

TOWN BOARD: TOWN OF NORTH CASTLE  
COUNTY OF WESTCHESTER: STATE OF NEW YORK

-----X  
In the Application of

MADDD MADONNA ARMONK LLC

For an Amendment to the Zoning Ordinance and Zoning Map of the Town of North Castle pursuant to Section 355.80 of the Zoning Ordinance associated with the amending of the OBH zoning district and the re-zoning and mapping of a portion of the property known as Tax Map Parcel ID 118.03-1-62.1, commonly known as 3 North Castle Drive, Armonk, New York to the R-MF-A zoning district.

**VERIFIED  
PETITION**

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TO THE TOWN BOARD OF THE TOWN OF NORTH CASTLE:

The Petitioner, MADDD MADONNA ARMONK LLC, as and for its Verified Petition, alleges and states as follows:

1. MADDD MADONNA ARMONK LLC ("Petitioner" or "MADDD") is a limited liability company organized under the laws of the State of New York, having offices at 15 Verbena Avenue, Suite 200, Floral Park, New York 11001.
2. On August 22, 2017, Petitioner acquired title to the property located at 3 North Castle Drive, Armonk, New York and shown on the North Castle Tax Assessment Map as Tax Map Parcel ID 118.03-1-62.1 (the "Subject Property"). An aerial image of the Subject Property is attached hereto as **Exhibit A**.
3. This Petition is being submitted to allow the development of the Subject Property with a high-end, mixed-use development. Approximately 6 acres of the Subject Property will be subdivided and improved with a 97-room boutique hotel, which includes a restaurant, café, bar, ballroom, banquet/conference rooms, fitness center, and pool. Additionally, 69 one, two, and three bedroom apartments will be constructed above the hotel. The remaining 26-acre parcel will

be developed with 94 townhouses. A Sketch Layout Plan, prepared by Alfonzetti Engineering, P.C., is attached hereto as **Exhibit B**. A Conceptual Site Plan and Massing Models, prepared by DeAngelis Architectural Services, are attached hereto as **Exhibit C**. As will be discussed in more detail below, the proposed development is in conformity with the Town of North Castle Comprehensive Plan and will provide significant benefits to the Town of North Castle.

**A. THE SUBJECT PROPERTY AND PROPOSED DEVELOPMENT**

4. The Subject Property is approximately 32.5 acres and is located in the Office Business Hotel (“OBH”) zoning district. A copy of the relevant portion of the zoning map is attached hereto as **Exhibit D**.

5. The Subject Property was once part of a larger approximately 367 acre parcel owned by International Business Machines Corporation (“IBM”). In 1996, IBM received subdivision approval, which resulted in the creation of four lots: (i) Lot B, which is approximately 230 acres and is currently improved with IBM’s Headquarters Office Building and the IBM Learning Center; (ii) Lot A, which is approximately 114.14 acres and is improved with IBM’s former corporate headquarters; (iii) Lot A-1, which is 23.27 acres (subsequently donated to the Town of North Castle for recreational facilities); and (iv) Lot A-2, which is .24 acres and consists of IBM’s former water supply wells (subsequently donated to the Town of North Castle).

6. In 2010, IBM subdivided Lot A into two separate parcels (Lot A-3 and Lot A-4). Lot A-3, which contains IBM’s former headquarters, is approximately 81.64 acres. Lot A-4 (the Subject Property) is approximately 32.5 acres and is currently vacant land.

7. In addition to receiving subdivision approval to create Lot A-4, the North Castle Town Board rezoned the Subject Property from the Office Business (“OB”) zoning district to the OBH zoning district. The purpose of this rezoning was to allow the Subject Property to be



developed with a hotel. Under the current OBH zoning, the Subject Property could be developed as-of-right with an approximately 300-room hotel and associated amenities.

8. Access to the Subject Property is obtained via a fully signalized intersection at North Castle Drive, a private road, and Route 22.

9. As mentioned above, the proposed development of the Subject Property will result in a mix of uses, as well as the subdivision of the site into two parcels. The smaller 6.25 acre parcel located on the northern portion of the Subject Property will be developed with a mixed use building. The first two floors will include an approximately 97 room hotel and conference center. The hotel rooms are expected to range in size from 300-400 square feet each. The hotel will also include a health and wellness center, banquet/conference rooms, a pre-function area, breakout rooms, a restaurant and bar, a café and lounge area, a business center, a rooftop pool/bar/grill, and administrative facilities.

10. In addition to the hotel and conference center, floors three, four, and the penthouse will consist of multifamily dwelling units containing a mix of 69 one, two, and three bedroom apartments. While the apartment residents will have full access to the hotel amenities, the hotel and apartments will have separate entrance lobbies and elevators. The target market for the apartments will be millennials looking to move to or remain in the area, those relocating for work, as well as retirees who may wish to relocate, but desire to retain a presence in North Castle.

11. Parking for the mixed-use building will primarily be provided in a partially enclosed parking structure containing 321 spaces, with 67 at-grade spaces being provided. The mixed-use building will be constructed on top of the parking structure. This design utilizes the contours of the site to provide a partially enclosed parking garage.

12. The larger 26.29-acre parcel located on the southern portion of the Subject Property will be developed with 94 townhouses. The townhouses will be attached and semi-attached units. Each unit will be approximately 2,600-2,800 s.f., containing 3 bedrooms and 3 bathrooms, a basement, and a two-car garage. The target market for the townhouses will be young families moving into North Castle and empty nesters looking to downsize.

13. Ten percent (10%) of the project's residential units will be Affirmatively Furthering Fair Housing ("AFFH") units. These AFFH units shall be integrated into the design of the development and shall not be distinguishable from the market rate units from the outside or building exteriors.

14. As will be discussed in more detail in sections D and E below, the proposed development project will help achieve many of the goals of the Town's proposed 2018 Comprehensive Plan and will result in significant financial benefits to the Town.

#### **B. SURROUNDING ZONING AND DEVELOPMENT**

15. The Subject Property is bounded by the Office-Business zoning district to the south, east and west; residential multifamily further west; and the R-10, R-MF-A, R-MF, and R-MF-SS zoning districts to the north.

16. To the north of the Subject Property is Route 22 and the Hamlet of Armonk.

17. To the south of the Subject Property is the IBM worldwide headquarters.

18. To the east of the Subject Property is the North Castle Community Park and the Business Park.

19. Finally, to the west of the Subject Property is Route 22 and residential multifamily development.

20. As can be seen on the aerial image attached hereto as Exhibit A, all the property adjacent to the Subject Property is owned by either IBM or the Town of North Castle. There are no residential uses adjoining the Subject Property and IBM, pursuant to the letter attached hereto Exhibit E, supports the Petitioner's development proposal. Therefore, this project will have little if any impact on the surrounding area.

### **C. CURRENT ZONING AND PROPOSED ZONING AMENDMENTS**

21. The Subject Property was rezoned to the OBH zoning district by the Town Board in 2010. Under the current zoning the Subject Property could be developed with a 300-room hotel. Despite the density that is currently permitted as of right, a Market Study analysis completed by the Petitioner's hospitality strategic and capital market advisor, JF Capital Advisors, demonstrates that there is insufficient demand in this area for a 300-room hotel. However, the information contained in the Market Study indicates that the Town of North Castle could support the proposed mixed-use development containing a 97-room hotel with amenities, which includes a residential multifamily component.

