

THE CHRISTIAN AND MESSIANIC ALLIANCE

August 10, 1983

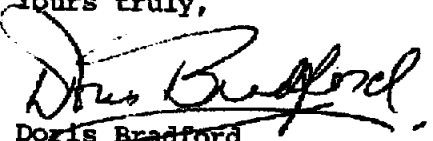
Town of North Castle  
Armonk, New York 10504

Gentlemen:

We attach herewith the following in order that we may expand and improve our lower level parking facilities.

- 1) Five (5) copies, "Application for Special Permit"
- 2) Two (2) copies, of proposed parking facilities
- 3) Check dated 8/10/83 in the amount of \$100.00.

If you have any questions regarding the above, do not hesitate to call me.

Yours truly,  


Doug Bradford  
Administrator

jp

Enclosures

VARIFICATION BY APPLICANT

STATE OF NEW YORK     )  
                                  ) SS.:  
COUNTY OF WESTCHESTER)

Doris BRADFORD, being duly sworn  
deposes and says that I am the applicant in the foregoing application;  
that I have read the same and that the same is true and correct.

*Doris Bradford*  
Signature of Applicant

Sworn to before me this

17 day of August, 1983.

*Kathleen M. Baroni*  
Notary Public

KATHLEEN M. BARONI  
Notary Public, State of New York  
No. 4621467  
Qualified in Westchester County  
Commission Expires March 30, 1985

\* \* \*

INSTRUCTIONS

- ✓ 1. Submit five (5) copies with this application.
2. A plan for the proposed development of a lot for a permitted special use shall be submitted with an application for a special permit. The plan shall show the location of all buildings, parking areas, traffic access and circulation drives, open spaces, landscaping, topography, special features, and any other pertinent information, including such information about neighboring properties as may be necessary to determine and provide for the enforcement of this Ordinance.
3. The applicant at least five (5) days prior to the date of the hearing must mail a notice of the hearing to all owners of property within 250 feet of the property included in the application. Such mailing shall be by Certified Mail. Post Office receipt shall be considered evidence of such mailing. The names and addresses appearing on the Town Tax Roll shall be used as a basis for such mailing.
4. If the premises abuts any state highway, parkway or county road, a notice of the hearing shall be sent to the Westchester County Planning Board, White Plains, New York, by Certified Mail at least ten (10) days prior to the hearing.

NOTE: A special permit shall be deemed to authorize only the particular use or uses specified in the permit, and shall expire if said use or uses shall cease for more than six (6) months for any reason, or if all required improvements are not made within one year (1) from the date of issue.

TOWN OF NORTH CASTLE

Armonk, New York

FEE \$100.00

APPLICATION FOR SPECIAL PERMIT

(SECTION 430 ZONING ORDINANCE)

Applicant: Hillside Church - Little Sparrows Nursery School

Address: 448 Bedford Rd Armonk NY

State authority, if other than owner:

\_\_\_\_\_  
\_\_\_\_\_

Premises: Section 2, Block 8, Lot 166:

situate on the \_\_\_\_\_ side of \_\_\_\_\_

\_\_\_\_\_ (street) \_\_\_\_\_ feet from the

intersection of \_\_\_\_\_

\_\_\_\_\_ (street).

Mortgagee: \_\_\_\_\_

Description of proposed use and improvements to the premises:

  
\_\_\_\_\_  
Signature of Applicant

(over)

**RESOLUTION OF THE TOWN BOARD OF THE  
TOWN OF NORTH CASTLE WITH RESPECT TO  
THE APPLICATION OF THE HILLSIDE CHURCH  
OF THE CHRISTIAN MISSIONARY ALLIANCE  
FOR A SPECIAL USE PERMIT TO OPERATE  
A NURSERY SCHOOL**

*COUNCILMAN DONINO MOVED, SECONDED BY COUNCILMAN KITTREDGE, THAT:*

WHEREAS The Hillside Church of the Christian Missionary Alliance has made an application for a Special Use Permit so as to permit its premises located at 448 Bedford Road, Armonk, New York to be used as a Nursery School, and

WHEREAS this application has been referred to the Planning Board which has rendered its report in favor of the application, and

WHEREAS, a public hearing was duly held on May 13, 1982 as required by law, at which times all those persons interested were heard, and

WHEREAS, a copy of said Special Use Application and Notice of said Public Hearing were forwarded to the Planning Board of Westchester County due to the fact that Route 22 is a State highway and

WHEREAS, by letter dated May 10, 1982, said Planning Board of Westchester County informed the Town Board of the Town of North Castle that it had considered said application and had found that the granting of the permit would not result in any significant impact on the State highway and that therefore the request for a special use permit was a matter for municipal determination in accordance with local planning and zoning policies.

