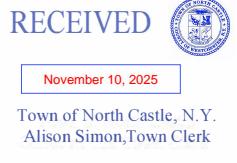




EXPRESSION OF INTEREST FOR
THE TOWN OF NORTH CASTLE, NY

DEVELOPER QUALIFICATIONS

**BEDFORD ROAD
REDEVELOPMENT SITE**



DUE BY:

NOVEMBER 10, 2025 AT 4:30 PM

SUBMITTED BY:

Michael Fareri
Manager
Fareri Companies
4 MacDonald Ave
Armonk, NY 10504
(914) 273-4500
michael@farericompanies.com

SUBMITTED TO:

Ms. Alison Simon
Town Clerk
The Town of North Castle
15 Bedford Road
Armonk, NY 10504
(914) 273-3321
asimon@northcastleny.com

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November 10, 2025

Ms. Alison Simon
Town Clerk
The Town of North Castle
15 Bedford Road
Armonk, NY 10504

**Re: Expression of Interest for Town of North Castle
Bedford Road Redevelopment Site**

Dear Ms. Simon and members of the Selection Committee:

On behalf of **Fareri Companies**, I am pleased to submit this Expression of Interest for the redevelopment opportunity in the Town of North Castle. With longstanding roots in Westchester County and a proven record of delivering high-quality, community-centered projects, Fareri Companies is committed to presenting a vision that both enhances the Town's historic character and meets its future needs.

Fareri Companies, represented by **Mr. Michael Fareri**, will lead this effort in collaboration with our architectural partner, **Crocco and Crocco Architecture PLLC**, and our planning and urban design partner **Torti Gallas + Partners**. Together, our team brings extensive expertise in planning, architecture, construction, and urban design to ensure a thoughtful, innovative, and practical approach to redevelopment.

Our redevelopment plan provides a renovation to expand the present town hall, a new court and police facility, relocating the highway garage out of sight, relocating the school transportation garage and offices presently at MacDonald Avenue, addressing parking and traffic challenges, all while creating a new large Central Commons with park space, active recreation, passive recreation, cultural venue, public art, and environmental features.

Our submission reflects a careful balance of maintaining the historic character of our town, easing traffic congestion, promoting economic vitality, and providing community benefits. We look forward to working in partnership with the Town of North Castle to shape a project that meets the objectives outlined in the RFEI and creates long-term value for residents, businesses, and the broader community.

Thank you for considering our submission. We would like to request to publicly present our plans and illustrations at the earliest possible Town Board meeting. We would welcome the opportunity to further discuss our qualifications and vision with you and the Town.

Best regards,

Michael Fareri
Fareri Companies

EXECUTIVE SUMMARY

This RFEI proposal presents a comprehensive plan by Fareri Companies, in collaboration with Crocco and Crocco Architecture PLLC and Torti Gallas + Partners, to modernize and consolidate the Town of North Castle's municipal operations while revitalizing the downtown area. The concept includes relocating the Highway Department, Water and Sewer Department, and School Transportation operations to 215 Business Park Drive, repurposing 45 Bedford Road for new court and police facilities, expanding and upgrading the existing Town Hall, adaptively reusing and relocating the Cornell Birdsall House as a community, recreation, teen, and senior center, and enhancing downtown connectivity, parking, and public spaces. Together, these improvements address current inefficiencies, including the existing Town Hall safety and health concerns, strengthen civic identity, improve traffic circulation, and advance the long-term vision outlined in the Town's 2018 Comprehensive Plan.



Existing Cornell Birdsall House

This proposal emphasizes fiscal responsibility, environmental sensitivity, and implementation efficiency. Strategic acquisition and adaptive reuse of existing properties, rather than new construction, provides significant cost savings and accelerates the project timeline. Acquiring 45 Bedford Road and 215 Business Park Drive through eminent domain offers a unique opportunity to repurpose these parcels and buildings in their existing condition, enabling immediate use for municipal operations. This approach allows critical departments, including the Highway Department, to relocate quickly, opening key parcels in the town center for redevelopment and public benefit, while reducing capital costs, shortening construction schedules, and minimizing disruption to essential services.

The plan is environmentally conscious, preserving existing watercourses, wetlands, and floodplain areas, while

expanding green space for public enjoyment. By relocating the Highway and School Transportation facilities, the project eliminates daily congestion caused by school buses and municipal vehicles at the intersections of Bedford Road/Maple Avenue and Maple Avenue/Route 22, improving safety and traffic flow throughout downtown.

Flexibility is a core principle of the plan. Illustrative uses for green space, including walking trails, pickleball courts, an outdoor theatre, dog park, and other recreational amenities, are suggestive rather than prescriptive, allowing the Town to determine the preferred uses of these spaces for recreation, environmental stewardship, or other public purposes. The American Legion property is not presently included in this proposal, as it is not currently owned by the Town. However, the Town holds the first right of refusal to purchase it should it become available for sale, providing an additional opportunity for future civic or community use consistent with the broader vision.

This project will be funded through a combination of Town contributions, School District participation, Sewer and Water Department support, and other available resources, with the remainder financed through a 30-year municipal bond. Based on current assessments, the cost to the median residential property owner in North Castle, approximately 3,923 households, is estimated to be between \$300 and \$400 per year. This represents a minimal investment for the comprehensive municipal, infrastructure, recreational, and downtown enhancements included in this plan, ensuring a high return in value and quality of life for the community.

This plan does not require any public-private partnership. There is no benefit to the Town in entering into a partnership with any developer for this project. The Town of North Castle maintains a AAA bond rating, and it should leverage that strength to directly fund the redevelopment and retain full ownership and control of its municipal assets.

In total, this proposal balances practical implementation, cost efficiency, environmental stewardship, and long-term community value. It modernizes essential municipal facilities, supports historic preservation through adaptive reuse of the Cornell Birdsall House, improves downtown circulation and aesthetics, expands recreational opportunities, and strengthens civic identity. The opportunity at 45 Bedford Road is immediate and unique, as its undeveloped condition presents a chance to secure and repurpose the parcel for the benefit of the Town in a way that is unlikely to present itself again. By leveraging strategic reuse, environmental sensitivity, and flexible design, this plan positions North Castle to move forward with a visionary, achievable project that reflects the Town's character and advances its comprehensive planning goals.

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Expression of Interest for Town of North Castle
BEDFORD ROAD REDEVELOPMENT SITE

TAB A - RESPONDER'S BACKGROUND



Contact Information

Fareri Companies
4 MacDonald Ave
Armonk, NY 10504

Primary Contact:
Michael Fareri
4 MacDonald Ave
Armonk, NY 10504
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michael@farericompanies.com

Background Information

Fareri Companies

Founded in 1932 and headquartered in Armonk, New York, Fareri Companies is a privately held real estate development and investment firm with an expansive book of work in residential, commercial, and mixed-use projects. Led by managing member, Michael Fareri, the firm has developed more than 1,000 residential units and over one million square feet of commercial space throughout Westchester and Fairfield Counties, with expertise spanning land acquisition, entitlements, construction, financing, and asset management.

Fareri Companies has played a significant role in shaping the Town of North Castle, with landmark projects such as Wampus Close, Whippoorwill Ridge, Whippoorwill Hills, Whippoorwill Commons, 470 Main Street, and Armonk Close. The firm's work is guided by a commitment to enhance our community, preserving historic assets, and delivering projects that balance design quality with long-term economic value.

With a proven track record in development, Fareri Companies is uniquely positioned to work with North Castle to deliver transformative, community-focused projects.

Crocco and Crocco Architecture PLLC

Crocco & Crocco Architecture PLLC (formally Joseph R. Crocco Architects) is a registered architecture firm in three states: New York, New Jersey, and Connecticut. Founder, Joseph R. Crocco Sr. received a degree in Architectural Technology from New York Institute of Technology in 1976, he began an eight-year apprenticeship with a New York development firm concentrating in corporate architecture. In 1983, Mr. Crocco established his own practice, now entering his forty-third year.

The firm's work has varied in scale, with a wide variety of classification and style. Past projects have included custom residences, condominium complexes, apartment buildings, shopping centers, commercial office buildings; gasoline services stations, car dealerships, and many general and

specialized medical facilities. Clients have included Mobil Oil Corporation, IBM, Staples, McDonald's, Boston Market, Beth Israel Health Care Center, Greenburgh Health Center, Boise, Schiller & Flexner LLP, Volkswagen of White Plains, Mercedes Benz of Larchmont, Mercedes Benz of New Rochelle, Mercedes Benz of White Plains, Infiniti of White Plains, Cadillac of White Plains, and Porsche of Larchmont. Crocco & Crocco Architecture has received the American Institute of Architect Honor Award for Community Design for the Tutor Time in Armonk, NY, the AIA Design Award for both the Mobil Rest Stop in Harrison, New York and Wampus Close condo development which is also in Armonk.

Torti Gallas + Partners

Torti Gallas + Partners (TG+P) was established in 1953, and today—with 110 employees and offices in Washington, DC; Los Angeles, CA; Tampa, FL; and Istanbul, Turkey—the firm is one of the largest planning and architecture firms in the United States dedicated to the principles of Walkable Urbanism. TG+P has extensive and national award-winning experience with Downtown Plans, Neighborhood Plans, Corridor Plans, Urban Design, Design Guidelines, and Form-Based Codes. At the same time, we bring extensive national and international experience with private sector master planning and building projects in the mixed-use, TOD, residential, and commercial markets. This gives TG+P a unique 360-degree view allowing us to balance the diverse needs of communities with the realities of the marketplace to arrive at implementable solutions. TG+P has led more than 400 public meetings, planned over 2,700 communities, and our work has resulted in over \$80 billion of construction. Our dedication to full implementation over 70+ years of practice enables our team to arrive at inventive solutions for communities that provide value to the people who will ultimately live, work, learn, shop, visit, and play in them.