22. As aforementioned, the proposed development would require that the 32.5-acre Subject Property be subdivided into two parcels: a 6.25-acre parcel for the hotel/apartment component of the development (the "Hotel Parcel") and a 26.29-acre parcel for the townhouses (the "Townhouse Parcel").

23. In order to accommodate the hotel/apartment component of the proposed development, the Petitioner is proposing to amend § 355-23 (Schedule of Office and Industrial District Regulations) and § 355-30(G) of the North Castle Zoning Code. The proposed amendment would only affect that portion of § 355-23 that applies to the OBH zoning classification. The required amendments would modify the principal permitted uses, as well as the

minimum lot area, frontage, depth, the minimum yard requirements, maximum height, maximum building coverage, and floor area ratio. An initial draft of a proposed zoning amendment is attached hereto as **Exhibit F**<sup>1</sup>. It should be noted that the only parcel of land zoned OBH in the Town of North Castle is the Subject Property. Accordingly, any amendments to the OBH zoning district regulations will only impact the Hotel Parcel, which is the subject of this Petition.

24. In order to accommodate the townhouse portion of the proposed development of the Subject Property, the Petitioner seeks to rezone the Townhouse Parcel to the R-MF-A zoning district. A copy of the proposed zoning map amendment is attached hereto as **Exhibit G**. Once rezoned, the proposed townhouse development will be fully compliant with the existing R-MF-A zoning regulations. Attached hereto as **Exhibit H** is a plan prepared by Alfonzetti Engineering, P.C. showing the proposed zoning of the Subject Property along with the existing zoning of the surrounding area.

#### **D. CONFORMITY WITH THE COMPREHENSIVE PLAN**

25. The Town of North Castle is currently updating its 1996 Comprehensive Plan. Pursuant to the January 2018 draft Town of North Castle Comprehensive Plan,

“[t]he overarching goals for this [Comprehensive] Plan update are as follows: (1) Remain an attractive residential community; (2) Maintain and strengthen the existing hamlet centers as service and higher-density residential areas; (3) Maintain and strengthen the office and industrial tax base; (4) Maintain the delivery of high-quality municipal services; (5) Respect and preserve the environment while striving to achieve the goals above; and (6) Maintain and enhance property values through the creation, revision, and enforcement of effective ordinances. These planning goals provide the foundation for the discussion of issues and opportunities in each Chapter of this Plan, and the formulation of recommendations to address issues and capitalize on opportunities.”

26. The development proposal for the Subject Property fully supports the 2018 Town of North Castle Comprehensive Plan.

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<sup>1</sup> Clean and redline copies of the proposed zone text amendment are attached for your reference.

27. As noted in the Comprehensive Plan, several of North Castle's adjacent municipalities have engaged in comprehensive planning efforts over the last ten years. "Although the issues and opportunities examined in each of these plans differ based on local priorities, some common themes emerge. Some of these include... *providing for a greater diversity of housing options to serve people of varied incomes and ages.*" (emphasis added) In this case, the development proposal will add a greater diversity of housing options. Currently, North Castle's housing market is dominated by single-family homes. The proposed development will add to the diversity of housing types through the development of 69 one, two, and three bedroom apartments and 94 three-bedroom townhouses.

28. In terms of demographics and growth trends, North Castle's declining share of young adults is directly related to the Town's housing supply. While single-family homes are plentiful and attract families with children, "...*the lack of small apartments ensures that young adults raised in North Castle must either live with their parents before starting families of their own or move elsewhere. In addition, housing stock diversity could also help local employers retain a competitive workforce.*" (emphasis added) The introduction of 69 apartments will not only provide young adults with a housing option that allows them to remain in North Castle, it will also help local employers, such as IBM and Swiss Re, attract and retain a competitive workforce by providing millennials with a place to live near their place of employment.

29. The 2018 Comprehensive Plan not only cites the necessity for a variety of housing types to address the need of millennials, young adults, and Baby Boomers, it also provides that opportunities exist to meet those needs. "Recent trends suggest that both Millennials and Baby Boomers in early retirement years have shown strong housing preferences for transportation accessibility, cultural and entertainment attractions, and affordable housing. Development of

multi-family residential projects, particularly in areas of the Town that have a good highway and transit access could meet North Castle's future housing demand while reserving the historic character of its neighborhoods." Furthermore, "offering a greater variety of housing types could help the Town to retain Baby Boomers in retirement and attract younger people who wish to stay but cannot afford a single-family home."

30. The 2018 Comprehensive Plan further provides that "[a]n efficient approach to greater variety of housing would prioritize attractive multi-family options in locations that maximize access to the community assets that make the Town so attractive, with a focus on targeted infill development in appropriate locations." Additionally, § 8.7 Recommendations provides: "...

4. Guide multi-family housing toward the most walkable areas and places where public water and sewer are already available...;
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 ... business area.
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."

31. The proposed development addresses the issues and recommendations mentioned above. The Subject Property is within a quarter mile of downtown Armonk and public water and sewer are available at the site. Further, and more significantly, the development of the Subject Property with townhouses and apartments, in addition to a hotel, creates housing opportunities for young adults and Baby Boomers by providing a diversity of housing through infill development in a business zone.

32. Finally, all of the local schools serving North Castle are showing declining enrollment. According to the 2018 Comprehensive Plan, “the Town should consider how to continue to attract young families to the area, *such as providing more variety of housing types, such as townhouses, which would allow for a more affordable entry point for this demographic.*” (emphasis added) The development proposal for the Subject Property clearly satisfies this goal by providing townhouses that allow for a more affordable entry point to the North Castle community.

**E. ADDITIONAL CONSIDERATIONS IN SUPPORT OF PETITION**

33. The proposed development of the site provides a number of significant benefits to the Town of North Castle. As mentioned above, the project is consistent with the goals of the proposed 2018 Comprehensive Plan in that it will provide a variety of housing types that currently have limited availability in North Castle.

34. The project will provide the Town with additional AFFH units.

35. The proposed development of the Subject Property will produce a significant increase in ratables and real estate tax revenue. The anticipated real estate taxes to be generated by the project will significantly increase the taxes currently being paid on the property. In addition, with the development of the hotel, the Town will also receive the 3% hotel occupancy tax that was recently adopted.

36. In addition to increased ratables, the project will also generate significant monies for the Town in the form of capital contributions and permitting fees.

37. For example, the Town of North Castle is currently planning a significant upgrade to its sewage treatment plant. MADDD is aware of the costs associated with the upgrade and is prepared to make a significant capital contribution to the Town to assist with the payment of this upgrade. Additionally, the Town is exploring additional well sites to increase the Town’s water supply. MADDD is also prepared to make a capital contribution to the Town to help cover some of the costs associated with locating another viable water well source.

38. Additionally, the residents of the townhouses and apartments and the guests of the hotel will have significant disposable income to spend in the restaurants and shops located in the Hamlet of Armonk.

39. Furthermore, the proposed project will create a number of new jobs.

40. It must also be noted that the Subject Property is located on the southern side of Route 22, is surrounded by IBM and Town owned land, and will be accessed from a fully signalized intersection. As evidenced by the letter attached as Exhibit E, IBM supports the Petitioner's proposed development. Accordingly, there will be virtually no impact on our neighbors, nor will there be any problems associated with traffic generated by the project.