NOW THEREFORE, this Board finds as follows:

THAT The Hillside Church of the Christian Missionary Alliance holds a special use permit under the provisions of Section 430 and 440.08 of the Zoning Ordinance and owns the property with improvements thereon situate on the North side of Bedford Road, north of the intersection with Cox Avenue and is designated on the Map of the Town of North Castle as Section 2, Block 8, Lot 16, the use consists of those generally connected with Church activities, including daily congregational gatherings, weddings, funerals, Sunday services and Sunday school.

THAT the property is located in an R-2A zone (single family residential on two acre lots) and allows churches and church school rooms on parcels fronting or having direct access to collector roads, and

THAT the operation of The Hillside Church of the Christian Missionary Alliance since its inception has had no apparent adverse impact on the surrounding area and that this use, in an existing building, will not have a significant effect on the environment or the abutting State road as adequate parking is provided behind the structure in an improved parking lot with one-way access drives into and out of the site from Route 22.

**THEREFORE, BE IT RESOLVED,** that the application of The Hillside Church of the Christian Missionary Alliance for a Special Use Permit to permit the use of its present facilities located at 448 Bedford Road, Armonk, New York to be used as a Nursery School be and the same is hereby granted subject to the following conditions:

1. That a minimum of one Supervisor be in physical attendance wherever any children are located at any given point in time.
2. That the outdoor area to be utilized for Nursery School activities be fenced on all sides, and that said fencing must be maintained at all times and be in good repair.
3. That the Nursery School shall operate only between September 1 and June 1 inclusive, of each year and only between the hours of 8:30 A.M. and 12:30 P.M., Monday through Friday.
4. That the maximum number of children to be accepted for enrollment based on the existing facility of two (2) rooms in the lower level of the structure may not exceed thirty (30).
5. That all teachers be certified by the State of New York and that the Nursery School maintain its New York State Certification at all times and comply with all rules, regulations and ordinances enacted or to be enacted by any appropriate municipal authority.
6. That there be no alteration of the present one way access drives into and out of the site from Route 22. *State Regulation*

**VOTE UNANIMOUS.**

VARIFICATION BY APPLICANT

STATE OF NEW YORK     )  
                                  ) SS.:  
COUNTY OF WESTCHESTER)

Doris BRADFORD, being duly sworn  
deposes and says that I am the applicant in the foregoing application;  
that I have read the same and that the same is true and correct.

*Doris Bradford*  
Signature of Applicant

Sworn to before me this

17 day of August, 1983.

*Kathleen M. Baroni*  
Notary Public

KATHLEEN M. BARONI  
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No. 4621467  
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NOTE: A special permit shall be deemed to authorize only the particular use or uses specified in the permit, and shall expire if said use or uses shall cease for more than six (6) months for any reason, or if all required improvements are not made within one year (1) from the date of issue.

TOWN OF NORTH CASTLE

Armonk, New York

FEE \$100.00

APPLICATION FOR SPECIAL PERMIT

(SECTION 430 ZONING ORDINANCE)

Applicant: Hillside Church

Address: 448 Bedford Rd. Armonk N.Y.

State authority, if other than owner:

INCORPORATED BY STATE OF NEW YORK  
AND WAS TO BE IN THE TOWN OF NORTH CASTLE  
TOWN OF NORTH CASTLE

Premises: Section 2, Block B, Lot 165:

situate on the \_\_\_\_\_ side of \_\_\_\_\_

\_\_\_\_\_ (street) \_\_\_\_\_ feet from the

intersection of \_\_\_\_\_

\_\_\_\_\_ (street).