Representative Projects

Fareri Companies has a long history of successful development and redevelopment projects in the Town of North Castle and the surrounding region. These projects demonstrate the firm's breadth of experience in residential, commercial, mixed-use, and adaptive reuse developments. Below is a representative selection of completed projects:

Town of North Castle Projects

- **Wampus Close (Bedford Road)** – Development of 18 single-family homes. (*Developer and Builder*)
- **Whippoorwill Ridge (Old Route 22)** – Development of 55 residential units. (*Developer and Builder*)

- **Whippoorwill Hills (Old Route 22)** – Development of 150 residential units. Consisting of 126 market-rate and 24 MIU. (*Developer and Builder*)
- **Reconstruction of Downtown Armonk** – Development of streetscapes and sidewalks (*Developer and Builder*)
- **333 Main Street** – Development of a 50,000 square foot professional office building. (*Developer and Builder*)
- **Whippoorwill Commons (Whippoorwill Road)** – Redevelopment of an abandoned school building into 22 residential units (12 market-rate and 10 MIU). (*Developer and Builder*)
- **Armonk Bowl (Old Route 22)** – Redevelopment of 20 acres into open space.
- **4 MacDonald Avenue** – Development of 5,000 square feet of professional office space.
- **5 MacDonald Avenue** – Development of 5,000 square feet of professional office space.
- **Present Firehouse Site** – Development of 4 acres of property for a municipal firehouse.
- **The Townsend Property / Armonk Hardware (Main Street)** – Construction of a 20,000 square foot retail and office structure. (*Developer and Builder*)



Armonk Close, Armonk, NY

- **Armonk Close (Bedford Road)** – Development of 20 residential units. (*Developer and Builder*)
- **37 Maple Avenue** – Development of 5,000 square feet of retail space. (*Developer and Builder*)
- **41 Maple Avenue** – Development of 5,000 square feet of retail space. (*Developer and Builder*)
- **Residential Subdivisions (Armonk)** – Multiple subdivisions totaling approximately 100 homes across various locations, in Windmill and Whippoorwill sections of Town.

- **Cider Mill (Old Route 22)** – Development of 27 residential units. (*Developer*)
- **Cochran Property (Old Route 22)** – Development of 12 AFFH residential units. (*Developer*)
- **99 Business Park Drive** – Redevelopment of warehouse space into a multi-tenant complex, including 25,000 square feet of medical offices and 50,000 square feet of fitness/gym space. (*Developer and Builder*)
- **470 Main Street** – Development of 16 residential units (14 market-rate and 2 AFFH) and 1 commercial retail space. (*Developer and Builder*)
- **20 Bedford Road (Historic District)** – Historic restoration and adaptive reuse into professional offices and residential units. (*Developer and Builder*)

Additional Regional Projects

In addition to the above, Fareri Companies has completed significant projects in:

- Greenwich, CT
- Scarsdale, NY
- Pelham, NY
- Elmsford, NY
- Florida

These projects further demonstrate the firm's capacity to deliver a wide range of residential, commercial, and mixed-use developments across diverse communities.

TAB B - PROPOSAL DESCRIPTION



Concept Narrative

The proposed redevelopment includes a new Civic Center and Central Commons in downtown Armonk that is designed to thoughtfully balance municipal needs, historic preservation, and community enhancement. The concept envisions a comprehensive plan that addresses current challenges, including traffic congestion, while creating long-term value for the Town of North Castle and its residents.



Existing Traffic Congestion

Key elements of the proposal include:

- **Town Hall Expansion and Modernization (to remain at present location, not being moved)** – Provide a Town Hall facility that meets the operational and service needs of the community in a functional, ADA compliant, and modern environment while maintaining its historical character.
 - Renovate existing Town Hall of ~ 8,000 sq ft
 - Add an additional ~ 10,000 sq ft
 - Total building size of ~ 18,000 sq ft

- **New Court and Police Facilities** – Relocate and develop purpose-built facilities for the court and police department in appropriate locations, improving efficiency, ADA compliance, and public safety.

- Court ~ 5,000 sq ft
- Police ~ 9,700 sq ft
- Total building size ~ 14,700 sq ft

- **New DPW Transportation Facility ~125,000 sq ft Located at 215 Business Park Drive**

- Highway Department Relocation – Relocation of the Highway Department will free up valuable downtown space for higher and better uses while enhancing municipal operations and ease of traffic congestion.
- Relocation of School Transportation Department and Garage – in furtherance of traffic and congestion relief, proposed relocation of school transportation department and garage to ease current congestion at intersections at Bedford Road and Maple Avenue, and also at Bedford Road and Main Street.



Existing 215 Business Park Drive

- **Adaptive Reuse of the Historic Cornell Birdsall House** – Preserve and repurpose by relocating the Cornell Birdsall House to a better location, in order to honor its historic significance while introducing a meaningful and active use that supports the community with new recreation offices and facility, teen, and senior center.

- **Recreation and Parking Enhancements** – Expand recreation areas and provide additional parking solutions to support both residents and local businesses, ensuring downtown remains accessible and vibrant. Recreation areas to include, over 2 miles of walking trails, pickleball courts, dog park, picnic



Existing Ball Field with Salt Storage Facility Behind



Existing Highway Garage Building



Existing Highway Garage Vehicle Storage



Existing Highway Garage Site



Existing Outdoor Bus Storage



Existing Vehicle Storage

grove, hillside theater, soccer field, baseball field, and expanded wetlands pond.

- **Enhancement of Bedford Road's Historic Character** – Strengthen and highlight the historic charm of Bedford Road through design, landscaping, and streetscape improvements.
- **Traffic and Congestion Relief** – Implement measures to improve circulation, reduce congestion, and create a more pedestrian-friendly downtown experience.
- **Repurpose 333 Main Street for Residential Use** – In an effort to maintain the residential units planned for 45 Bedford Road, repurpose the approximately 50,000 sq ft office building at 333 Main Street to approximately 35 residential units to meet the needs of the community for smaller residential units, in conformity to the Town's Comprehensive Master Plan.

This integrated approach aims to preserve the unique character of downtown Armonk while addressing modern municipal needs, enhancing community amenities, and creating a sustainable, welcoming environment for generations to come.

Concept Site Plan, Uses, and Improvements

Bedford Road Sites – Town of North Castle Commons

We have taken North Castle's invitation for creative proposals seriously and began by asking ourselves "What is best for North Castle, downtown Armonk, and its citizens?" Rather than stopping at the property lines, we have developed a comprehensive vision for the area bounded by Main Street, Bedford Street, Maple Avenue, and Armonk Bedford Road. Nevertheless, this is not just a pretty picture – significant thought has been given to developing an implementation strategy to turn vision into reality. The result is a transformative vision that creates a model for responsible government, stewardship of historic resources, creative economic development, and placemaking.

Please see the Concept Design section for a detailed description and illustration of the envisioned Town of North Castle Commons. That section includes the following:

- Perspective aerial rendering of the site
- Concept Site Plan
- Character Zones
- Pedestrian Connections
- Memorial Mall and Civic Core
- The Fields (active recreation fields and courts)
- The Hillside (including an outdoor amphitheater)

- The Meadows (including pond, dog park, promenade)
- Vehicle Circulation
- Parking
- Landscape Types
- Site Program

Bedford Road Site Development Program

Buildings

Existing American Legion	2,856 sq ft
Town Hall with 2nd Story Addition	18,000 sq ft
New Police Station	9,700 sq ft
New Courts Building	5,000 sq ft

Structures

Relocated Cornell Birdsall House	7,905 sq ft
Existing American Legion Pavilion	1,580 sq ft
Hillside Pavilion	2,140 sq ft
Gazebo	310 sq ft

Park

Soccer Lawn	U-12 1-Field
Pickle Ball	6 Courts
The Diamond	1 Baseball Field
Hillside Amphitheater	375 Seats
Trail	1.7 Miles
Duck Pond	19,300 SF
Bleachers (Soccer and Baseball)	4
Public Art	4
The Promenade	6,700 sq ft
Maple Dog Park	16,700 sq ft
The Grotto	12,000 sq ft
Duck Pond Rock Feature	12,000 sq ft

Civic Buildings Architecture

See Pages 28-31 for narrative descriptions of the renovated Town Hall as well as the new Courthouse and Police Station.

333 Main Street

The existing 333 Main Street building is currently used as office space, with the lease set to expire shortly. The proposal envisions converting the property into a residential apartment building, including a three-story addition measuring approximately 90 feet by 80 feet. This expansion will create roughly 12 additional apartment units. The existing structure will largely remain intact and be repainted white, while the new addition

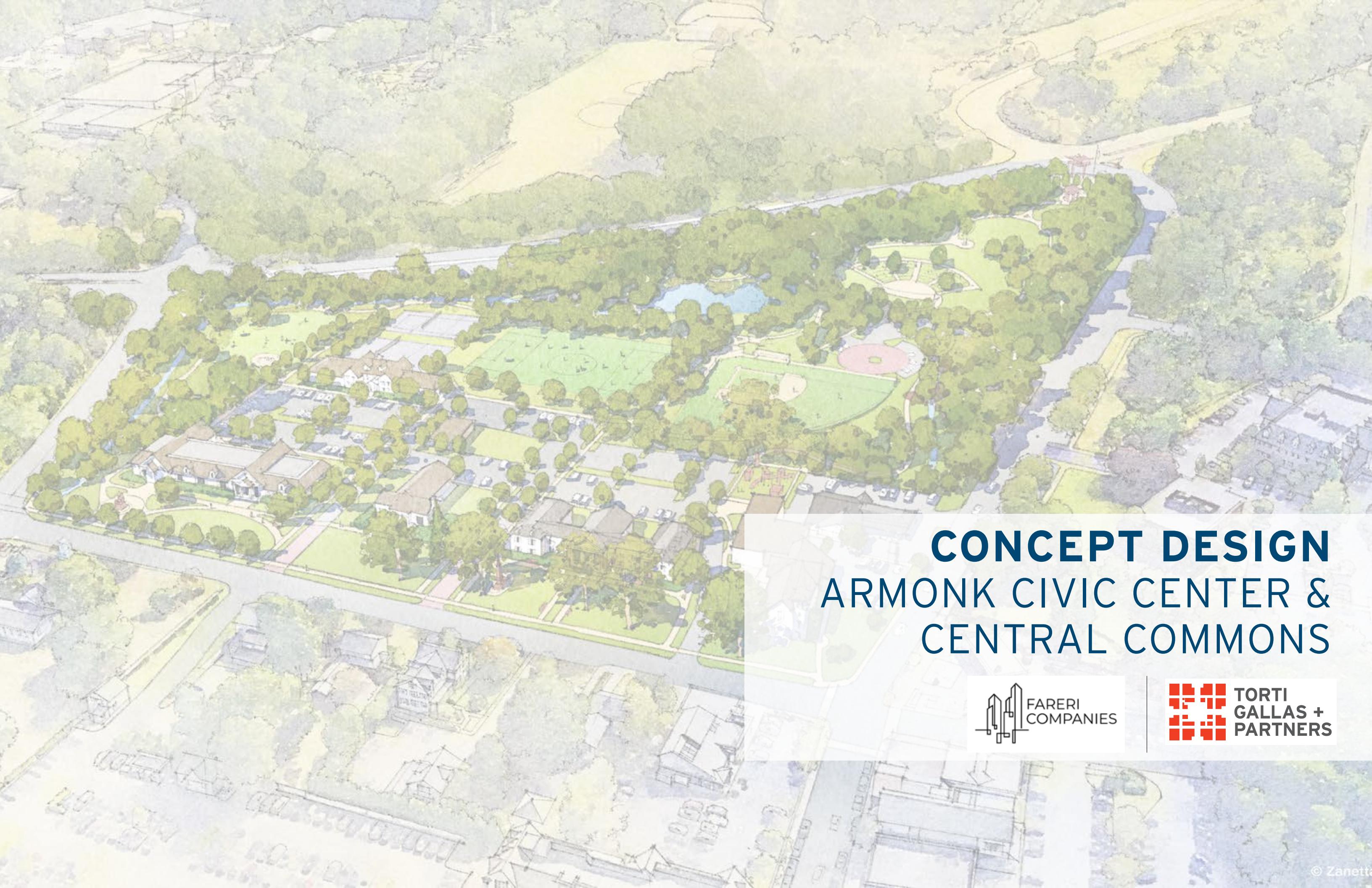
will complement the original building with a raised panel design and a mansard roof, also finished in white, preserving architectural cohesion and enhancing the building's overall aesthetic.



