

Landmarks Preservation Committee
Town of North Castle

February 27, 2019

To the North Castle Town Board

The Landmarks Preservation Committee was formed to support the Landmarks Preservation Ordinance and is responsible for approving any changes to the Landmarked properties of North Castle. The LPC reviewed the proposed zoning change targeted for 45 Bedford Road, the buffer property to the Bedford Road Historic District, to assess the impact this zoning would have on the district.

We believe the R-MFDA (Residential – Multifamily – Downtown Armonk) zone applied to 45 Bedford Road will result in:

- Massing that will overwhelm the historic district – The new zone on this site will create an over-sized development due to the size and number of the buildings and the parking required to serve all the residents. The proposed high density zone might be appropriate in a location such as Business Park but it is not at all appropriate for 45 Bedford Road.
- Incompatibility with the new Comprehensive Plan - the plan is very clear on the position the town should take for this site. It is clearly stated multiple times that limited residential is what should be permitted.
- Height that overwhelms the location – it's one thing to have a spire or cupola reach higher than everything else, it's quite another to have massive bulk at that height
- Architecture that doesn't relate to the Historic District - The project should feel like it belongs next to the district with a scale and rhythm compatible with the streetscape of the historic district.
- High traffic - the proposed density will generate excessive traffic and will impact the bucolic character of the district.

Sincerely,

LPC members: Christine Eggleton, Linda Fernberg, Ree Schultz, Susan Geffen, Stu Brown, Martin Rube, Sheila Drapeau, Eric Gordon

