



**TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898**

**PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning**

**Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com**

October 14, 2022

Supervisor Michael Schiliro
and Town Board Members
Town of North Castle
15 Bedford Road
Armonk, New York 10504

Re: Eagle Ridge Proposed 4 Story Hotel with 124 Keys

Dear Supervisor Schiliro and Town Board Members:

The hotel plans submitted to the Planning Board for site plan review depict a four level 82,998 square foot hotel with 124 rooms. It is noted that the Findings Statement, adopted by the Town Board, anticipated a 72,880 square foot three story hotel with 115 rooms. It is noted that the Lead Agency (Town Board) reviewed the impacts of a four story hotel and determined that the four story hotel was not acceptable and determined that the impacts associated with a three story hotel were acceptable.

In order for the Applicant to obtain Planning Board approval for the proposed hotel, the Town Board would need to amend the Findings Statement to evaluate the proposed larger four story hotel with additional keys. In addition, the Applicant would need to obtain a variance from the Zoning Board of Appeals to permit the requested additional story.

The Planning Board provided a positive recommendation with respect to the Applicant's request (5-0). The Planning Board noted that while an additional story is proposed, the hotel Building Height will remain at the currently permitted maximum of 45 feet.

Sincerely,

Adam R. Kaufman, AICP
Director of Planning