



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

**PLANNING DEPARTMENT**  
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April 27, 2021

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

**Re: Eagle Ridge – North Castle Drive [#18-004]**

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Dear Supervisor Schiliro and Town Board Members:

Pursuant to your request that the Planning Board review and comment upon the zoning petition that would permit a 32.5-acre lot currently in the OB-H Zoning District to be developed with a new mixed use senior townhouse development and separate hotel development, the Planning Board adopted a positive recommendation (5-0) at its April 26, 2021 meeting and recommended that the requested zoning change be adopted.

It is noted that the Applicant proposes to subdivide the existing parcel into two lots; one of which would be developed as a 115 room hotel, with 135 seat restaurant, 45 seat bar, and meeting space for up to 100 people on a 10.6 acre lot. The second 21.8 acre lot is proposed to be developed with 72 age-restricted townhouses with the R-MF-SCH (senior floating zone) proposed to be applied to the property.

In addition, the Planning Board notes that the proposal is supported by the Comprehensive Plan. Specifically, the plan notes that:

- While North Castle today is mostly defined by its attractive low-density residential neighborhoods, 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. An 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.
- Adding a hotel together with limited new residential uses, would increase downtown Armonk's potential customer base...."
- 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.

- Explore opportunities to provide housing for the Town's senior population.
- 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.

Furthermore, the Planning Board notes that the proposed the OB-H and the proposed R-MF-SCH zoning parameters appear to be generally reasonable and appropriate, including the proposed residential density and proposed hotel size.

However, the Planning Board recommends that the Town Board further review the proposed yard setbacks in both the OB-H and R-MF-SCH zones.

The Planning Board recommends that the R-MF-SCH provisions and the OB-H setbacks be revised to add additional specificity with respect to setbacks from State Roads, Private Roads and Parks.

In addition to the proposed front, side and rear setbacks, it is recommended that the following be added to the draft local law.

#### OB-H

No structure shall be located closer than 100 feet from a Private Road.

No structure shall be located closer than 300 feet to a public park.

No structure shall be located closer than 300 feet from a State Road.

#### R-MF-SCH

No structure shall be located closer than 80 feet from a Private Road.

No structure shall be located closer than 175 feet to a public park.

No structure shall be located closer than 300 feet from a State Road.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam R. Kaufman", with a stylized flourish at the end.

Adam R. Kaufman, AICP  
Director of Planning