

PUBLIC HEARING
June 14, 2023

At 9:01 p.m. Supervisor Schiliro stated that a Public Hearing would be held in accordance with the Public Notice that follows:

NOTICE IS HEREBY GIVEN that the North Castle Town Board will hold a public hearing on Wednesday, June 14, 2023, at 7:30 p.m., or as soon thereafter as practical, at Town Hall, 15 Bedford Road, Armonk, New York, 10504, to consider the Special Use Permit Application for a 34 unit multi-family residential project on the former site of Mariani Gardens, located at 45 Bedford Road, Armonk, NY. The property is known on the North Castle Tax Maps as 108.03-1-65, and located within the R-MF-DA (Multifamily-Downtown Armonk Residence) Zoning District. The special use permit application 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: June 3, 2023
Armonk, NY

The Public Notice was marked Exhibit "A" for the record.

The Affidavit of Posting calling the Public Hearing was marked Exhibit "B" for the record.

The Affidavit of Publication from The Journal News calling the Public Hearing was marked Exhibit "C" for the record.

Certificate of Mailing of Notice of Hearing to adjacent property was marked Exhibit "D" for the record.

Application letters from Veneziano & Associates, dated January 19, 2023 & March 2, 2023, regarding the Special Use Permit Application of 45 Bedford Road LLC were marked Exhibit "E" for the record.

Letters from Hardesty & Hanover, LLC, Traffic Engineer regarding Peer Review, dated April 7, 2023 and Response to Comments, dated April 25, 2023 were marked Exhibit "F" for the record.

Councilman DiGiacinto moved, seconded by Councilman Milim, receipt of memo from Director of Water and Sewer Operations Sal Misiti, dated May 8, 2023; and receipt of County Planning Board Response, dated June 9, 2023.

The roll call vote was as follows:

Ayes: Councilmen DiGiacinto, Berra, Hussain, Milim, Supervisor Schiliro

Noes: None

Supervisor Schiliro stated that the meeting would open and immediately adjourned to June 28, 2023 to allow the Planning Board more time to prepare comments for the Town Board.

Julie DeFilippo, resident and Home Owners Association President of Wampus Close, speaking on behalf of Wampus Close residents, stated, as the closest residential development to The Gardens, they have concerns regarding area traffic. She requested that the traffic study prepared in 2019 be revisited in consideration of the post COVID increase in parents driving students to school, and in consideration of the additional residential units at the Lumberyard and proposed Gardens development. Ms. DeFilippo asked the Board to consider reducing the number of units to be built at The Gardens. In addition, Ms. DeFilippo thanked the Planning Board for doing their due diligence to maintain the character of the Town.

Director of Water and Sewer Operations Sal Misiti stated that his letter was prepared at the request of Town Planner Adam Kaufman to update the Town Board regarding the status of upgrades to Water District No. 4 and Sewer District No. 2 which are directly related to the proposed developments in Town.

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After all persons were heard who desired to be heard, Councilman Berra moved, seconded by Councilman Hussain, that the Public Hearing be adjourned at 9:06 p.m. to June 28, 2023.

The roll call vote was as follows:

Ayes: Councilmen DiGiacinto, Berra, Hussain, Milim, Supervisor Schiliro

Noes: None

Alison Simon, Town Clerk

Dated: June 16, 2023