Existing 215 Business Park Drive

215 Business Park Drive

The exterior of the existing Butler-style building will remain unchanged. The facility features approximately 24-foot ceilings, with 101,000 square feet of warehouse space and 24,000 square feet of office space. The interior will be configured to accommodate the Highway Department, School Transportation Department and bus garage, Water & Sewer Department operations, and other municipal support functions. Modifications will focus on interior renovations and selective site improvements to allow for immediate occupancy and operational use.



CONCEPT DESIGN

ARMONK CIVIC CENTER & CENTRAL COMMONS





ARMONK CIVIC CENTER

SITE PLAN

A New North Castle Civic Center & Central Commons

These sites present a once-in-a-lifetime opportunity to create a distinctive destination that complements North Castle and the main street hamlet of Armonk, immediately adjacent to the Bedford Road Historic District. There is one chance to "get it right." North Castle's request for creative proposals opens up the possibility to think "bigger" and address multiple challenges in a way that creates an integral part of the downtown that will be an economic driver, create a beautiful and beloved destination for residents and visitors, and that creates a highly functional civic center. It is an opportunity to look beyond the boundaries of these sites to create a comprehensive solution for North Castle. The key elements are discussed in the following pages, but are noted here:

Civic Center, Memorial Mall, and a Celebration of History

An expanded Town Hall, Courts Building, and Police Station define the edge of a new Memorial Mall "front door" creating a gracious setting for the Bedford Historic District and a place to celebrate local history. The adjacency to downtown will facilitate easy pedestrian access.

Central Commons - A Unique Gathering Place

A new Central Commons will be a daily destination where people gather, bringing patrons to support local businesses. This new park brings active recreation, passive recreation, arts, culture, and nature together in one place. It will be a signature element of downtown integral to the new story of North Castle.

Sustainability and Health

The relocation of the Highway Department from this site allows the new Central Commons to both incorporate new park elements, as well as to improve the environment with healthy landscapes and habitats. In addition, active recreation and social engagement are made possible fostering healthy habits that are proven to improve physical and mental health.



Building Legend	
Yellow	Relocated Cornell Birdsall House
Orange	Existing Church
Purple	Existing Gas Station
Light Blue	Existing American Legion
Dark Blue	Hillside Amphitheater
Light Purple	Expanded Town Hall
Light Blue	New Police
Cyan	New Courts
Orange	New Pavilion

CHARACTER ZONES

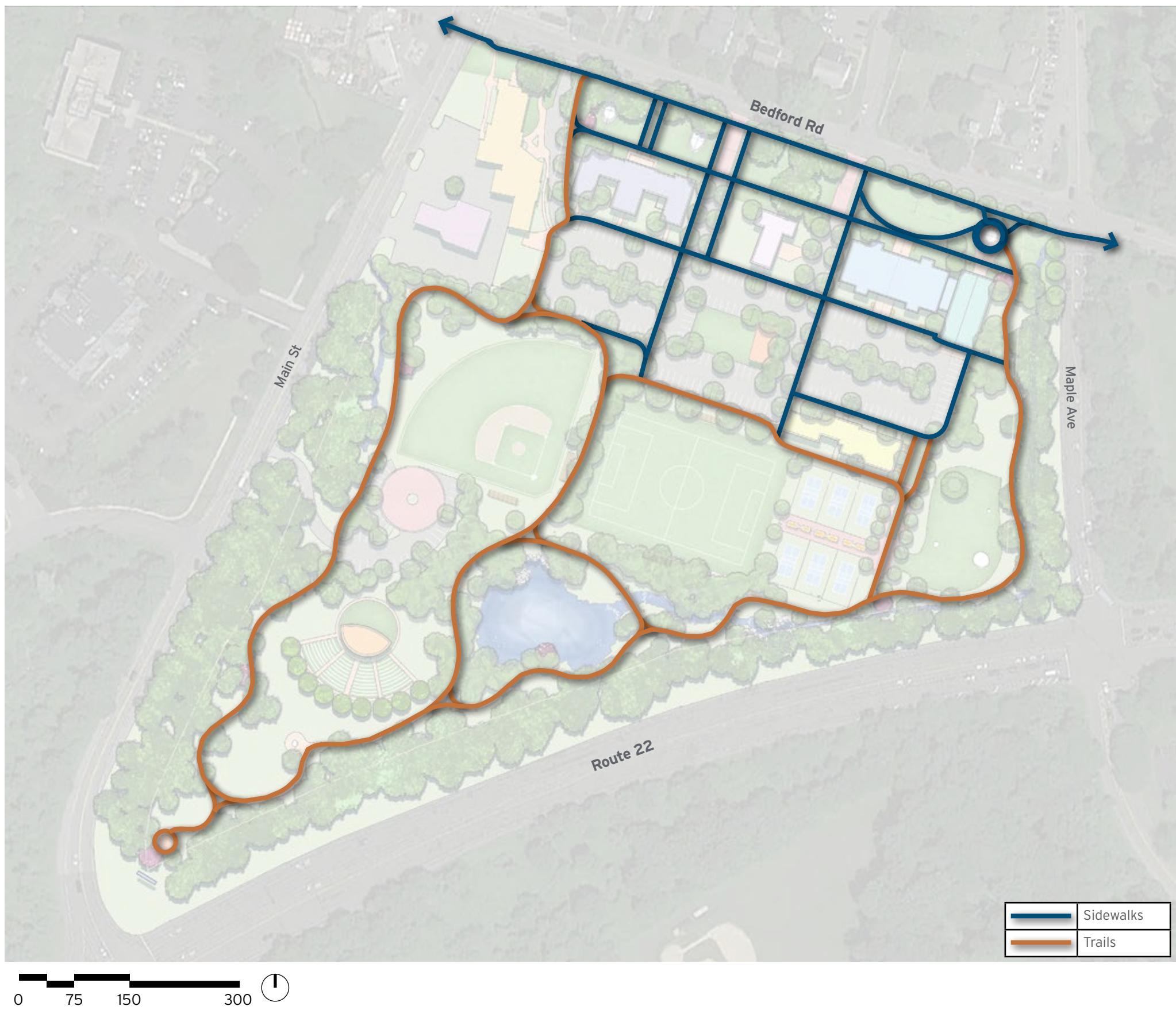
A Master Plan for the Armonk Civic Center envisions a gathering place for the community that meets the needs and desires of a diverse population, while locating it as an integral, and activating, part of the downtown. The site is organized in five distinct zones:

1. **Civic Core.** This area groups key civic elements: An enlarged Town Hall, A new Courts Building, a new Police Building, and the existing American Legion Building. It is also a convenient central location for the main parking that will serve the various uses.
2. **Memorial Mall.** A gracious linear green is the interface between the Civic Center and downtown. This will provide opportunities to memorialize and celebrate key historic figures important to the unique history of Armonk and North Castle.
3. **The Fields.** Active recreation opportunities that promote physical activity and community health are centrally located.
4. **The Meadows.** The integration of woodland and aquatic environments provides opportunities for passive recreation and environmental education which enhances the existing wetlands and watercourses.
5. **The Hillside.** Natural topography allows for the creation of an outdoor amphitheater and views of the park and downtown surrounded by woodlands.

Each of these areas is described in more detail in the following pages.



PEDESTRIAN CONNECTIONS



The proposal includes an extensive and integrated system of trails and sidewalks that thoughtfully connect civic, recreational, and park elements throughout the site. Nearly two miles of walking and running paths provide safe, accessible routes for residents, visitors, municipal employees, and employees of nearby businesses, promoting physical activity, mental wellness, and social interaction. By linking to Wampus Brook Park and surrounding open spaces, these connections encourage community engagement and enhance the overall walkability of downtown Armonk.

Beyond public use, the pedestrian network offers municipal staff and local business employees inviting spaces to take breaks in natural settings, fostering well-being, relaxation, and a stronger connection to the community. These trails transform the site into a vibrant, multi-use environment where health, leisure, and civic life intersect, reinforcing the proposal's goal of creating a more welcoming, human-centered downtown.