#### **F. ENVIRONMENTAL REVIEW**

41. The proposed development and the actions proposed by this Petition meet the minimum threshold for a Type I action pursuant to the State Environmental Quality Review Act ("SEQRA") and its associated regulations.

42. A full Environmental Assessment Form prepared by Cleary Consulting, P.C. is attached as **Exhibit I** to this Petition for the Town Board's review and consideration.

43. The Petitioner requests that at its March 28, 2018 meeting, the Town Board declare its intent to be Lead Agency for the environmental review of this project and authorize the circulation of a notice of intent to all involved and interested agencies.

WHEREFORE, IT IS RESPECTFULLY requested that the instant matter be placed on the agenda of the Town Board for its consideration and referral to the Planning Board, and any other board, agency, or official which the Town Board deems appropriate, and that the relief sought herein be, in all respects, granted.


Dated: March 20, 2018  
Armonk, New York



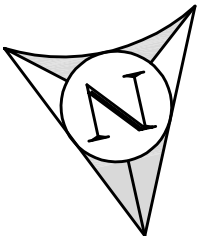
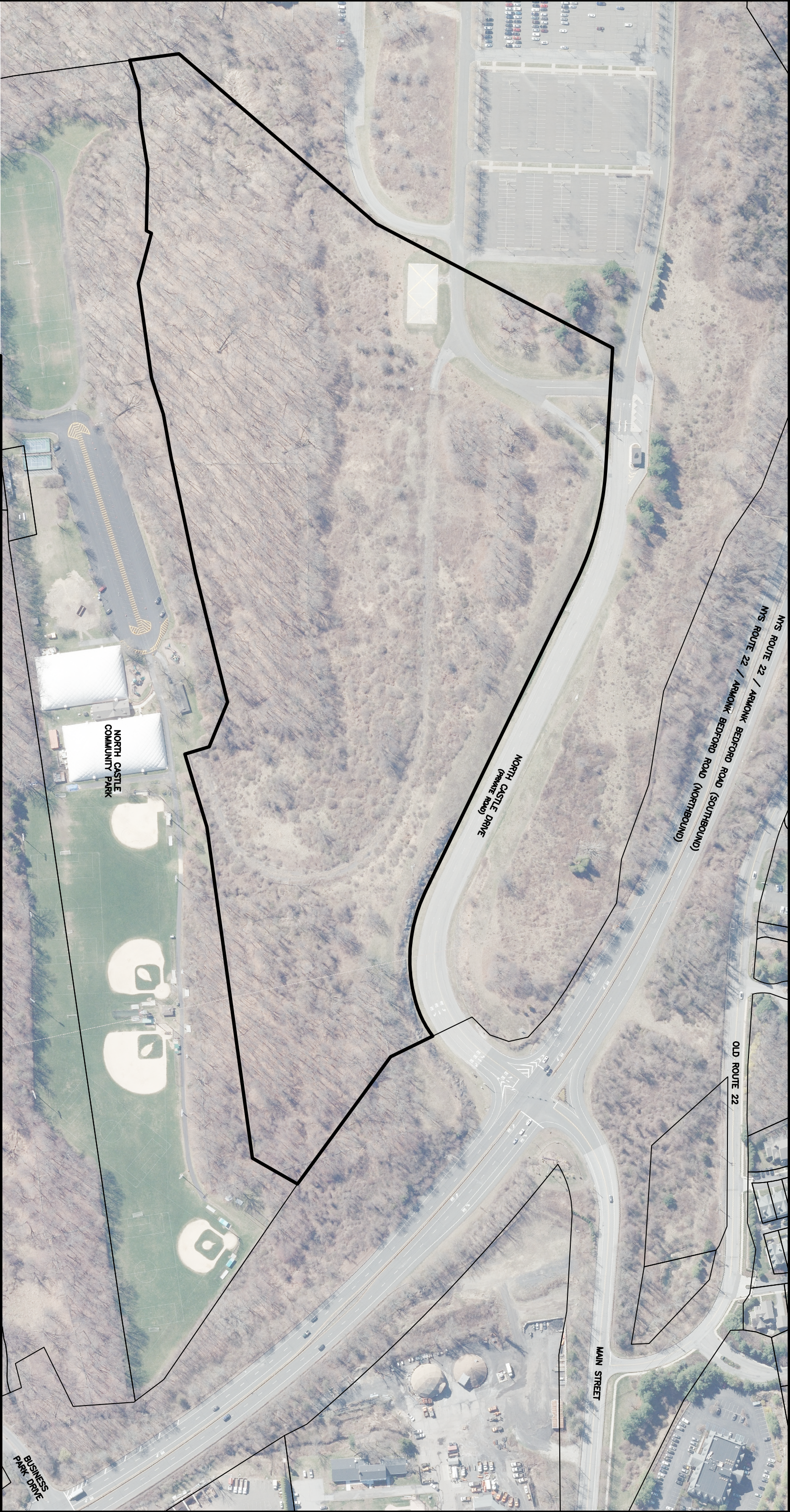
Respectfully submitted,

**MADDD MADONNA ARMONK, LLC**  
a New York limited liability company (Petitioner)

By: **MADDD ARMONK MANAGER LLC**  
a New York limited liability company  
Its: Managing Member

By:   
Eli S. Weiss, Authorized Person





SCALE: 1" = 200'



PROJECT:

EAGLE RIDGE

DRAWING:

NORTH CASTLE DRIVE, NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK

SITE AERIAL - EXISTING CONDITIONS

ALFONZETTI  
ENGINEERING, P.C.

1100 ROUTE 52, CARMEL, NEW YORK  
TEL: 845 - 228 - 9800





SK-10





DEANGELIS ARCHITECTURAL SERVICES, LLC



451 EAST BOSTON POST ROAD  
MAMARONECK, NY 10543  
(914) 777-2727

CONCEPTUAL SITE PLAN IMAGES

EAGLE RIDGE

ONE NORTH CASTLE DRIVE  
ARMONK, NEW YORK

REV: 03.20.18  
DATE: 12.06.17  
SCALE:

SK-11





DEANGELIS ARCHITECTURAL SERVICES, LLC



451 EAST BOSTON POST ROAD  
MAMARONECK, NY 10543  
(914) 777-2727

CONCEPTUAL SITE PLAN IMAGES

EAGLE RIDGE

ONE NORTH CASTLE DRIVE  
ARMONK, NEW YORK

REV: 03.20.18  
DATE: 12.06.17  
SCALE:

SK-12





©DeANGELIS ARCHITECTURAL SERVICES, LLC

DEANGELIS ARCHITECTURAL SERVICES, LLC  
451 EAST BOSTON POST ROAD  
MAMARONECK, NY 10543  
(914) 777-2727

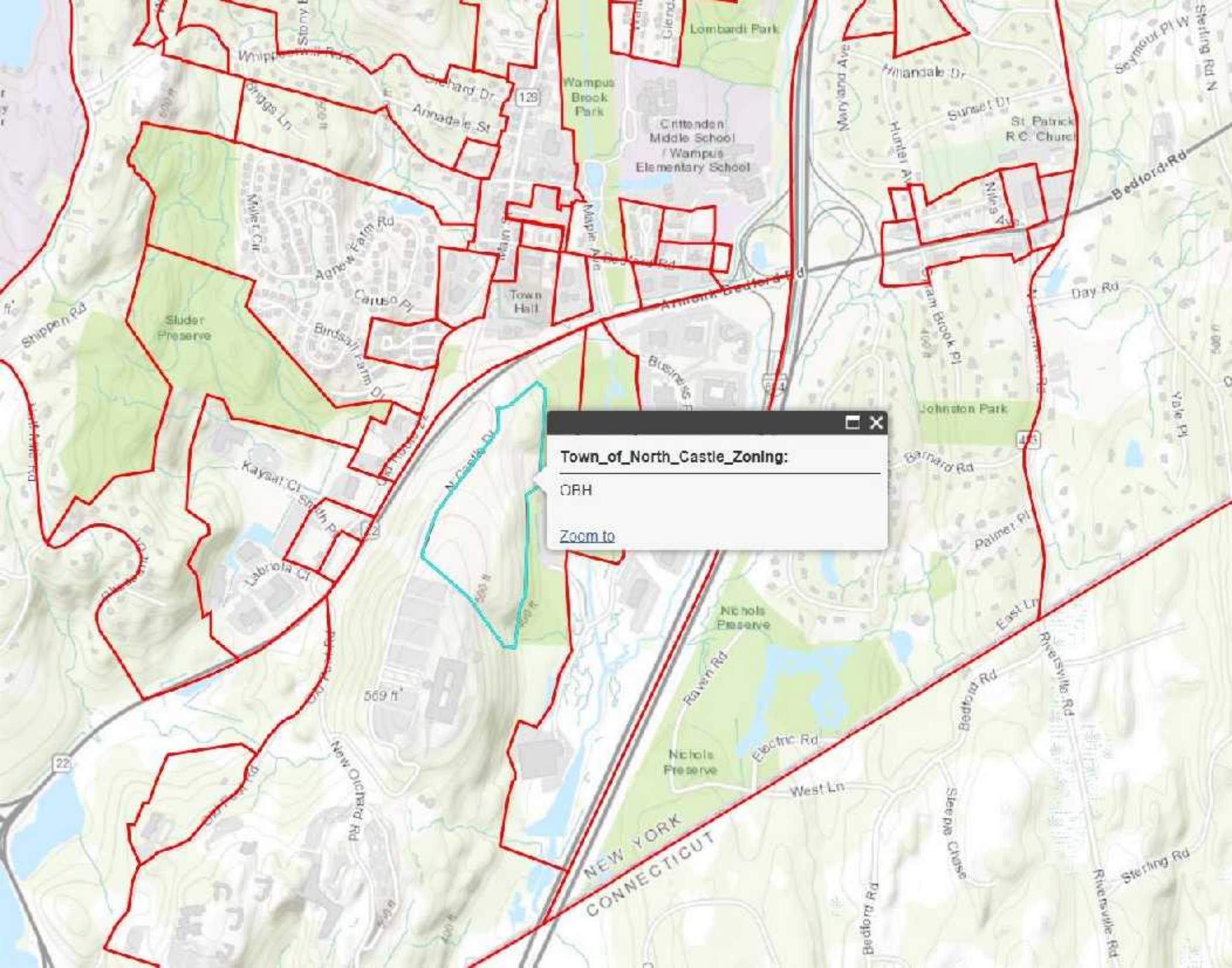
CONCEPTUAL TOWNHOUSE IMAGE  
EAGLE RIDGE

ONE NORTH CASTLE DRIVE  
ARMONK, NEW YORK

REV: 03.20.18  
DATE: 03.09.18  
SCALE: NONE

SK-13





**Town\_of\_North\_Castle\_Zoning:**

ORH

[Zoom to](#)



**IBM**  
1 North Castle Drive  
Armonk, New York 10504

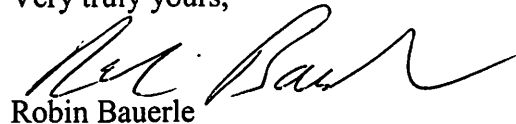
March 12, 2018

Michael J. Schiliro, Supervisor  
Christopher Carthy, Planning Board Chairman and  
Members of the Town Board and Planning Board  
Town of North Castle  
15 Bedford Road  
Armonk, NY 10504

Ladies and Gentlemen:

We have conveyed a 32- acre parcel known as Lot A-4 which abuts North Castle Drive, Route 22 and the Town recreation area to Maddr Madonna Armonk, LLC. We have reviewed the conceptual site plan attached hereto as Exhibit A, pursuant to which Maddr Madonna Armonk, LLC proposes to construct townhouses and a hotel/apartments on Lot A-4. We support this plan and request that the Boards of the Town of North Castle act favorably on the applications of Maddr Madonna Armonk, LLC relating to Lot A-4.

