spend on turf fields, the town pool and other various projects. Would this fund be used for the acquisition of 333 Main?
4. The \$7 million acquisition cost does not include renovations to the office space, creating a court room, creating a holding facility for the police station, or any of the upgraded technology required for a state-of-the-art police station. What is the expected cost for renovation?
5. How will we replace the ~\$120,000 annual taxes currently paid to the town on the 333 Main Street property?
6. What will happen to 15 Bedford Road (current Town Hall), do you plan to sell for new development?

I am all in favor of progress and development in our town. The historic district is beautiful and unique and preserving the integrity of the downtown area ought to be a priority of the board.

Sincerely,
Steve Condon