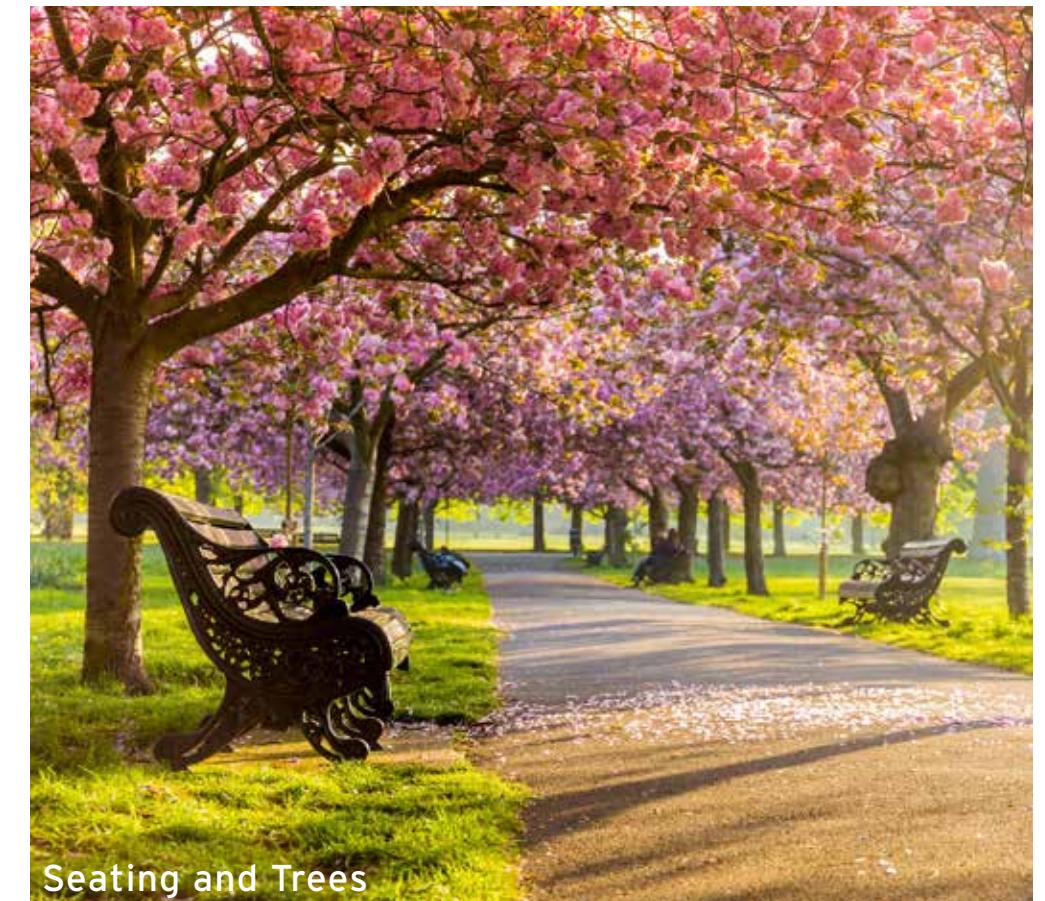


Walking Trails

MEMORIAL MALL & CIVIC CORE

A new formal linear green space is envisioned fronting along Bedford Road. It provides a home for civic art that can accommodate several memorials and statues reflecting the values of the community. It is a front door greeting visitors to the hamlet but is also a place to gather for both ceremonies and daily activities. Existing large trees are retained, and new trees are planted to define the space. Walks are lined with benches providing seating and enjoyment of the space. Flowers are an integral part of the landscape providing seasonal interest.

Importantly, the front doors of the Civic buildings line the Memorial Mall creating a defined Civic Core for the community by locating these important functions in one place - it is a "one stop shop," so to speak. Focusing these uses east of Main Street and west of Maple Avenue provide safer pedestrian crossings between downtown and the Civic Core while promoting cross patronage to support the businesses downtown.





Bleachers



Soccer



Baseball



Pickleball

THE FIELDS (SPORTS)

The Fields brings active recreation to downtown. Active Recreation is an integral part of preventative health, and these uses will meet an important community need. Locating these elements immediately adjacent to downtown brings added support for local businesses by bringing patrons 7 days a week. Participants and spectators can easily walk downtown for lunch, dinner, ice cream, or any other number of uses, promoting a high quality of life.

The Fields is an active recreation zone that brings an uncompromised Baseball Field, new Soccer Field (U-12 size) that can double as informal lawn space for other activities, and 6-new Pickle Ball Courts. Each of these three elements is also designed to accommodate seating for spectators including bleachers for baseball and soccer, as well as bench seating for Pickleball.

THE HILLSIDE

The existing Hillside naturally lends itself to an outdoor amphitheater that can serve outdoor performances, ceremonies, and both passive and active recreation, bringing yet more people to support a healthy downtown retail environment. The Hillside also provides opportunities for elevated views back to the hamlet and the park, as well as views up the hill. A walking path connects outdoor public art/sculptures, a gazebo, and the existing Eagle at the entry to Armonk.



Outdoor Amphitheater



Hillside



The Eagle



Gazebo



Public Art



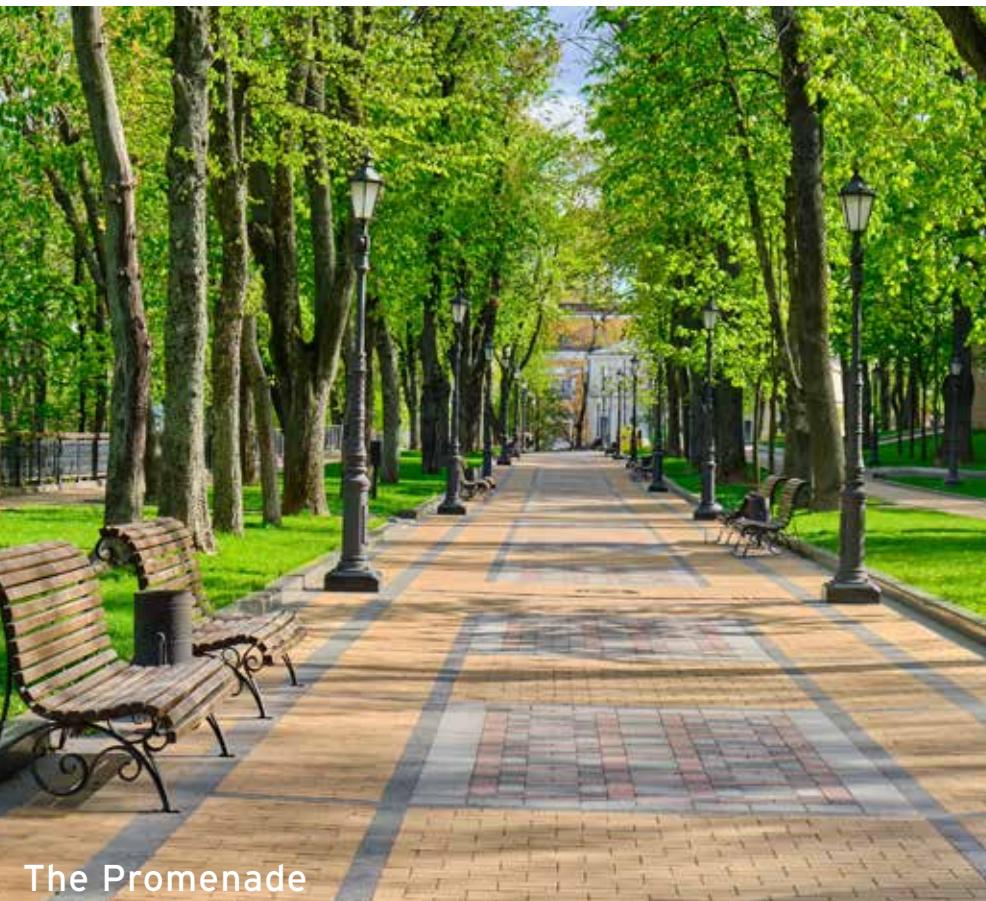
The Pond



Dog Park



Walking Trails



The Promenade

THE MEADOWS

The Meadows are located in a low-lying area and provide an opportunity for a more natural environment. Here, an enlarged and improved pond provides a beautiful setting, but also functions to improve stormwater management in concert with the improved streams. Streams are restored to a healthy state with riffles, weirs, and riparian plantings. Pedestrian bridges provide opportunities for viewing and environmental interpretation.

The Meadows also includes areas at its perimeter for forest planting with the full range of upper story canopy, mid-level canopy and ground plantings. This provides a greater amount of biodiversity and planting that attracts wildlife.

The east end of the meadow incorporates a new dog park. These parks are social hubs for dog owners. Its location away from residential uses makes this high-demand element natural for this location.

The edge of this zone also includes a transition space to The Fields with a formal Promenade lined with an allée of trees and benches providing not only a pedestrian connection, but a shady space to enjoy with accompanying strong fall colors.

VEHICLE CIRCULATION

The plan creates a simplified and legible circulation system and parking zone for vehicles. The number of curb cuts have been minimized to three entrances off Bedford Road. This minimizes the number of pedestrian-auto conflicts, increases the usability of the new Memorial Mall as a community open space, and provides access to a shared parking area. Importantly, drop-off points are coordinated to permit efficient circulation during peak times, as well as alternative access and circulation patterns that do not conflict with pick-up and drop-off.

There is an added access point from Main Street that provides access to a drop-off and some parking close to the baseball field and the amphitheater that accommodates equipment drop-off access for people with limited mobility.



PARKING



Adequate parking has been provided totaling over 200-parking spaces. This will meet the needs of the Civic buildings and park space. The locations maximize the benefits to the community:

- Consolidated parking is located behind the Civic buildings so that it is not visible from Bedford Road in-keeping with a historic main street community and the historic district.
- The location between the Civic buildings and the recreation fields provides close and convenient access to uses, as well as a location that allows sharing between uses and reduced asphalt.
- Consolidation of parking minimizes the amount of asphalt required.
- A median running east-west between parking bays permits a row of shade trees to provide shade and reduce heat, as well as providing a more park-like setting.
- Tree planting islands are dispersed in the parking areas to provide shade and visual interest.
- Parking is redesigned/coordinated with the American Legion property to improve efficiency and circulation.
- Parking at West Lot addresses are needed for equipment drop-off and Amphitheater proximity.

TABULATION

Town North Lots:	147
American Legion North Lot:	37
Town West Lot	35
TOTAL	219

LANDSCAPE TYPES

Distinctive landscape types are envisioned for each zone with differing plant material that reinforces a strong identity.

- Manicured Landscapes are appropriate for the Memorial Mall with mown lawn, well-defined planting beds with seasonal color, and specimen trees.
- Specialty Landscapes are areas which provide strong visual interest. Examples of this are the allée at the promenade where a single shade tree species may be used to provide uniformity and a strong single fall color - whereas the remainder of the site promotes a bio-diversity with a diversity of plant species.
- Meadow Landscapes provide spaces and edges that are unmown and planted with native grasses, sedges, and could have wildflowers.



Manicured



Specialty Landscape



Meadow



LANDSCAPE TYPES

- Woodland Landscapes provide denser native plantings, a variety of species, and a natural pattern. This is characterized by integrated upper-story canopy, mid-story canopy, and understory plants characteristic of this region.
- Riparian and Aquatic Landscape will be integrated into the sites streams and new enlarged pond - this provides an opportunity to create a healthy riparian landscape. Riparian plantings will line the edges of water bodies and aquatic plants will be a part of the pond.
- Perennial Beds are one type of specialty landscape that can be incorporated in limited areas, like the Memorial mall. They should be comprised of native perennials of the region.