Mortgagee: a

Description of proposed use and improvements to the premises:

Wesley Bradford  
Signature of Applicant  
Wesley Bradford

(over)

TOWN OF NORTH CASTLE

Armonk, New York

FEE \$100.00

APPLICATION FOR SPECIAL PERMIT

(SECTION 430 ZONING ORDINANCE)

Applicant: Hillside Church - Little Sparrows Nursery School

Address: 448 Bedford Rd Armonk NY

State authority, if other than owner:

\_\_\_\_\_  
\_\_\_\_\_

Premises: Section 2, Block 8, Lot 166:

situate on the \_\_\_\_\_ side of \_\_\_\_\_

\_\_\_\_\_ (street) \_\_\_\_\_ feet from the

intersection of \_\_\_\_\_

\_\_\_\_\_ (street).

Mortgagee: \_\_\_\_\_

Description of proposed use and improvements to the premises:

  
\_\_\_\_\_  
Signature of Applicant

(over)



**RESOLUTION OF THE TOWN BOARD OF THE  
TOWN OF NORTH CASTLE WITH RESPECT TO  
THE APPLICATION OF THE HILLSIDE CHURCH  
OF THE CHRISTIAN MISSIONARY ALLIANCE  
FOR A SPECIAL USE PERMIT TO OPERATE  
A NURSERY SCHOOL**

*COUNCILMAN DONINO MOVED, SECONDED BY COUNCILMAN KITTREDGE, THAT:*

WHEREAS The Hillside Church of the Christian Missionary Alliance has made an application for a Special Use Permit so as to permit its premises located at 448 Bedford Road, Armonk, New York to be used as a Nursery School, and

WHEREAS this application has been referred to the Planning Board which has rendered its report in favor of the application, and

WHEREAS, a public hearing was duly held on May 13, 1982 as required by law, at which times all those persons interested were heard, and

WHEREAS, a copy of said Special Use Application and Notice of said Public Hearing were forwarded to the Planning Board of Westchester County due to the fact that Route 22 is a State highway and

WHEREAS, by letter dated May 10, 1982, said Planning Board of Westchester County informed the Town Board of the Town of North Castle that it had considered said application and had found that the granting of the permit would not result in any significant impact on the State highway and that therefore the request for a special use permit was a matter for municipal determination in accordance with local planning and zoning policies.

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THAT the property is located in an R-2A zone (single family residential on two acre lots) and allows churches and church school rooms on parcels fronting or having direct access to collector roads, and

THAT the operation of The Hillside Church of the Christian Missionary Alliance since its inception has had no apparent adverse impact on the surrounding area and that this use, in an existing building, will not have a significant effect on the environment or the abutting State road as adequate parking is provided behind the structure in an improved parking lot with one-way access drives into and out of the site from Route 22.

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2. That the outdoor area to be utilized for Nursery School activities be fenced on all sides, and that said fencing must be maintained at all times and be in good repair.
3. That the Nursery School shall operate only between September 1 and June 1 inclusive, of each year and only between the hours of 8:30 A.M. and 12:30 P.M., Monday through Friday.
4. That the maximum number of children to be accepted for enrollment based on the existing facility of two (2) rooms in the lower level of the structure may not exceed thirty (30).
5. That all teachers be certified by the State of New York and that the Nursery School maintain its New York State Certification at all times and comply with all rules, regulations and ordinances enacted or to be enacted by any appropriate municipal authority.
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**VOTE UNANIMOUS.**

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6. That there be no alteration of the present one way access drives into and out of the site from Route 22.

VOTE UNANIMOUS.

March 11, 1982

(10)

Receipt of Special Use Permit Application from Gres Wright, Trustee for Little Sparrows Nursery School of Hillside Church was received and referred to the Planning Board on the duly adopted motion of Councilman Bresha.

Request from League of Women Voters to use Senior Citizen's room for promotional program for the new publication of "This is North Castle" was received and request approved on the duly adopted motion of Councilman Bresha. The Town Clerk was directed to request the league to exercise control of the size of the audience.

