

George Latimer
County Executive

County Planning Board

November 20, 2018

Adam R. Kaufman AICP, Director of Planning
Town of North Castle
15 Bedford Road
Armonk, NY 10504

Subject: **Referral File No. NOC 18-007B – Mariani Gardens**
Petition for Zoning Text & Map Amendments

Dear Mr. Kaufman:

The Westchester County Planning Board has received a revised petition to amend the text of the North Castle Zoning Ordinance and Zoning Map with respect to an application to construct a multi-family residential development on a 4.213-acre site located at 45 Bedford Road. The site is currently occupied by a local nursery business – Mariani Gardens – and it is the only property in the Town that is currently zoned NB Nursery Business.

The applicant is petitioning the Town to create a new R-MF-DA Residence – Multi-family - Downtown Armonk District, and to rezone the site to R-MF-DA to permit the proposed development. While the proposed development initially contained 43 dwelling units with 132 parking spaces, the current proposal now has 50 dwelling units with 120 parking spaces. Although the new proposal has a higher number of dwelling units, the total bedroom count will be lower, with 31 one-bedroom apartments, eight two-bedroom apartments, six three-bedroom apartments and five four-bedroom apartments. All of the units would be placed along internal driveways with access to Bedford Road. Ten percent of the units would also be set aside as affordable affirmatively furthering fair housing (AFFH) units.

We previously offered preliminary comments under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code in a letter dated July 30, 2018. We continue to offer the same comments for the Town's continued consideration and we look forward to offering additional comments as the review process progresses.

1. Review by County Department of Public Works and Transportation. The distribution list attached to the application did not include the Westchester County Department of Public Works and Transportation (WCDPWT). However, we recommend that WCDPWT be added to the list of Involved Agencies due to the following:

STREAM CONTROL PERMIT – Depending on the exact scope of work involved with the proposed development, construction activity may take place within 100 feet of Wampus Brook, which is a County stream channel. A County Stream Control Permit may be required from

WCDPWT as part of the approval process for this proposal. The applicant should contact the WCDPWT to determine if a stream control permit is necessary.

BEE-LINE BUS – Bee-Line Bus stop #5062 is located along the site's secondary frontage with Maple Avenue. As the conceptual development plans are refined, the applicant should reach out to the Transportation Division of the County Department of Public Works and Transportation to determine the proposed development's relationship to the bus stop and whether or not improvements to the bus stop are warranted or desired.


2. **Sidewalks.** The proposed redevelopment of this site offers the opportunity to construct a sidewalk along the site's Maple Avenue frontage, which we recommend be included in this development application. Providing a sidewalk in this area would increase pedestrian accessibility into downtown Armonk from areas south of Route 22, such as Business Park Drive and the proposed Eagle Ridge development. We also point out that Bee-Line Bus stop #5062 along Maple Avenue currently has no sidewalk connecting to it, forcing bus riders to walk in the road shoulder to get to and from the bus stop. A sidewalk along Maple Avenue should also be combined with a new crosswalk across Route 22 (connecting to Business Park Drive) as well as with a pedestrian signal. We recommend the Town and applicant work with the NYS Department of Transportation with respect to providing this crossing of Route 22, which is a State road.

3. **Recycling provisions** We recommend that the Town require the applicant to verify that sufficient storage measures are provided to accommodate the expanded County recycling program. County regulations for recycling may be found at <http://environment.westchestergov.com>.

4. **Green building technology and bicycle parking.** The Town should encourage the applicant to incorporate as many "green" or sustainable building methods and technologies as possible into the proposed redevelopment. We also recommend providing a bicycle storage area for residents.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By: 
Norma V. Drummond
Commissioner

NVD/LH

cc: Naomi Klein, Planning Director, Transportation Division, County Department of Public Works and Transportation
Jeffrey A. Dean, Senior Engineer (Civil), County Department of Public Works and Transportation
Michael Dispenza, Contract Administrator, County Department of Public Works and Transportation
Christopher Lee, NYS DOT, Region 8