SITE PROGRAM

BUILDINGS

Existing American Legion	2,856	sq ft
Town Hall with 2nd Story Addition	18,000	sq ft
New Police Station	9,700	sq ft
New Courts Building	5,000	sq ft

STRUCTURES

Relocated Cornell Birdsall House	7,905	sq ft
Existing American Legion Pavilion	1,580	sq ft
Hillside Pavilion	2,140	sq ft
Gazebo	310	sq ft

PARK

Soccer Lawn	U-12	1-Field
Pickle Ball	6	Courts
The Diamond	1	Baseball Field
Hillside Amphitheater	375	Seats
Sidewalk & Trail	1.7	Miles
Duck Pond	19,300	sq ft
Bleachers (Soccer & Baseball)	4	
Public Art	4	
The Promenade	6,700	sq ft
Maple Dog Park	16,700	sq ft
The Grotto	12,000	sq ft
Duck Pond Rock Feature	12,000	sq ft



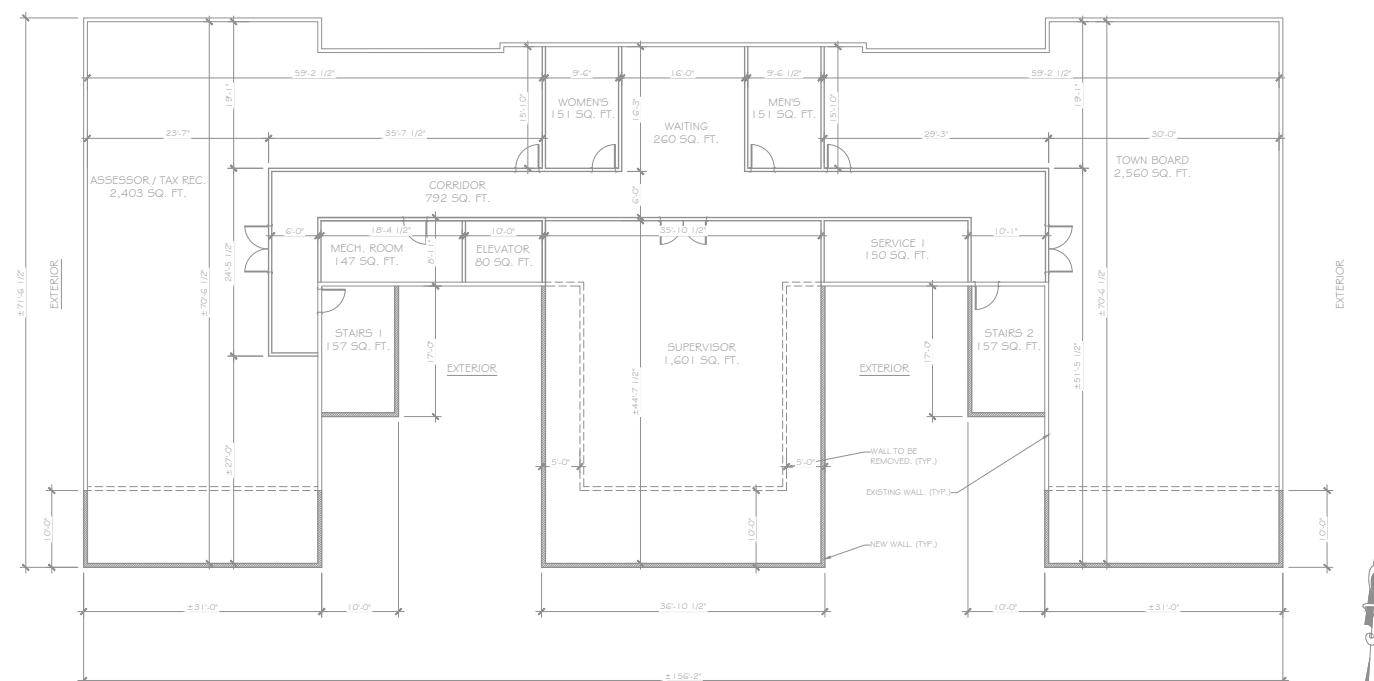
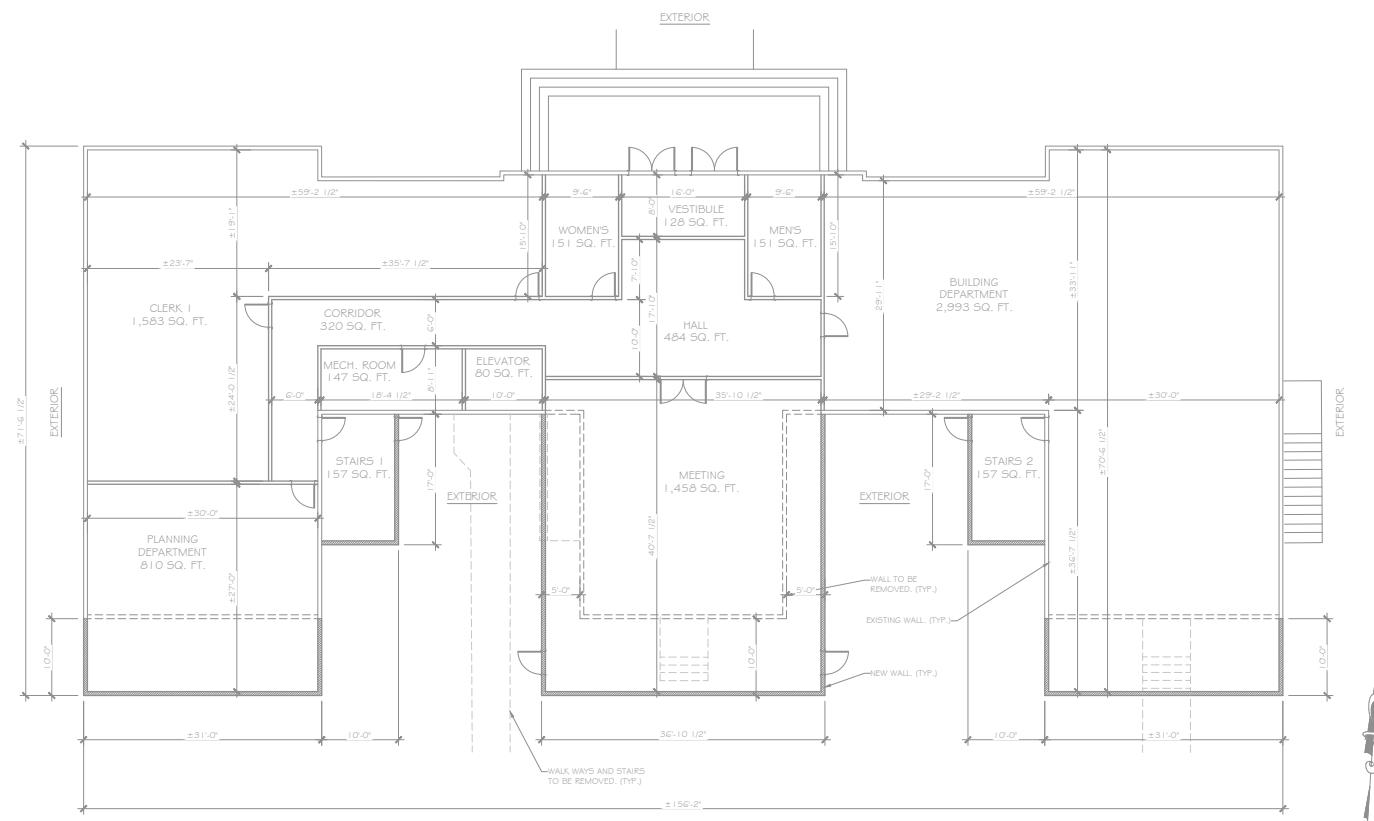


TOWN HALL, COURTS, & POLICE STATION CONCEPTS ARMONK CIVIC CENTER

TOWN HALL

The proposed Town Hall expansion will consolidate all municipal departments under one roof, creating a more efficient and accessible civic center. The plan includes expanding the existing footprint and adding a second floor, allowing departments currently divided between multiple buildings to operate together in a single, modernized facility. The first floor will house the departments that receive the greatest number of visitors, such as the Town Clerk, Building Department, and Planning Department, while an elevator will be added to ensure full ADA compliance.

A new, enlarged meeting room will serve as the centerpiece of the first floor, providing a dedicated and appropriately sized space for Town Board, Planning Board, and community meetings. The second floor will accommodate the Town Supervisor's office and support staff, the Receiver of Taxes, the Assessor, and individual work areas for Town Board members. Each floor will be approximately 9,000 square feet. The building's exterior design draws inspiration from the historic character of downtown Armonk, with traditional brick facades, double-hung divided-light windows, and period-appropriate trim details to maintain architectural continuity with the surrounding Historic District.



0 12.5 25 50

TOWN HALL



333 MAIN STREET



The existing 333 Main Street building is currently used as office space, with the lease set to expire shortly. The proposal envisions converting the property into a residential apartment building, including a three-story addition measuring approximately 90 feet by 80 feet. This expansion will create roughly 12 additional apartment units.

The existing structure will largely remain intact and be repainted white, while the new addition will complement the original building with a raised panel design and a mansard roof, also finished in white, preserving architectural cohesion and enhancing the building's overall aesthetic.

333 MAIN STREET



COURTS & POLICE



The proposed Courthouse will be a new, single-story structure designed to meet the functional and security needs of the Town's judicial operations. It will house a dedicated courtroom that will replace the current shared Town Meeting Room, allowing court functions to operate independently while maintaining proximity to other civic uses. Supporting spaces will include judges' chambers, administrative offices, and secure areas for staff and record storage.

The Courthouse will be approximately 5,000 square feet and fully ADA compliant. Though directly connected to the new Police Station for operational efficiency, it will be designed to appear as a distinct and standalone civic building. The exterior will feature a brick façade with traditional detailing that reflects the architectural character of the surrounding area, ensuring the new structure harmonizes with the historic context of North Castle's town center.



