



The North Castle Historical Society

440 BEDFORD ROAD ARMONK, NEW YORK 10504

FEB 27 2019

February 27, 2019
Town Board - Town of North Castle
15 Bedford Road
Armonk, New York 10504

Re: 45 Bedford Road LLC

Dear Members of the Town Board:

For many, many years the North Castle Historical Society has come before the Town Board to speak on behalf of the Historic District. As tax paying individuals we understand the town's need to improve property and increase the tax base but as guardians of the town's historic district we have an obligation to speak up when we feel the district is facing changes with the potential to erode the sights of our past.

The Bedford Road Historic District is special not just because it is North Castle's very own but because it is one of just a few samples of an entire block of structures that are protected and preserved in Westchester County. Each change to the streetscape has the potential to dilute the impact of the special collection of buildings.

As we approach the 35 year anniversary of the year The Bedford Road Historic District was added to the National Register of Historic Places it is a good time to renew the commitment many boards before you have made to the district and this town. This zoning change request is not the first nor will it be the last to tempt the town with tax revenue in exchange for their giving up on the protection of the district. Costs and the need for new taxes will always rise but we can never get the district back once we let it go.

Less than one year ago, this town board passed the current comprehensive plan after several years of study and review. The town board renewed the designation of this lot as a buffer to the historic district, as had been done in previous Comprehensive Plans. The new Plan states this site is suitable for limited residential. We agree – limited residential is an appropriate use for this site. The zone request before you tonight is not be suitable for this property. Any proposal for this site must relate to the district in mass, height and architecture.

We believe that with the right density, design and care a residential project could be a good neighbor to the Historic District. Please protect the future viability of our important historic assets.

Sincerely,

BY ORDER OF THE BOARD OF TRUSTEES

Christine Eggleton, President

cc: Adam Kaufman, Town Planner
Planning Board – Town of North Castle

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