Very truly yours,



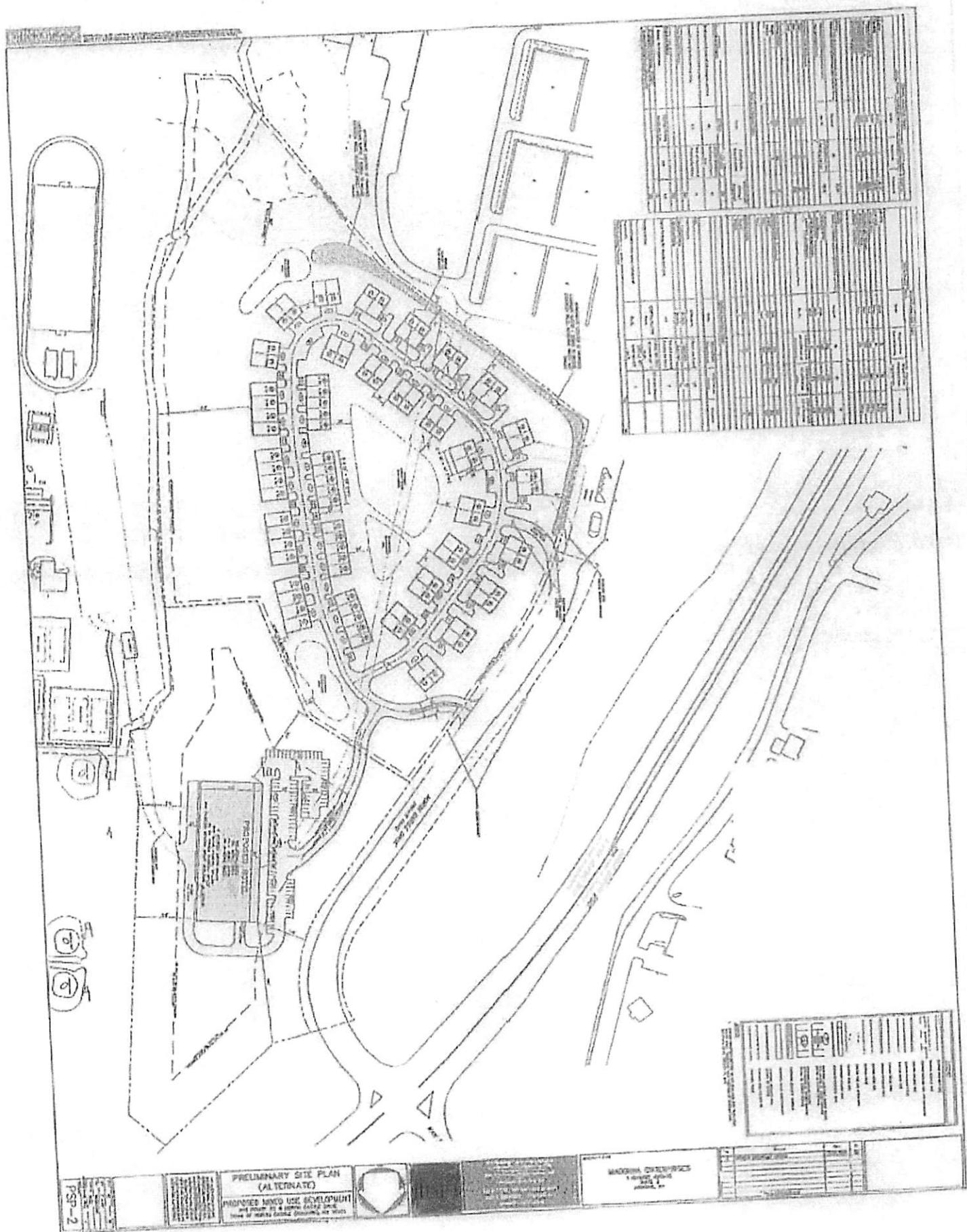
Robin Bauerle

Director, Operations

IBM Real Estate Strategy & Operations

**EXHIBIT A**

**Conceptual Site Plan  
(follows this page)**



## **TOWN OF NORTH CASTLE**

### **Local Law No. \_\_\_\_ For the Year 2018**

A Local Law to amend Chapter 355 of the Town of North Castle Town Code with respect to the OBH Zoning District.

**Section 1.** Amend Section 355-23 of the Town of North Castle Town Code, 355 Attachment 3 (Schedule of Office and Industrial District Regulations) by amending Permitted Principal Use #1 in the OBH Zoning District as follows:

“1. Hotels, on a lot with not less than 1,300 square feet of lot area for each guest sleeping room.”

**Section 2.** Amend Section 355-23 of the Town of North Castle Town Code, 355 Attachment 3 (Schedule of Office and Industrial District Regulations) by adding a provision to include multifamily dwellings as a Permitted Principal Use in the OBH Zoning District as follows:

“2. Multifamily Dwellings, located on the upper floors in the same building as a Hotel on a lot with not less than 1,300 square feet of lot area for each dwelling unit.”

**Section 3.** Amend Section 355-23 of the Town of North Castle Town Code, 355 Attachment 3 (Schedule of Office and Industrial District Regulations) by modifying the following requirements in the OBH Zoning District:

Maximum Floor Area Ratio:	0.70
Minimum Lot Area:	5.0 acres
Minimum Lot Frontage:	350 feet
Minimum Lot Depth:	300 feet
Minimum Front Yard:	100 feet
Minimum Side Yard:	40 feet
Minimum Rear Yard:	50 feet

Maximum Building Coverage:	30%
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Maximum Building Height:	
Stories	5
Feet	75

**Section 4.** Amend Section 355-30(G) (Additional office and industrial district regulations – Hotels) as follows:

**G. Hotels.** Hotels are subject to the following standards and conditions:

- (1) Use. Use of a hotel site and any buildings thereon shall be limited to the usual hotel activities, multifamily dwellings located on upper floors in the same building as a hotel, and accessory uses incidental to the operation of a hotel, and of the same

general character, including but not necessarily limited the following, provided that all accessory uses shall be planned as an integral part of the hotel and located on the same site therewith:

- (a) Restaurants, cafes, bars, and lounges, serving either hotel guests exclusively or the general public, provided that no music or other sound shall be audible beyond the boundaries of the lot on which the use is conducted.
- (b) Fitness and sport facilities, including swimming pools, children's playgrounds, tennis or other game courts and game recreation rooms.
- (c) Automobile parking garages or carports and off-street parking spaces.
- (d) Office and lobby.
- (e) Banquet/Conference Rooms
- (f) Business center

(2) Hotel Room

- (a) Hotel sleeping rooms shall not be interconnected by interior doors in groups of more than two.
- (b) Each sleeping room shall have an area, inclusive of bathroom and closet space, of at least 225 square feet.

(3) Multifamily Dwellings

- (a) Minimum dwelling unit size:
  - a. 1-bedroom unit – 800 s.f.
  - b. 2-bedroom unit – 900 s.f.
  - c. 3-bedroom unit – 1,100 s.f.
- (b) AFFH Units – Not less than 10% of the multifamily dwelling units located on the upper floors of a hotel building shall be set aside as affordable affirmatively furthering fair housing (AFFH) units.

- (4) Access and service roads. Access and service roads shall be properly related to easement driveways or streets, public or private streets, and highways so as to avoid unsafe conditions and traffic congestions. Points of ingress and egress shall be limited to a total of two on any street. No backing of cars into any highways shall be permitted.

(5) Off-street parking:

(a) Multifamily Dwelling Units as required by Article **IX**.

(b) Hotel. One parking space per guest room.

(6) Signs. To be determined by the Planning Board at the time of Site Plan Approval.

**Section 5. Conflicting Standards.**

Where the requirements of this Local Law impose a different restriction or requirement than imposed by other sections of the Code of the Town of North Castle, the Town Law of the State of New York, or other applicable rules or regulations, the requirements of this Local Law shall prevail.

**Section 6. Severability.**

The invalidity of any word, section, clause, paragraph, sentence, part or provision of this Local Law shall not affect the validity of any other part of this Local Law that can be given effect without such invalid part or parts.

**Section 7. Effective Date.**

This Local Law shall take effect immediately upon its adoption and filing with the Secretary of State.

Dated: \_\_\_\_\_, 2018

## TOWN OF NORTH CASTLE

### Local Law No. \_\_\_\_ For the Year 2018

Underlined text is added; ~~strikethrough~~ text is deleted.

A Local Law to amend Chapter 355 of the Town of North Castle Town Code with respect to the OBH Zoning District.

**Section 1.** Amend Section 355-23 of the Town of North Castle Town Code, 355 Attachment 3 (Schedule of Office and Industrial District Regulations) by amending Permitted Principal Use #1 in the OBH Zoning District as follows:

“1. Hotels, on a lot with not less than ~~4,700~~ 1,300 square feet of lot area for each guest sleeping room.”

**Section 2.** Amend Section 355-23 of the Town of North Castle Town Code, 355 Attachment 3 (Schedule of Office and Industrial District Regulations) by adding a provision to include multifamily dwellings as a Permitted Principal Use in the OBH Zoning District as follows:

“2. Multifamily Dwellings, located on the upper floors in the same building as a Hotel on a lot with not less than 1,300 square feet of lot area for each dwelling unit.”