Receipt of letter from Mr. Ralph Viento, President of North Castle Disposal, Inc. outlining proposed rate increase for garbage pick-up. The letter was received and filed on the duly adopted motion of Councilman Bresha. The Town Clerk was directed to contact Mr. Ralph Viento and request financial information as mandated in the Refuse Ordinance.

Presentation of a Bond in the amount of \$15,000. by Union Indemnity Insurance Co. for Popoli Landscaping, Inc.

Councilman Bresha moved, seconded by Councilman Kittredge, the presented Union Indemnity Insurance Co. on behalf of Popoli Landscaping, Inc. for the purpose of obtaining a blasting permit being approved by Legal Counsel, be and hereby is approved as to form, amount and sufficiency of Surety.

Vote Unanimous.

Presentation of Bond in the Amount of \$15,000. by the Travelers Indemnity Company for Van Marter & Sons, Inc.

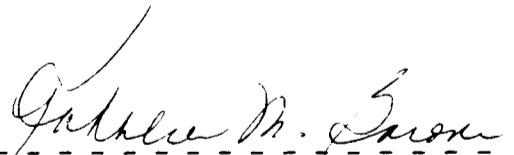
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Vote Unanimous.

The Town Board audited and approved for payment claims numbered 413 to 525 inclusive, totaling \$84,043.77 as indicated on Warrent No. 5.

After all persons were heard who desired to be heard the Supervisor adjourned the meeting at 10:20 p.m. o'clock, on the duly adopted motion of Councilman Donino.

The meeting was adjourned in memory of Mr. Robert P. Duncan, Sr. and Mrs. Kathryn Lehmann, on the duly adopted motion of Councilman Kittredge.

  
-----  
Kathleen M. Baroni - Town Clerk

March 11, 1982

(10)

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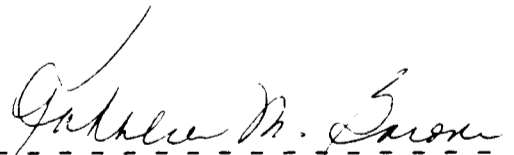
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The meeting was adjourned in memory of Mr. Robert P. Duncan, Sr. and Mrs. Kathryn Lehmann, on the duly adopted motion of Councilman Kittredge.

  
-----  
Kathleen M. Baroni - Town Clerk

April 22, 1982

(2)

Councilman Matusow moved, seconded by Councilman Donino, that the Highway General Foreman Zygmunt be and hereby is authorized to accept the low bids for Highway Materials per his recommendation.  
Vote Unanimous.

Receipt of a letter from Frank Bohlander, Commissioner of Public Works, regarding the noise Monitoring Program to be conducted at the Westchester Airport was received and filed on the duly adopted motion of Councilman Bresha. The appointment of a representative, in accordance with the Phase II of the stipulation, will be announced by the Supervisor at the May 13th Town Board meeting.

Receipt of a letter from Alan L. Berckmann, Manager of Community Affairs-I.B.M. Letter follows:

"March 30, 1982

Town Board  
Town of North Castle  
Town Hall  
Armonk, NY 10504

Dear Members of the Board:

This is to confirm to you that the IBM Corporation has approved a \$25,000 pledge in support of the Town of North Castle's efforts to acquire the former North White Plains School to serve as a community center.

Payment is contingent upon the continuance of the campaign to raise funds for the building's purchase either by contributions, fire district taxes, or both.

You have our best wishes for success.

Sincerely,

(signed) Alan L. Berckmann  
Alan L. Berckmann  
Manager of Community Affairs

/sl

cc: Mr. C. Amado"

The letter was received and filed on the duly adopted motion of Councilman Kittredge. The Town Clerk was directed to send a letter of appreciation to Mr. A. Berckmann.

Receipt of a letter from Engineer Bruce G. Smith, P.E. regarding: Step #2 Services on the Armonk Sewer Project.

Receipt of a letter from Paul R. Kuusisto, Executive Director, Westchester County Youth Bureau, suggesting local officials contact the local State Legislators and request them to support passage of the "hold-harmless" clause, in order that the 1970 Census figures can be maintained through December 31, 1982.