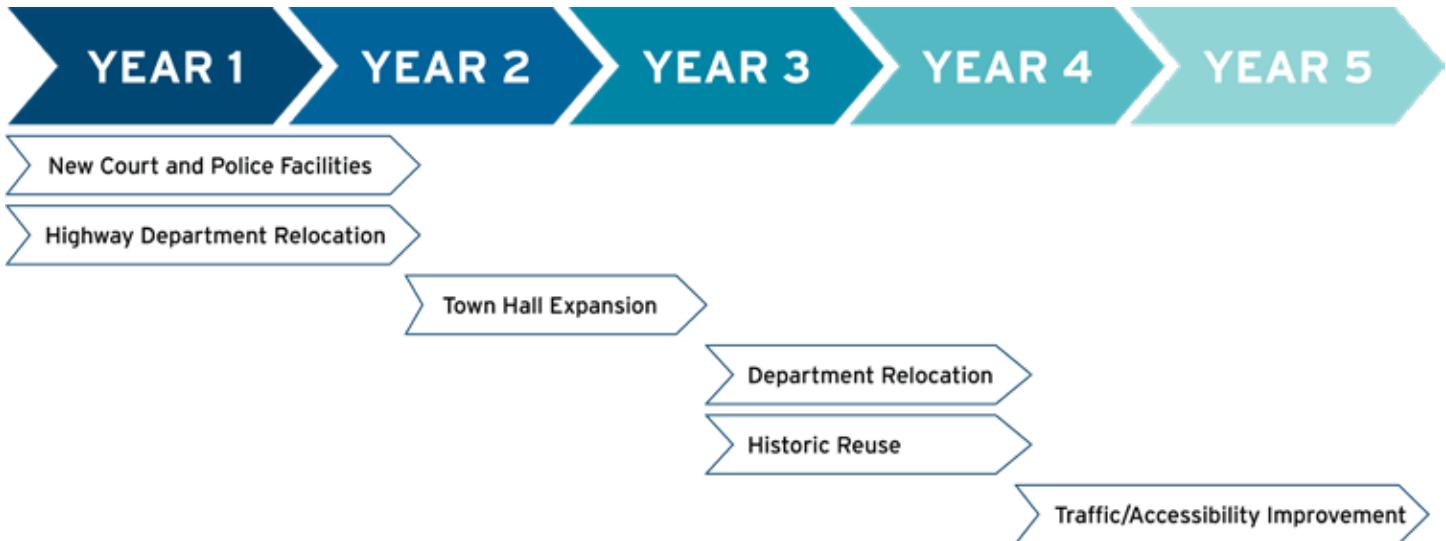
The new Police Station will be directly connected to the Courthouse, forming a cohesive and functional public safety complex. The single-story structure, with a potential partial basement for secure equipment storage, will provide modern facilities designed to support the department's operational needs while maintaining a welcoming civic presence. The design prioritizes accessibility and efficiency, ensuring that all areas are ADA compliant.

The Police Station will total approximately 9,700 square feet and will share a consistent architectural language with the Courthouse, featuring brick exteriors, double-hung windows, and historically appropriate detailing. Together, these two buildings will reinforce the traditional character of the area while providing state-of-the-art facilities for the Town's law enforcement and judicial functions.

COURTS & POLICE



Development Timeline



The proposed redevelopment will be implemented in four coordinated phases, ensuring continuity of municipal operations while strategically addressing the Town's highest priorities. The overall schedule is estimated at 4–5 years from initiation to final completion.

Phase 1 - New Court and Police Facilities / Highway Department Relocation (18 months)

- Acquire 45 Bedford Road by eminent domain. (*Town Tax Assessor's Market Value: \$2,033,333*)*See attachment 1.
- Construct a new Courthouse and Police Department (14,700 sq ft).
 - Upon completion, the new Court Room will also serve as a temporary venue for Town Board and Planning Board meetings. Alternatively, meeting space could be rented at the American Legion or the Library Auditorium.
- Acquire 215 Business Park Drive by eminent domain. Existing facility is 125,000, consisting of +/- 100,000 sq ft of warehouse space and +/- 24,000 sq ft of office space. (*Town Tax Assessor's Market Value: \$12,299,999*)*See attachment 2.
- Negotiate with the School District to relocate its transportation facility to 215 Business Park Drive.
- Develop 215 Business Park for uses, as outlined below:
 - Highway Department – 26,000 sq ft for garage space, storage, and repair
 - Highway Department Indoor Salt Storage – 20,000 sq ft
 - Police Department Storage – 2,000 sq ft for auxiliary vehicles (boats, ATVs, bicycles)



Existing Bus Storage

- Water and Sewer Department – 3,000 sq ft for warehouse/garage functions
- School Transportation – 50,000 sq ft for bus garage, storage, and repair facilities
 - By consolidating operations indoors at the existing 215 Business Park facility (as opposed to storing vehicles outside, as is currently the case), the Town will significantly extend the useful life of critical assets. For example:
 - Each large school bus costs ~\$250,000 to replace. The Town operates 34 buses plus 30 vans (each ~\$100,000).
 - The Highway Department maintains ~40 pieces of equipment valued at roughly \$10 million.

- Statistically, the indoor storage of vehicles extends vehicle life by approximately 30 – 40%.
- Highway Department relocates (approximately four months after acquisition).
- Vacated Highway Department facility is demolished.
- Rezone 333 Main Street to residential use, and reconstruct the building, approximately 35 smaller residential units (originally planned for 45 Bedford Road).
- Provide additional parking to support downtown accessibility.



Town Hall Expansion

Phase 2 – Town Hall Expansion (12 months)

- Expand and modernize the existing Town Hall to consolidate municipal functions.
 - During construction, the American Legion meeting room will serve as temporary offices for the Town Clerk and Town Supervisor.
- Continue expansion of recreational areas and additional parking improvements. Recreation areas to include, over 2 miles of walking trails, pickleball courts, dog park, picnic grove, hillside theater, soccer field, baseball field, and expanded wetlands pond.

Phase 3 – Department Relocation / Historic Reuse (12 months)

- Relocate the Finance Department, Building Department, Receiver of Taxes, and Planning Department into the newly expanded Town Hall.
- Vacate the Cornell Birdsall House.
 - Relocate the historic structure to behind the proposed police and court building parking lot.
 - Repurpose as a Recreation Department facility, teen center, and senior center.

- Initiate enhancements to Bedford Road streetscape and historic character, referred to as the Bedford Memorial Promenade. The Bedford Memorial Promenade will span from the Main Street/Bedford Road intersection to Maple Avenue/Bedford Road intersection.

Phase 4 – Traffic and Accessibility

Improvements (12 months)

- Implement comprehensive traffic and circulation improvements.
- Enhance pedestrian and bicycle connections to create a safer, more vibrant downtown core.
- Complete landscaping and public realm improvements.

Development Objectives

This proposal directly advances the Development Objectives identified in the Town of North Castle's RFEI by:

- **Delivering a New Municipal Building**
 - Constructing a consolidated facility that accommodates the Town's administrative offices, Police Department, and Justice Court, improving efficiency and service delivery.
- **Preserving Historic Assets** – Protecting and adaptively reusing the Cornell Birdsall House in a manner that honors its historic significance while creating a valuable community use.
- **Enhancing Downtown Vitality** – Providing expanded parking (presently 130 spaces – proposing 200 spaces), new recreational spaces, and Bedford Road streetscape enhancements to strengthen the downtown's pedestrian-friendly and historic character and support local businesses.
- **Improving Traffic and Safety** – Addressing long-standing traffic congestion issues and enhancing circulation and pedestrian safety, particularly at key intersections.
- **Supporting the Comprehensive Plan** – Aligning with the Town's Comprehensive Plan by modernizing municipal facilities, promoting shared services, improving efficiency, re-purposing office buildings into residential, and reinforcing the historic character of downtown Armonk.
- **Ensuring Community Benefits** – Creating a phased plan that balances municipal needs, historic preservation, and community amenities, resulting in a sustainable and vibrant downtown core.
- **Facilitating Public-Private Partnership** – Structuring the project in a manner that enables collaboration between Fareri Companies and the Town, leveraging expertise and resources to deliver high-quality outcomes.

Sustainability and Resiliency

A holistic approach has been used to address the Town's needs. This, in and of itself, is a prerequisite to maximize the sustainability and resiliency for the Town. A well-considered strategy, and an integrated solution, adds significant value for the town and is a model for sustainability. The three facets of sustainability: Environmental, Economic, and Social have been considered and is briefly described below:

Environmental

- The expansion of the Town Hall is accomplished primarily by adding a second story to the existing building. This reduces the land area that is dedicated to impervious surface and makes responsible re-use of an existing structure, thereby reducing the amount of new material that is needed.
- The Highway Department is relocated to another already developed site. This allows the previously occupied land to bring back habitat, native plants, an improved riparian corridor, and perviousness surfaces.
- A reduction of the heat island effect is accomplished through new landscapes replacing paved areas.
- A storm water strategy using best management practices, including bio-swales that allow localized infiltration and groundwater recharge makes a more resilient site.
- By bringing a greater diversity of uses to downtown, including residential, cross-patronage will reduce the number of vehicle trips resulting in reduced carbon use.

Social

- There is significant cultural history in North Castle and the Hamlet of Armonk. The Bedford Road sites are designed in a way that is respectful of this history, through architecture, interpretation, and landscapes.
- The Memorial Mall provides significant opportunities to celebrate shared history, community values, and local culture.

Economic

- The proposed strategy reduces ongoing operations costs for the highway department and for the school transportation assets.
- New recreational anchors and activities at the Commons creates a destination that will bring more people to downtown on a daily basis. This will bring much need patrons and economic support for existing businesses. This will also drive greater revenues for the Town.
- New residential, that is an adaptive reuse of an existing office building, brings the most important ingredient to downtown – more residential that will bring patrons to support local businesses.

Construction and Environmental Challenges

At this preliminary stage, no civil engineering has yet been completed; however, we anticipate the following construction and environmental considerations:

- **Stormwater Management** – Redevelopment of the Town Hall site will require stormwater management strategies to address runoff and protect water quality. Techniques may include detention and retention systems, bioswales, and low-impact development (LID) practices.
- **215 Business Park Drive** – Since the Town will utilize the existing facility for Highway and School Transportation operations, only interior fit-outs and selective site improvements will be required. This eliminates environmental impacts compared to full redevelopment.
- **Phasing and Continuity of Government Services** – Construction must be carefully sequenced to ensure uninterrupted municipal operations. Temporary accommodations (e.g., American Legion facilities) will mitigate disruption.
- **Traffic Impacts During Construction** – A traffic management plan will be implemented to minimize congestion during demolition, roadway improvements, and building activity.
- **Historic Preservation** – Rehabilitation of the Cornell Birdsall House will be performed in accordance with historic preservation best practices, balancing restoration with adaptive reuse.
- **Highway Department** – With the removal of the highway department from its present location, it would be assumed there may be some environmental issues with that area that will get remediated as required.

Landscaping

We recognize the importance of the landscape for natural beauty, wildlife habitat, human comfort, carbon capture, cultural identity, and even human physical and mental health. It is through this lens that we have developed initial concepts – these will be augmented when moving forward.