**Section 3.** Amend Section 355-23 of the Town of North Castle Town Code, 355 Attachment 3 (Schedule of Office and Industrial District Regulations) by modifying the following requirements in the OBH Zoning District:

Maximum Floor Area Ratio:	<del>0.12</del> <u>0.70</u>
Minimum Lot Area:	<del>20</del> <u>5.0</u> acres
Minimum Lot Frontage:	<del>500</del> <u>350</u> feet
Minimum Lot Depth:	<del>500</del> <u>300</u> feet
Minimum Front Yard:	<del>150</del> <u>100</u> feet
Minimum Side Yard:	<del>300</del> <u>40</u> feet
Minimum Rear Yard:	<del>300</del> <u>50</u> feet

Maximum Building Coverage:	<del>40</del> <u>30</u> %
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Maximum Building Height:	
Stories	<del>3</del> <u>5</u>
Feet	<del>45</del> <u>75</u>

**Section 4.** Amend Section 355-30(G) (Additional office and industrial district regulations – Hotels) as follows:

**G. Hotels.** Hotels are subject to the following standards and conditions:

(1) Use. Use of a hotel site and any buildings thereon shall be limited to the usual hotel activities, ~~as defined herein~~, multifamily dwellings located on upper floors in the same building as a hotel, and accessory uses incidental to the operation of a hotel, and of the same general character, including but not necessarily limited the following, provided that all accessory uses shall be planned as an integral part of the hotel and located on the same site therewith:

- (a) ~~One house or apartment with or without kitchen facilities for the use of the hotel manager and caretaker and his family.~~
- (b) Restaurants, cafes, bars, and lounges, serving either hotel guests exclusively or the general public, provided that no music or other sound shall be audible beyond the boundaries of the lot on which the use is conducted.
- (c) Fitness and sport facilities, including swimming pools, children's playgrounds, tennis or other game courts and game recreation rooms.
- (d) Automobile parking garages or carports and off-street parking spaces.
- (e) Office and lobby.
- (f) Banquet/Conference Rooms
- (g) Business center

(2) Hotel Room

- (a) Hotel sleeping rooms shall not be interconnected by interior doors in groups of more than two.
- (b) Each sleeping room shall have an area, inclusive of bathroom and closet space, of at least 225 square feet.

(3) Multifamily Dwellings

- (a) Minimum dwelling unit size:
  - a. 1-bedroom unit – 800 s.f.
  - b. 2-bedroom unit – 900 s.f.
  - c. 3-bedroom unit – 1,100 s.f.
- (b) AFFH Units – Not less than 10% of the multifamily dwelling units located on the upper floors of a hotel building shall be set aside as affordable affirmatively furthering fair housing (AFFH) units.

(4) Access and service roads. Access and service roads shall be properly related to easement driveways or streets, public or private streets, and highways so as to avoid



unsafe conditions and traffic congestions. Points of ingress and egress shall be limited to a total of two on any street. No backing of cars into any highways shall be permitted.

(5) Off-street parking:

(a) Multifamily Dwelling Units as required by Article IX.

(b) ~~Hotel as required by Article IX. Where a hotel includes a restaurant, lounge, or other eating and drinking facilities, required parking space shall be provided for such facilities, in addition to required parking spaces for sleeping rooms and other floor space~~ One parking space per guest room.

(6) Signs. ~~Signs shall be subject to the same provisions as are applicable to motels as contained in § 355-16(F)(9).~~ To be determined by the Planning Board at the time of Site Plan Approval.

**Section 5. Conflicting Standards.**

Where the requirements of this Local Law impose a different restriction or requirement than imposed by other sections of the Code of the Town of North Castle, the Town Law of the State of New York, or other applicable rules or regulations, the requirements of this Local Law shall prevail.

**Section 6. Severability.**

The invalidity of any word, section, clause, paragraph, sentence, part or provision of this Local Law shall not affect the validity of any other part of this Local Law that can be given effect without such invalid part or parts.

**Section 7. Effective Date.**

This Local Law shall take effect immediately upon its adoption and filing with the Secretary of State.

Dated: \_\_\_\_\_, 2018

## **TOWN OF NORTH CASTLE**

### **Local Law No. \_\_\_\_ For the Year 2018**

A Local Law to amend Chapter 355, Zoning, of the Code of the Town of North Castle, New York, so as to rezone an area of approximately 26.29 acres located along North Castle Drive, from its present OBH Office Business Hotel District classification to the R-MF-A Multifamily-A Residence District.

**Section 1.** Amend the “Zoning Map of the Town of North Castle, New York,” as established in Section 355-6 of the Town Zoning Code, so as to reclassify a 26.29 acre portion of Parcel Id. 108.03-1-62.1 from the OBH Office Business Hotel District to the R-MF-A Multifamily-A Residence District.

**Section 2.** Severability.

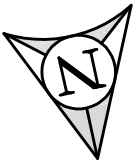
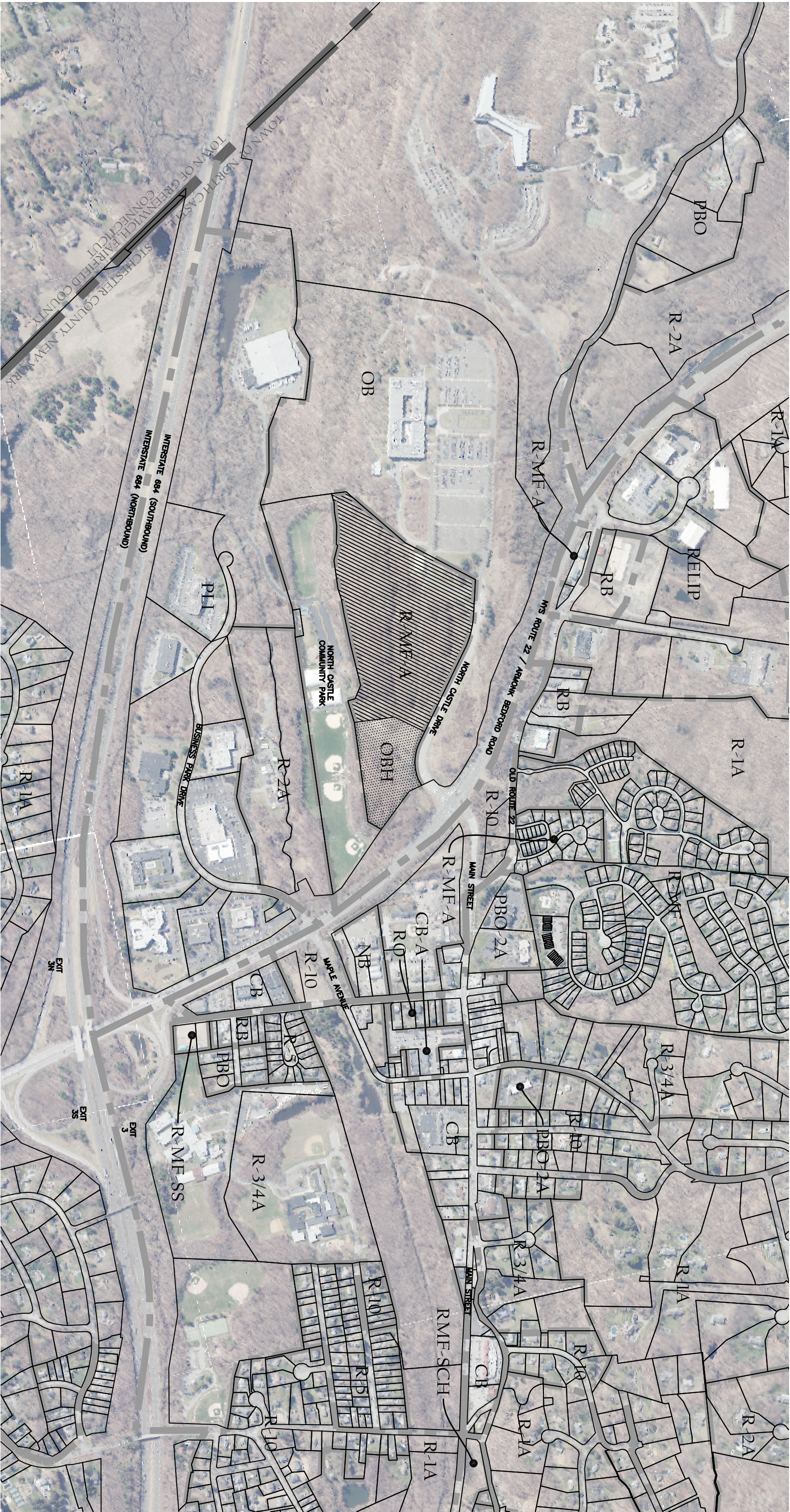
The invalidity of any word, section, clause, paragraph, sentence, part or provision of this Local Law shall not affect the validity of any other part of this Local Law that can be given effect without such invalid part or parts.

