

October 18, 2022

[Via Email]

Supervisor Michael Schiliro and the
Honorable Members of the North Castle Town Board
15 Bedford Road
Armonk, NY 10504

**Re: Eagle Ridge
3 North Castle Drive (108.03-1-62.1)
Environmental Findings Statement Amendment**

Honorable Supervisor and Members of the Town Board:

This firm represents Maddd Madonna Armonk LLC (“Maddd” or “Applicant”), owner of the property located at 3 North Castle Drive (“Property”). As you will recall, in 2018 the Applicant petitioned the Town Board to amend the OBH Zoning District requirements and re-zone a portion of the Property to the R-MF-SCH Zoning District. In connection with that Petition, your Board acted as Lead Agency for the environmental review, which included the preparation of an Environmental Impact Statement and concluded with the adoption of an Environmental Findings Statement (“Findings Statement”) on August 11, 2021.

Pursuant to the Findings Statement, your Board determined that a “115 key, 72,800 square foot, 3 story¹ hotel on a 10.6 acre lot...” represented the optimal development density for the hotel development portion of the Property. Since the adoption of the Findings Statement, Maddd has engaged in discussions with numerous hotel operators. These discussions have revealed that all of the mid- to high-end hotel operators require a minimum of 4 stories.

Accordingly, the Applicant has revised its hotel plan to include a fourth story, which remains compliant with the 45-foot height restriction. This plan was presented to the Planning Board at its October 13th meeting. After a thorough review and discussion, the Planning Board determined that the 4th story was appropriate so long as it stayed within the 45-foot height restriction and issued a positive recommendation² to the Town Board.

¹ Pursuant to the Zoning Code, in the OBH Zoning District hotels can be a maximum of 3 stories/45 feet.

² Please note that the vote on the positive recommendation was 4-0 in favor with one member absent.

In connection with the additional story, the key count for the hotel increased from 115 to 124 keys. Similar to its recommendation on the additional story, the Planning Board, by a count of 4-0, voted to positively recommend the increased key count.

Finally, in connection with the additional story and key count, the overall size of the hotel has increased by 10,118 s.f., from 72,880 to 82,998 s.f. Notwithstanding this increase, the hotel remains compliant with the maximum FAR of 0.2.

The purpose of this letter is to request that your Board amend the Findings Statement to reflect the current plan for a 4 story, 82,998 s.f., 124 key hotel. As noted above, the revised 4 story hotel remains compliant with the 45-foot height restriction. Therefore, the increase in the number of stories within the proposed 45-foot building will be imperceptible. We look forward to continuing working with the Town to bring this hotel to fruition.

Please place this matter on the Town Board's October 26th agenda. If you have any questions, please don't hesitate to contact me.

Respectfully submitted,

ZARIN & STEINMETZ



Kory Salomone

Cc: Adam Kaufman, AICP
Roland Baroni, Esq.
Client