At the Bedford Road sites, please see the Concept Design section for a further description of the landscape approach. However, common strategies will include the use of native plants to ensure a resilient landscape. Importantly, plant species will be located in appropriate micro-climates, thereby reducing maintenance to keep a healthy landscape. The diverse landscapes will be frequented by residents and thereby provide an opportunity for interpretive education about the environment and, more specifically, the specific strategies used on this site that can be replicated elsewhere, including people's homes.

At the 333 Main Street site the landscape strategy is focused first on forest/tree preservation. Secondly, the existing forested areas will be assessed to determine their health and diversity. If a monoculture of trees is present, then new native tree species can augment existing planting. In addition, forested areas will be assessed to determine if a full upper canopy, mid-level canopy, and understory are present to maximize the health for wildlife habitat, and augmented as needed.

Anticipated Challenges

The Town and development team recognize several potential challenges beyond construction:

- **Procurement Process** – Acquisition by eminent domain for 45 Bedford Road and 215 Business Park Drive will require legal coordination, appraisals, and public approvals.
- **Zoning and Land Use Approvals** – Rezoning of 333 Main Street and approvals related to municipal facility uses will require engagement with the Planning Board and community stakeholders.
- **Financial Feasibility** – Coordinating the timing of acquisitions, relocations, and new construction will require careful financial phasing to ensure adequate liquidity.
- **Community Engagement** – Transparent communication will be essential to build consensus, particularly educating what work is being done, why it is being done, and the costs to do so.
- **Interagency Coordination** – Relocation of the School District's bus depot requires strong collaboration with the Board of Education and ongoing operational coordination.

Infrastructure Improvements

The project will require modest but strategic infrastructure upgrades to support municipal operations and enhance downtown accessibility:

- **Utility Connections** – Reconfiguration of water, sewer, and electrical distribution to serve the new Town Hall addition, Police Facility, and Court House, and former Highway Department facilities. We do not anticipate any increase in water and sewer capacity, other than what presently exists.
- **Transportation Infrastructure** – Roadway improvements, re-striping, and potential signal upgrades to improve circulation around downtown Armonk.
- **Parking Facilities** – New structured and surface parking lots to support municipal facilities and downtown businesses. Present site has 130 parking spaces, the proposed plan has 200 parking spaces.

- **Pedestrian Facilities** – Expanded sidewalks, crosswalks, and approximately 2 miles of walking trails that link up with existing walking trails in town parks.
- **Stormwater Systems** – As noted, detention and treatment systems to address runoff and water quality.
- **Pond Expansion** – Pond to be cleaned and expanded, which will further enhance and protect the existing wetland.

Zoning Changes or Variances

The following land use actions will be required:

- **333 Main Street** – Rezoning to residential use. This is a Town-led Planning Department process, but it is an essential component of the proposal.
- **Other Sites** – Rezoning or variances may be needed for parking expansions, streetscape improvements, and Town Hall expansion. The project team is committed to working collaboratively with the Town to pursue necessary approvals.

Public and Financial Benefits

The project delivers significant benefits to the Town and its residents:

- **Traffic Reduction** – Relocation of the Highway Department and School Bus Depot out of downtown removes daily congestion and restores parking for school faculty and for parent pick-up and drop-off. Additionally, the existing Transportation Department building will become available for an alternate use.
- **Historic Preservation** – Adaptive reuse of the Cornell Birdsall House protects a key historic structure while giving it new life as a community center consisting of recreation offices, teen, and senior center.
- **Economic Impacts:**
 - Creation of construction jobs during all phases.
 - Increased downtown activity through expanded parking, recreation, and civic facilities, supporting local businesses.
 - Long-term value creation through modernization of municipal infrastructure and adaptive reuse of underutilized properties.
- **Municipal Efficiency** – Consolidating Town services into an expanded Town Hall improves operational efficiency and service delivery. 215 Business Park Drive will now become a DPW and Transportation Center and the building can be shared and divided to meet the needs of School Transportation, Highway Department, Police Vehicular Repair/Storage, Recreation Storage, and Town Sewer and Water Department.

- **Public Realm Enhancements** – Expanded recreational facilities, new landscaping, and improved streetscapes create a safer, more vibrant downtown core.

Comprehensive Plan Compliance

This proposal is directly aligned with the Town's Comprehensive Plan objectives:

- **Town Hall** – Expansion of the existing facility modernizes municipal services while maintaining the building's civic presence in the heart of Armonk.
- **Cornell Birdsall House** – Adaptive reuse protects the historic structure, aligning with the Plan's emphasis on preserving community heritage.
- **Historic District** – Streetscape enhancements and design standards will reinforce the historic character of Bedford Road.
- **Municipal Relocations** – Relocating the Highway Department and Police/Court facilities improves efficiency while freeing up valuable downtown land for public amenities.
- **Conversion of Office Space to Residential Use** – In accordance with Town of North Castle Comprehensive Plan – 2018, Section 8.7 (page 100), the plan supports the idea of converting office/business parks to mixed-use residential.
- **Balanced Growth** – The plan advances the Comprehensive Plan's vision of a vibrant, accessible, and historic downtown, supported by adequate infrastructure and civic amenities.

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TAB C - FINANCIAL INFORMATION



FINANCIAL INFORMATION

Projected Cost Analysis

COURT AND POLICE FACILITY		TOTAL
Acquire 45 Bedford Road (Future Site of Court/Police Facility) (formerly Mariani Gardens) - By Eminent Domain or Purchase for an agreeable price.		
Assessor Market Valuation: \$2,033,333 (See Attachment #1)	\$2,283,333	
Ancillary Acquisition Expenses: \$250,000		
New Court and Police Facility Construction Court 5,000 sq ft Police 9,700 sq ft	\$16,000,000	
Court and Police Facility Total Cost:	\$18,283,333	\$18,283,333
NEW HIGHWAY GARAGE AND SCHOOL TRANSPORTATION DEPARTMENT		TOTAL
Acquire 215 Business Park Drive Eminent Domain Acquisition or Purchase for an agreeable price.		
Assessor Market Valuation (Land & Improvements): \$12,299,999 (See Attachment #2)	\$12,549,999	
Ancillary Acquisition Expenses: \$250,000		
Retrofit and Relocation Fees for Highway Department (Warehouse, Storage, Offices), School Transportation Department (Warehouse, Storage, Offices), Sewer and Water Department (Warehouse, Storage, Offices), Recreation (Storage), Police Department (Storage)	\$5,000,000	
Highway Garage/School Transportation Total:	\$17,549,999	\$17,549,999
TOWN HALL		TOTAL
Renovate Existing Town Hall (~8,000 sq ft) and Construct New Addition (~10,000 sq ft), Completed Building Size will be ~18,000 sq ft	\$18,000,000	
Town Hall Total:	\$18,000,000	\$18,000,000

RELOCATE CORNELL BIRDSALL HOUSE		TOTAL
(7,762 sq ft) and Retrofit for Recreation Offices, Teen and Senior Center	\$3,000,000	
Relocate Cornell Birdsall House Total:	\$3,000,000	\$3,000,000
DEMOLISH EXISTING HIGHWAY DEPARTMENT GARAGE AND PARKING LOTS		TOTAL
Excluding unknown environmental challenges, if applicable.	\$1,000,000	
Demolition Total:	\$1,000,000*	\$1,000,000*
NEW RECREATION FACILITIES		TOTAL
Two miles of walking trails, pickleball courts, dog park, picnic grove, hillside theater, soccer field, baseball field, gazebo, additional parking, and expanded wetlands pond	\$5,000,000	
New Recreation Facilities Total:	\$5,000,000	\$5,000,000
333 MAIN STREET REZONED FOR RESIDENTIAL		TOTAL
Rezone 333 Main Street for Residential Use and construct 35 Residential Units	\$0	
333 Main Street Rezoned for Residential Total:	\$0	\$0
BEDFORD ROAD IMPROVEMENTS		TOTAL
Promenade, sidewalks, benches, landscaping, and road improvements	\$2,000,000	
Bedford Road Improvements Total:	\$2,000,000	\$2,000,000
MISCELLANEOUS EXPENSES		TOTAL
Miscellaneous Expenses for Overhead and Management	\$5,166,668	
Miscellaneous Expenses Total:	\$5,166,668	\$5,166,668
TOTAL PROPOSED PROJECT COST:		\$70,000,000

Source of Funds

AVAILABLE FUNDING SOURCES	FUNDS	TOTAL
Town of North Castle Fund Balance	\$15,000,000	
BHC School District	\$9,000,000	
Sewer & Water Department	\$800,000	
Recreation Fund	\$500,000	
Community Benefits Agreements	\$4,700,000	
Total:	\$30,000,000	\$30,000,000

The figures used in funding portion have been provided by Abbas Sura, Town Director of Finance; Adam Kaufman, Town Planner; and Georgann Richardson, Town Tax Accessor.

PROPOSED FUNDING SOURCE	FUNDS	TOTAL
30-Year Bond	\$40,000,000	
Total:	\$40,000,000	\$40,000,000

Town's Fund Balance Contribution

The Town has an excess in Fund Balance (Savings Account), which should have a balance of \$5,000,000. It presently has a \$25,000,000 balance. After paying for the new turf fields, dog park, and new parking lot next to the library, it will leave a \$20,000,000 balance. Therefore, \$15,000,000 can go towards this project.

School District Contribution

Because the school is getting a new facility for the transportation department with new offices, vehicle storage for 70 transportation vehicles, their contribution should be \$9,000,000. This is representative of their percentage of interest in 215 Business Park Drive. No consideration has been given to the cost savings for the indoor storage of the school transportation vehicles and how it will impact budget.

Sewer and Water Contribution

\$800,000 representative of the percentage of interest in 215 Business Park Drive, with 3,000 sq ft for warehouse/garage functions and 2,500 sq ft for office space.

Recreation Fund Contribution

There is presently a Recreation Fund balance that has been established as a requirement from past and future developments.

Community Benefit Agreement Contribution

There are obligations from approved development and those monies should be redirected for this purpose. To be verified.

30-Year Bond

The Town of North Castle has a AAA bond rating. Rather than seeking partnership with a developer or other entity, the town can secure a 30-Year Bond. Based on the funds outlined, there would be a balance of \$40,000,000.00 to complete this proposed redevelopment. The following chart depicts the increase to the median household tax rate.

30-YEAR BOND PROJECTED TAX INCREASE		FUNDS
Amount Borrowed		\$40,000,000.00
Term (Years)		30
Interest Rate		3.75%
Annual Payment		\$2,804,381.21
2025 Tax Rate		173.10
Rate with Additional Loan Payment		191.49
% INCREASE		10.62%

(The above figures were provided by Abbas Sura, Town of North Castle Director of Finance.)

