



**TOWN OF NORTH CASTLE**  
**Town Hall - 15 Bedford Road**  
**Armonk, New York 10504**  
**northcastleny.com**  
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**Established 1736**

On a motion made by Councilman Barbara DiGiacinto and seconded by Councilman Saleem Hussain, the following resolution was unanimously adopted:

**RESOLUTION: TOWN OF NORTH CASTLE – FEBRUARY 15, 2023**  
**In Objection to Governor Hochul’s “New York Housing Compact” Proposal**

**WHEREAS**, Governor Hochul FY 2024 Executive Budget included the “New York Housing Compact”; and

**WHEREAS**, the “New York Housing Compact” consists of the “New Homes Targets and Fast-Track Approval Act” and the “Transit-Oriented Development Act of 2023”; and

**WHEREAS**, the Governor claims that the “New Homes Targets and Fast-Track Approval Act” is necessary in order to forestall restrictive land use practices that inhibit and limit housing development; and

**WHEREAS**, as proposed the “New Homes Targets and Fast-Track Approval Act” amends General Municipal Law and overrides the Town of North Castle land use regulations as adopted in the Town’s Zoning Code and consistent with the Town’s Comprehensive Plan; and

**WHEREAS**, the “New Homes Targets and Fast-Track Approval Act” requires the Town to meet or exceed a Residential Dwelling Growth Target or enact by local law two of five “preferred actions” in order to be considered in “Safe Harbor” status; and

**WHEREAS**, all of the Town of North Castle services; police, volunteer emergency services, water, sewer, and the school community would be grossly impacted; and

**WHEREAS**, all five “preferred actions” require extreme and substantial amendments to the Town of North Castle’s local zoning including but not limited to, no restrictions on minimum lot size, height limits, setbacks, parking and no environmental review, planning board review and aesthetic review; and

**WHEREAS**, Appeals can be brought to a new State Housing Review Board usurping the Home Rule authority of local land use boards who understand the local community; and

**WHEREAS**, the “Transit-Oriented Development Act of 2023” would amend Town Law to adopt land use regulations within three years, for higher density development for areas located within one half mile of any publicly accessible areas of an MTA transit station; and

**WHEREAS**, the Hamlet of North White Plains would fall into Tier 1 of transit-oriented development, requiring aggregate development of 50 residential dwelling units per acre within a ½ mile of the North White Plains Metro North train station; and

**WHEREAS**, the forced land use regulations would result in the potential for over 6,000 new residential units in the 125 acres that must be rezoned within ½ mile of the Metro North station in the Hamlet of North White Plains; and

**WHEREAS**, the new amended Town Law would require the new zoning to be exempt from SEQRA review, which would prohibit the study and evaluation of the existing and proposed road network, impact upon volunteer emergency services, impacts on police department staffing, ability of school districts to absorb new students, traffic impacts, sidewalk connectivity, and all standard evaluation criteria in a generic environmental impact statement; and

**WHEREAS**, the new amended Town law would prohibit Municipalities from adopting reasonable and appropriate development regulations to insure the development is compatible with the surrounding uses, such as lot coverage, open space, building height, setbacks, floor area ratios or parking restrictions; and

**WHEREAS**, the Governor's proposed Transit Oriented Development proposal would create adverse impacts within the already densely populated Hamlet of North White Plains; and

**WHEREAS**, the Town of North Castle shares many of the same goals as the Governor having a long history of and consistently demonstrating a commitment to providing a wide variety of housing choice and maintaining and strengthening hamlet centers as service and higher-density residential areas; and

**WHEREAS**, the Town of North Castle local zoning code provides for multi-family housing, two-family housing, accessory dwelling units, affordable housing units, middle income housing units, age restricted units and the flexibility for North Castle to rezone to increase the density of any project; and

**WHEREAS**, the residents of the Town of North Castle have had a voice and participated in land use decisions for decades, from the updating of the Town's Comprehensive Plan, participating in public hearings and volunteering on Town Boards and Committees; and

**WHEREAS**, the residents of the Town of North Castle will be disenfranchised from their local elected officials, local volunteer Boards and render all of the residents input meaningless; and

**NOW THEREFORE BE IT RESOLVED**, that the Town of North Castle implores the Legislature to remove the Housing Compact proposal from the FY 2024 Budget, and future budgets, and engage local Governments in dialogue and address our common goals; and

**BE IT FURTHER RESOLVED**, that the Town of North Castle adamantly opposes the Governor's Housing Compact and urges the State Legislature to preserve and protect Municipal Home Rule and Local Zoning Powers.

I, Alison Simon, Town Clerk of the Town of North Castle, do hereby certify that the above resolution was duly adopted at a regular meeting of the Town Board of the Town of North Castle held on February 15, 2023 and that the above resolution is a true and correct transcript thereof.

  
Alison Simon, Town Clerk

Dated: February 16, 2023  
Armonk, New York

