

State Environmental Quality Review

NOTICE OF COMPLETION OF FINAL ENVIRONMENTAL IMPACT STATEMENT

Date: December 23, 2020

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

A Final Environmental Impact Statement (FEIS) has been completed and accepted by the Town of North Castle Town Board, acting as Lead Agency for the Proposed Action described below. Comments on the FEIS will be accepted by the contact person identified below until January 4, 2021.

Name of Action: Eagle Ridge

SEQRA Status: Type I Action

Description of Action: Eagle Ridge is a proposed mixed-use development located on an approximately 32.5 acre, vacant and undeveloped parcel of land located in the Town of North Castle. The 32.5-acre property would be subdivided to create two new lots of 17.03 acres and 15.51 acres. The northernmost 15.51-acre parcel is proposed to be improved to support a separate free-standing, 4-story, 72,800 square foot limited service hotel consisting of 115 guest rooms, a 135-seat restaurant, a 45-seat bar and a junior ballroom accommodating 100 guests. To the east of the hotel on the same parcel, a 4-story, 71,600 square foot multi-family building is proposed consisting of 59 condominiums (39 two-bedroom units and 20 one-b

edroom units). 9 of the two-bedroom units would meet the Town's Affirmatively Furthering Fair Housing (AFFH) requirements, as would 2 of the one-bedroom units. On the southern 17.03-acre parcel, 50 market rate, age-restricted senior housing (55 and older) townhouses are proposed, configured around a looped oval roadway. The townhouses would contain 2 bedrooms with office or den, and each would contain a 2-car garage and 2 driveway off-street parking spaces. The FEIS plan calls for utilizing the R-MF-SCH – Residential Multifamily Senior Citizen Housing district floating zone provisions to allow for the development of age restricted senior citizen housing on this parcel.

Location: Located in the Town of North Castle on North Castle Drive

Tax Lot: 108.03-1-62.1

Lead Agency: North Castle Town Board
Town of North Castle
Town Hall Annex
15 Bedford Road
Armonk, New York 10504

Contact Person: Adam R. Kaufman, AICP, Director of Planning
Town of North Castle, Annex Building,
17 Bedford Road, Armonk, New York 10504
(914) 273-3000 x43

A copy of the FEIS may be examined at the North Castle Town Clerk's office or may be viewed on the Town of North Castle website (<https://www.northcastleny.com/home/pages/eagle-ridge>).

A Copy Of This Notice Has Been Sent To The Following Involved and Interested Agencies:

Town of North Castle Planning Board, 17 Bedford Road, Armonk, New York, 10504

Town of North Castle Architectural Review Board, 17 Bedford Road, Armonk, New York, 10504

Town of North Castle Conservation Board, 17 Bedford Road, Armonk, NY 10504

Town of North Castle Building Inspector, 17 Bedford Road, Armonk, NY 10504

Town of North Castle Recreation Superintendent, 40 Maple Avenue, Armonk, NY 10504

Town of North Castle Highway Superintendent, 17 Bedford Road, Armonk, NY 10504

Town of North Castle Department of Sewer & Water, 115 Business Park Drive, Armonk, NY 10504

Town of North Castle Open Space Committee, 17 Bedford Road, Armonk, NY 10504

Westchester County Planning Board, Westchester County Department of Planning, 148 Martine Avenue, Room 432, White Plains, New York 10601

Westchester County Department of Health, 25 Moore Avenue, Mount Kisco, New York 10549

New York State Department of Environmental Conservation, 21 South Putt Corners Road, New Paltz, New York 12561

New York State Department of Environmental Conservation, 625 Broadway, Albany, New York, 12207

New York State Office of Parks Recreation and Historic Preservation, HP Field Services Bureau, Peebles Island P.O. Box 189, Waterford, New York, 12188

New York State Department of Transportation, SEQR Unit, Traffic Engineering & Safety Division, 4 Burnett Blvd. Poughkeepsie, New York 12603

Town of North Castle Police Department, 15 Bedford Road, Armonk, New York, 10504

Armonk Fire Department, 400 Bedford Road, Armonk, New York, 10504

Byram Hills Central School District, 10 Tripp Lane, Armonk, New York 10504

Manager, Mid-Hudson Valley Regional Site Operations, International Business Machines Corporation, 1 North Castle Drive, Armonk, NY 10504, Attn: Stephen Milkovich

The Environmental Notice Bulletin (ENB), enb@gw.dec.state.ny.us

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