The letter was received and filed on the duly adopted motion of Councilman Kittredge. The Town Clerk was directed to send letters of request to the State Legislators.

Receipt of proposals for Gypsy Moth Spraying of Town owned trees were received and filed on the duly adopted motion of Councilman Kittredge.

Councilman Kittredge moved, seconded by Councilman Matusow, that the proposal in the amount of \$526.00 be awarded to Armonk-Bedford Tree Service.

Vote Unanimous.

The Town Clerk was directed to inform Mr. A. Allison, a resident on Lyons Road, that the Town cannot spray his property.

Receipt of a report from Planning Board Chairman Van de Water recommending to the Town Board that the Special Use application submitted by Hillside Church, to operate a Nursery School, be approved.

Public Hearing held at the Town Hall, 15 Bedford Road, Armonk, New York on May 13, 1982 to consider the application of the Hillside Church for a Special Use Permit, pursuant to sections 435.1 through 453.4 and Sections 440.081 through 440.984 of the Zoning Ordinance to permit the Hillside Church to operate a Nursery School.

At 10 p.m. o'clock Supervisor Lombardi stated that a Public Hearing would now be held in accordance with the Public Notice read by the Town Clerk.

The Public Notice read by the Town Clerk was marked as Exhibit "A" for the record.

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

The Affidavit of Publication, calling this Public Hearing, was marked as Exhibit "C" for the record.

Correspondence from the Planning Board recommending approval of the aforementioned Special Permit application, was marked as Exhibit "D" for the record.

Correspondence from the Westchester County Department of Planning, stating that there will be no adverse impact on the abutting State road as adequate parking is provided behind the structure in an improved parking lot with one-way access drives into and out of the site from Route 22. The letter was marked as Exhibit "E" for the record.

Mrs. Doris Bradford, Administrator of the Hillside Church, stated that the name of the proposed Nursery School would be "The Little Sparrow Nursery School". Hours for the school would be 9 - 12 and they would follow the Byram Hills School calendar. The proposed number of students would be approximately thirty (30).

A number of residents, with property near or abutting the Church property noted their objections to the proposed school—namely traffic and safety of children because of pools and ponds in the area. The Town Board members and Attorney Buderwitz reviewed the map submitted with the application of the proposed site.

The Town Clerk was directed to request Chief Stipo to make a study of the traffic pattern on Sundays at the Church's ingress and egress.

Councilman Donino moved, seconded by Councilman Kittredge that:

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WHEREAS this application has been referred to the Planning Board which has rendered its report in favor of the application, and

WHEREAS, a public hearing was duly held on May 13, 1982 as required by law, at which times all those persons interested were heard, and

WHEREAS, a copy of said Special Use Application and Notice of said Public Hearing were forwarded to the Planning Board of Westchester County due to the fact that Route 22 is a State highway, and

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May 13, 1982

(2)

THAT the property is located in an R-2A zone (single family residential on two acre lots) and allows churches and church school rooms on parcels fronting or having direct access to collector roads, and

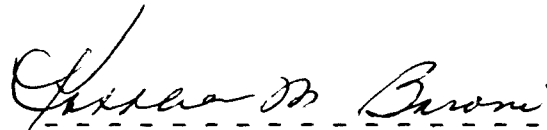
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1. That a minimum of one Supervisor be in physical attendance wherever any children are located at any given point in time.
2. That the outdoor area to be utilized for Nursery School activities be fenced on all sides, and that said fencing must be maintained at all times and be in good repair.
3. That the Nursery School shall operate only between September 1 and June 1 inclusive, of each year and only between the hours of 8:30 A.M. and 12:30 P.M., Monday through Friday.
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5. That all teachers be certified by the State of New York and that the Nursery School maintain its New York State Certification at all times and comply with all rules, regulations and ordinances enacted or to be enacted by any appropriate municipal authority.
6. That there be no alteration of the present one way access drives into and out of the site from Route 22.

Vote Unanimous.

After all persons were heard, who desired to be heard, the Supervisor closed the hearing at 10:30 p.m. o'clock on the duly adopted motion of Councilman Bresha.



Kathleen M. Baroni - Town Clerk