With the current tax rate at 173.10, the proposed bond would increase the tax rate to 191.49, a difference of 18.39. There are 3,923 residential households. The median assessed value is \$19,800.00, per \$1,000.00.

$$\begin{array}{ll} \$19,800 \times 18.39 = \$364,122 \\ \text{(Assessed Value)} \quad \text{(Tax Rate Increase)} \end{array}$$

$$\$364,122/\$1,000 = \$364.12$$

\$364.12 Annual Increase in Taxes for the median household.

Therefore, we are estimating a potential annual increase of approximately \$300 - \$400 per median household, based on the present Town assessables. However, the Town assessables are set to increase. Presently the Toll Brothers project, The Enclave, has 150 units under construction. This increase in tax revenue once completed could offset the tax increase needed to pay the bond.

- Acquire 45 Bedford Road by eminent domain. (Town Tax Assessor's Market Value: \$2,033,333) *See attachment 1.
- Construct a new Courthouse and Police Department.
 - Upon completion, the new Court Room will also serve as a temporary venue for Town Board and Planning Board meetings. Alternatively, meeting space could be rented at the American Legion.
- Acquire 215 Business Park Drive by eminent domain. Existing facility is 125,000, consisting of +/- 100,000 sq ft of warehouse space and +/- 24,000 sq ft of office space. (Town Tax Assessor's Market Value: \$12,299,999) *See attachment 2.

Financial Sources

Potential financing sources include:

- Traditional commercial bank lending.
- Tax-exempt municipal bonds (for eligible public facilities).
- Grants or state/federal infrastructure funding (particularly for stormwater and transportation improvements).

Project Cost

A preliminary order of magnitude cost estimate will be prepared as civil, architectural, and engineering plans are advanced. At this conceptual stage, the following are anticipated major cost categories:

- Site acquisition (including eminent domain acquisitions).
- New construction of municipal facilities (court, police, Town Hall expansion).
- Demolition of the existing Highway Department.
- Site development for Highway/School Transportation relocation.
- Historic preservation and adaptive reuse of the Cornell Birdsall House.
- Streetscape, parking, and traffic improvements.
- Landscaping and public realm improvements.

While detailed estimates will require schematic design, the total project is expected to fall within the tens of millions of dollars, phased over 4–5 years.

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TAB D - APPENDIX



BYRAM HILLS CSD
2025 SCHOOL TAX

Attachment #1

Bill No. 002344

Fiscal Year: 07/01/2025-06/30/2026 *Warrant Date: 08/21/2025

MAKE CHECKS PAYABLE TO

Town Of North Castle
RECEIVER OF TAXES
17 BEDFORD ROAD
ARMONK, NY 10504
914-273-3000 x46

TO PAY IN PERSON

BRING ENTIRE BILL TO:
TOWN HALL ANNEX
17 BEDFORD ROAD
ARMONK, NY 10504

PROPERTY ADDRESS & LEGAL DESCRIPTION

Address: 45 BEDFORD RD
Town: NORTH CASTLE Roll Sect. 1
Bank Code:
Property Class Name: 330 - Vacant Land in commercial
Parcel Dimensions: Acreage = 4.14
School: 553801 - BYRAM HILLS CSD
Estimated State Aid: \$4,673,392

553801 / 108.03-1-65

PROPERTY TAXPAYER'S BILL OF RIGHTS

NCD ACQUISITIONS LLC
400 GARDEN CITY PLAZA STE 4
GARDEN CITY, NY 11530

The Assessor estimates the FULL MARKET VALUE of this property as of 06/01/2024 was \$2,033,333
The ASSESSED VALUE of this property as of 06/01/2024 was: 36,600
The Uniform Percentage Value used to establish assessment was: 1.8%
If you feel your assessment is too high, you have the right to seek a reduction in the future. For further information, please ask your assessor for the booklet "How to File a Complaint on Your Assessment". Please note that the period for filing complaints on the above assessment has passed.

<u>Exemption</u>	<u>Value</u>	<u>Tax Purpose</u>	<u>Full Value Estimate</u>	<u>Exemption</u>	<u>Value</u>	<u>Tax Purpose</u>	<u>Full Value Estimate</u>
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PROPERTY TAXES

<u>Taxing Purpose</u>	<u>Total Tax Levy</u>	<u>% Change From Prior Year</u>	<u>Taxable Assessed Value Before STAR</u>	<u>Rate Per \$1,000</u>	<u>Tax Amount</u>
BYRAM HILLS	\$92,791,008	2.40	\$36,600	773.388839	\$28306.0300

TOTAL TAXES DUE		\$28,306.03
First Half Due by 09/30/2025	\$14,153.02	Second Half Due by 02/02/2026 \$14,153.01

2025 SCHOOL RECEIVER'S STUB NCD ACQUISITIONS LLC 400 GARDEN CITY PLAZA STE 405 GARDEN CITY, NY 11530	Bank Code: 553801 / 108.03-1-65	BILL No. 002344	Second Half STUB
		Town of: NORTH CASTLE Property Address: 45 BEDFORD RD	

Second Half Due by 02/02/2026 \$14,153.01

WHEN PAYING BY MAIL PLEASE DETACH AND REMIT APPROPRIATE COUPON WITH PAYMENT

If you wish a receipt please include a self-addressed stamped envelope.

2025 SCHOOL RECEIVER'S STUB NCD ACQUISITIONS LLC 400 GARDEN CITY PLAZA STE 405 GARDEN CITY, NY 11530	Bank Code: 553801 / 108.03-1-65	BILL No. 002344	First Half STUB
		Town of: NORTH CASTLE Property Address: 45 BEDFORD RD	

First Half Due by 09/30/2025 \$14,153.02

WHEN PAYING BY MAIL PLEASE DETACH AND REMIT APPROPRIATE COUPON WITH PAYMENT

If you wish a receipt please include a self-addressed stamped envelope.

ATTACHMENT 2

BYRAM HILLS CSD 2025 SCHOOL TAX

Fiscal Year: 07/01/2025-06/30/2026 *Warrant Date: 08/21/2025

Attachment #2

Bill No. 002682

PLACE CHECKS PAYABLE TO
Town Of North Castle
RECEIVER OF TAXES
17 BEDFORD ROAD
ARMONK, NY 10504
914-273-3000 x46

553801 / 114.01-1-1

TO PAY IN PERSON
BRING ENTIRE BILL TO:
TOWN HALL ANNEX
17 BEDFORD ROAD
ARMONK, NY 10504

PROPERTY ADDRESS & LEGAL DESCRIPTION

Address: 215 BUSINESS PARK DR
Town: NORTH CASTLE Roll Sect. 1
Bank Code:
Property Class Name: 449 - Other Stor, Wrhse/Dist Fac.
Parcel Dimensions: Acreage = 36.72
School: 553801 - BYRAM HILLS CSD
Estimated State Aid: \$4,673,392

RLIF EAST 5 LLC
201 WEST ST
ANNAPOLIS, MD 21401

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Assessor estimates the FULL MARKET VALUE of this property as of 06/01/2024 was \$12,299,999
The ASSESSED VALUE of this property as of 06/01/2024 was: 221,400
The Uniform Percentage Value used to establish assessment was: 1.8%

If you feel your assessment is too high, you have the right to seek a reduction in the future. For further information, please ask your assessor for the booklet "How to File a Complaint on Your Assessment". Please note that the period for filing complaints on the above assessment has passed.

<u>Exemption</u>	<u>Value</u>	<u>Tax Purpose</u>	<u>Full Value Estimate</u>	<u>Exemption</u>	<u>Value</u>	<u>Tax Purpose</u>	<u>Full Value Estimate</u>
PROPERTY TAXES							
<u>Taxing Purpose</u>							
BYRAM HILLS							

<u>% Change From</u>	<u>Total Tax Levy</u>	<u>Prior Year</u>	<u>Taxable Assessed Value</u>	<u>Rate Per</u>	<u>\$1,000</u>	<u>Tax Amount</u>
	\$92,791,008	2.40	<u>Before STAR</u>	\$221,400	773.388839	\$171228.2900

TOTAL TAXES DUE \$171,228.29
First Half Due by 09/30/2025 \$85,614.15 Second Half Due by 02/02/2026 \$85,614.14

2025 SCHOOL RECEIVER'S STUB Bank Code: 553801 / 114.01-1-1 BILL No. 002682 Second Half STUB
RLIF EAST 5 LLC
201 WEST ST
ANNAPOLIS, MD 21401
Town of: NORTH CASTLE
Property Address: 215 BUSINESS PARK DR

Second Half Due by 02/02/2026 \$85,614.14

WHEN PAYING BY MAIL PLEASE DETACH AND REMIT APPROPRIATE COUPON WITH PAYMENT

If you wish a receipt please include a self-addressed stamped envelope.

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Attachment #3

8. HOUSING

2. Maintain the quality-of-life created by physical and natural attributes, by structuring development that promotes sound conservation measures.
3. The Town should encourage residential development that is compatible in scale, density, and character with its neighborhood and natural environment.
4. Guide multi-family housing toward the most walkable areas and places where public water and sewer are already available. The highest residential density should continue to be located in hamlet areas that have the necessary supporting infrastructure: Armonk and North White Plains. Banksville and the Eastern District are not served by such infrastructure and should thus maintain a lower density.
5. Explore opportunities to provide housing for the Town's senior population.
6. Increase housing opportunities that respond to North Castle's changing population, including young adults, through infill development in strategic locations with accessible infrastructure, such as the Armonk and North White Plains business areas.
7. Explore options to rezone business and office parks in order to create opportunities for infill mixed use residential development where office uses have become, or could become, obsolete. These locations could include the business park, the former MBIA site, Old Route 22 and Mariani Gardens, areas where affordable housing for smaller households will minimize traffic and parking impacts. Additional residential uses in these areas can also help to support Armonk businesses.



The Town of North Castle Comprehensive Plan

April 2018



Prepared for
The North Castle Town Board
Prepared by
The Comprehensive Plan Steering Committee
With assistance from: BCI Planning, Economics and Natural Resources Consulting PC

Affordable and Middle-Income Housing

North Castle has demonstrated foresight by establishing a Housing Board in the 1990s that implements requirements for middle-income housing in order to maintain moderately priced units aimed at Town employees and residents. As a result, the Town's existing zoning code provides a model for middle-income units (MIUs) that was developed before the County's model ordinance on affordable housing. The current calculation defining middle-income families calculates a multiplier based on family size and the median annual Town-paid salaries of full-time North Castle employees.

Subdivisions

Additional recommendations from the existing comprehensive plan on subdivision design that are still relevant today include:

100

