



17 BEDFORD ROAD
ARMONK, NY 10504
TEL: 914 273 0346
FAX: 914 273 3554
www.northcastleny.com

DATE: December 7, 2023

MEMO TO: Christopher Carthy, Chairman
& Planning Board Members

FROM: Jane Black, Co-Chair
John Krupa, Co-Chairman
Conservation Board

RE: 113 King Street

The applicant is seeking Subdivision, Site Plan, Wetland Permit and Tree Removal Permit approval from the Planning Board for the proposed redevelopment of the former MBIA Headquarters. The +/- 3.8-acre project site contains +/-0.25-acre wetland in the corner of the property, and a 9.4-acre conservation easement is proposed. David Sessions, Town Wetland Consultant, stated impact to wetlands was limited and was in favor of the proposed mitigation plan, which included meadow mix and native buffer restoration plantings. At its November 21, 2023, meeting, the project was approved. A motion was made by Erin Nenadich and was seconded by Craig Benedict, with the following conditions: that the Mitigation Plan reflect the use of native plantings and that pesticide and herbicide use be prohibited.

JM/JB/JK

cc: A. Guccione, JMC
A. Kaufman, Town Planner
R. Baroni, Town Attorney
A. Simon, Town Clerk
J. Berra, Town Board Liaison
Conservation Board