**Section 3.** Effective Date.

This Local Law shall take effect immediately upon its adoption and filing with the Office of the Secretary of State.

Dated: \_\_\_\_\_, 2018





SCALE: 1" = 700'  
0 350 700 1,400

PROJECT:

EAGLE RIDGE

DRAWING:

NORTH CASTLE DRIVE, NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK

ZONING EXHIBIT

ALFONZETTI  
ENGINEERING, P.C.

1100 ROUTE 52, CARMEL, NEW YORK  
TEL: 845 - 228 - 9800



**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Sponsor Information.**

Name of Action or Project: Eagle Ridge		
Project Location (describe, and attach a general location map): 3 North Castle Drive, Armonk, Westchester County (Tax Map Parcel ID 118.03-1-62.1)		
Brief Description of Proposed Action (include purpose or need): The proposed action involves the subdivision of the 32.5 acre site to create two new lots of approximately 6 acres and 26 acres respectively. The 6 acre parcel will be developed to support a 97-room boutique hotel, which includes a restaurant, cafe, bar, banquet/conference rooms, fitness center and pool. Additionally, 69 one, two and three bedroom apartments will be constructed above the hotel on the third, fourth and penthouse floors of the building. Parking for the mixed-use building will be provided within a parking structure and 67 adjacent at-grade spaces.  The 26 acre parcel will be developed to support 94 attached and semi-attached townhomes. Dwelling units will range between 2,600 and 2,800 square feet and contain 3 bedrooms, 3 bathrooms, a basement and a two-car garage. Open space and recreational amenities are proposed to support the residents of the development.  Access to both parcels will be provided from a single driveway located off North Castle Drive		
Name of Applicant/Sponsor: MADDD Madonna Armonk, LLC		Telephone: 516-821-2003 E-Mail: fjmadonna@aol.com
Address: 15 Verbena Avenue, Suite 200		
City/PO: Floral Park	State: NY	Zip Code: 11001
Project Contact (if not same as sponsor; give name and title/role): Same		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals****B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board - Rezoning	
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan Approval, Subdivision Approval	
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Water & Sewer Dept - Sewer & Water Connections Town Building & Engineering Dept - SWPPP	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board - 239 m & n Review Health Dept - Sewer/Subdivision	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - SWPPP	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning****C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☒ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part I

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

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c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

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<b>C.3. Zoning</b>	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? OBH - Office Business Hotel	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes,	
i. What is the proposed new zoning for the site?	R-MF-A for the 26 acre portion of the parcel
<b>C.4. Existing community services.</b>	
a. In what school district is the project site located?	Byram Hills
b. What police or other public protection forces serve the project site?	Town of North Castle Police Department
c. Which fire protection and emergency medical services serve the project site?	Armonk Fire Department
d. What parks serve the project site?	Community Park

#### D. Project Details

<b>D.1. Proposed and Potential Development</b>	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed-use - hotel with ancillary accessory uses and residential	
b. a. Total acreage of the site of the proposed action?	32.5 acres
b. Total acreage to be physically disturbed?	24.5 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	32.5 acres
c. Is the proposed action an expansion of an existing project or use? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) Hotel and multi-family residential on 6 acre parcel, single-family residential townhouses on 26 acre parcel	
ii. Is a cluster/conservation layout proposed? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
iii. Number of lots proposed? 2	
iv. Minimum and maximum proposed lot sizes? Minimum 6 acres Maximum 26 acres	
e. Will proposed action be constructed in multiple phases? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
i. If No, anticipated period of construction: _____ months	
ii. If Yes:	
• Total number of phases anticipated 2	
• Anticipated commencement date of phase I (including demolition) _____ month 2019 year	
• Anticipated completion date of final phase _____ month 2021 year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____	

f. Does the project include new residential uses? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase				69
At completion				
of all phases				163

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes,	
i. Total number of structures <u>1</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>69'</u> height; <u>126'</u> width; and <u>500'</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>85%</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> <li>• Volume (specify tons or cubic yards): _____</li> <li>• Over what duration of time? _____</li> </ul>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No  
If Yes, describe: \_\_\_\_\_

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No  
If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

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c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No  
If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 45,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No  
If Yes:

- Name of district or service area: Water District #4
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☒ Yes ☐ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☒ Yes ☐ No  
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No  
If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), maximum pumping capacity: \_\_\_\_\_ gallons/minute.

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d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No  
If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ <45,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): sanitary wastewater

\_\_\_\_\_

\_\_\_\_\_

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No  
If Yes:

- Name of wastewater treatment plant to be used: Blind Brook STP
- Name of district: Sewer District #2
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No



<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will line extension within an existing district be necessary to serve the project? If Yes:  <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul> </li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes: <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): _____ _____		
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____		
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? If Yes: <ul style="list-style-type: none"> <li>i. How much impervious surface will the project create in relation to total size of project parcel?            _____ Square feet or <u>10.2</u> acres (impervious surface)            _____ Square feet or <u>32.5</u> acres (parcel size)  <small style="margin-left: 150px;">stormwater outfalls</small> </li> <li>ii. Describe types of new point sources. _____</li> <li>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?            On-site stormwater collection systems consisting of catch basins and pipes            _____            _____           <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: <u>Wampus Brook and Byram River</u></li> </ul> </li> <li>• Will stormwater runoff flow to adjacent properties? _____</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? If Yes, identify: <ul style="list-style-type: none"> <li>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</li> <li>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</li> <li>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)            Fuel combustion for heating and cooling buildings _____</li> </ul>		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? If Yes, identify: <ul style="list-style-type: none"> <li>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</li> <li>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</li> <li>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)            Fuel combustion for heating and cooling buildings _____</li> </ul>		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? If Yes: <ul style="list-style-type: none"> <li>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</li> <li>ii. In addition to emissions as calculated in the application, the project will generate:             <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul> </li> </ul>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

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j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☒ Yes ☐ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☒ Morning ☒ Evening ☒ Weekend  
☒ Randomly between hours of 8:00 am to 6:00 pm.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: \_\_\_\_\_ 0

iii. Parking spaces: Existing 0 Proposed 601\* Net increase/decrease +609

iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  
 A new access driveway is proposed off North Castle Drive (private road)

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vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☒ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☒ Yes ☐ No

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k. Will the proposed action (for commercial or industrial projects <sup>text</sup>only) generate new or additional demand for energy? ☒ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_ T.B.D.

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
 ConEd utility grid

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐ Yes ☒ No

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l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: \_\_\_\_\_ In accordance with Town regulations
- Saturday: \_\_\_\_\_
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_

ii. During Operations:

- Monday - Friday: \_\_\_\_\_ Hotel - 24/7/365
- Saturday: \_\_\_\_\_
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_

\*  
 Hotel = 247 spaces  
 Apartments = 141 spaces  
 Townhouses = 213 spaces  
 Total = 609 spaces

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration: Construction noise will occur during the development of the site. Noise generation will comply with Chapter 210 of the Town Code</p> <hr/>	
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p> <hr/>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Exterior building lighting, driveway and parking lighting and ambient site lighting. Details T.B.D.</p> <hr/>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p> <hr/>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <hr/>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p> <hr/>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p> <hr/>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <hr/>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ T.B.D. tons per _____ (unit of time)</li> <li>• Operation : _____ T.B.D. tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: Recycling of construction debris _____</li> <li>• Operation: Hotel will recycle waste _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: Private carters - Yonkers Material Recovery Facility _____</li> <li>• Operation: Private carters - Yonkers Material Recovery Facility _____</li> </ul> <hr/>	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

#### E. Site and Setting of Proposed Action

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)  
☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): Recreation

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	10.2	+10.2
• Forested	27.8	12.8	- 15.0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	4.0	1.8	- 2.2
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	2.0	+ 2.0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	.7	.2	- 0.5
• Other Describe: Lawn and landscaping	0	5.5	+5.5

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v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
<ul style="list-style-type: none"> <li>• If yes, DEC site ID number: _____</li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></li> <li>• Explain: _____</li> </ul>	
<b>E.2. Natural Resources On or Near Project Site</b>	
a. What is the average depth to bedrock on the project site? _____ ~ 2' to 5' feet	
b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 2 %	
c. Predominant soil type(s) present on project site:	
Charlton Chatfield Complex	85 %
Charlton Loam	15 %
_____	_____ %
d. What is the average depth to the water table on the project site? Average: _____ 6 feet	
e. Drainage status of project site soils: <input checked="" type="checkbox"/> Well Drained: _____ 100 % of site	
<input type="checkbox"/> Moderately Well Drained: _____ % of site	
<input type="checkbox"/> Poorly Drained _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: _____ 20 % of site	
<input checked="" type="checkbox"/> 10-15%: _____ 60 % of site	
<input checked="" type="checkbox"/> 15% or greater: _____ 20 % of site	
g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
ii. Do any wetlands or other waterbodies adjoin the project site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes to either i or ii, continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name <u>Wampus Brook</u> Classification _____	
• Lakes or Ponds: Name _____ Classification _____	
• Wetlands: Name _____ Approximate Size _____	
• Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
j. Is the project site in the 100 year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
k. Is the project site in the 500 year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes:	
i. Name of aquifer: <u>Principal Aquifer</u>	

<p>m. Identify the predominant wildlife species that occupy or use the project site:  <small>Typical species found in Westchester</small></p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

<b>e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>If Yes:</b> <i>i. Nature of historic/archaeological resource:</i> <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District <i>ii. Name:</i> _____ <i>iii. Brief description of attributes on which listing is based:</i> _____	
<b>f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>g. Have additional archaeological or historic site(s) or resources been identified on the project site?</b> <b>If Yes:</b> <i>i. Describe possible resource(s):</i> _____ <i>ii. Basis for identification:</i> _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?</b> <b>If Yes:</b> <i>i. Identify resource:</i> _____ <i>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):</i> _____ <i>iii. Distance between project and resource:</i> _____ miles.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?</b> <b>If Yes:</b> <i>i. Identify the name of the river and its designation:</i> _____ <i>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

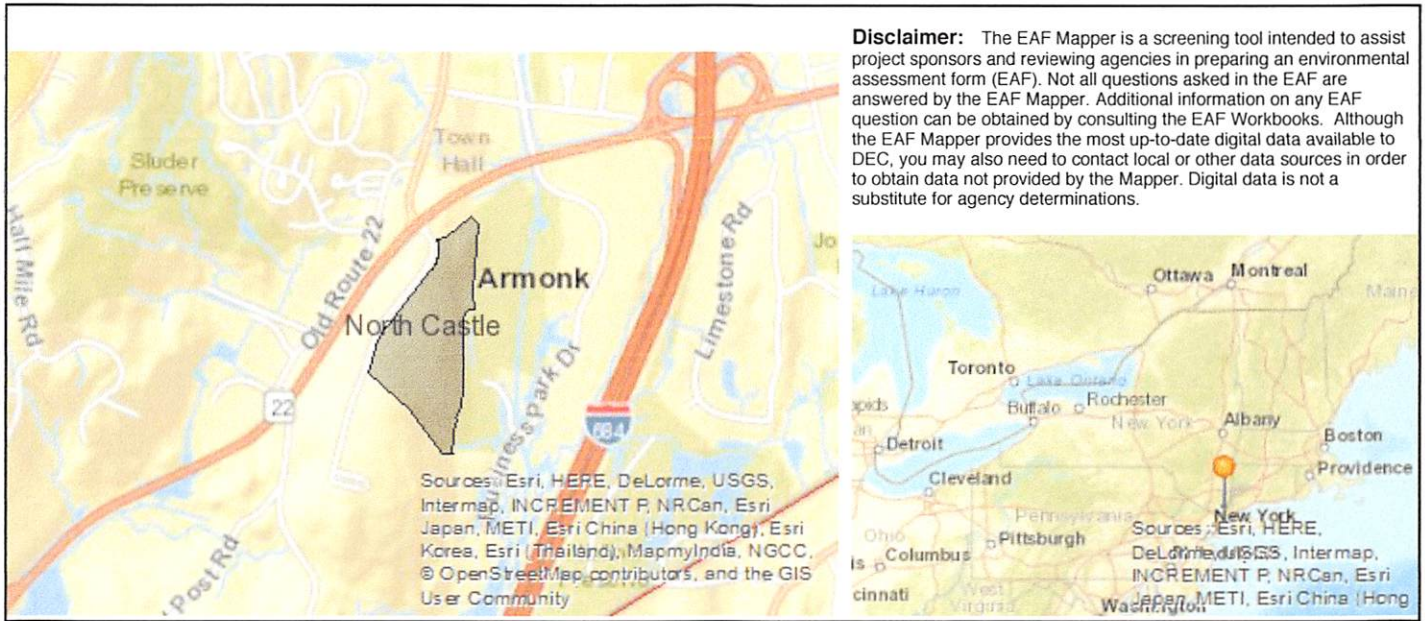
**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name <u>MADDD Madonna Armonk LLC</u>	Date <u>March, 2018</u>
Signature <u></u>	Title <u>Cleary Consulting</u>

**PRINT FORM**





**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	360005
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No