

Town Comprehensive Plan Update 1996



**Town of
North Castle
Westchester County, New York**

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*With appreciation to North Castle Historical Society
for permission to reprint drawings of buildings
important in the history of North Castle.
Each divider page features a pen and ink drawing
by Harold J. Schaller, FAICA, of an historically
significant building.*

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Appendix A — Bibliography

Appendix B — Land Use by Zoning District
(Tables for North White Plains, Armonk,
and Eastern District)

Appendix C — Agencies Involved in Environmental Regulation
and Protection

I. Introduction



Sands' Mill. Originally built in 1737 just north of the intersection of Cox Avenue and Route 128. Although the mill had six different owners, the name identifies the Sands family, who operated it from 1790 until 1859.

I.A.1. The Town of North Castle

The Town of North Castle comprises approximately 26 square miles and is situated at the narrow waist of Westchester County where the corner of the State of Connecticut extends west toward the Kensico Reservoir. The bulk of the Town's land area lies north of this corner, but the most densely populated part of the Town lies to the south. These two parts of North Castle are separated by the Kensico Reservoir (See Figure I-1).

For purposes of this report, the Town has been divided into three distinct geographic areas: North White Plains, Armonk, and the Eastern District (the hamlet area in the Eastern District is referred to as Banksville). Wherever possible, information is presented according to geographic area (see Figure I-2).

Each of the three geographic areas has unique characteristics. North White Plains is the oldest and most urban portion of the Town. Suburban expansion has spread from the western portion of Armonk to the north and east. As in the 1974 Plan, the population center remains the Armonk-Windmill area. The Eastern District still retains its low-density residential character.

In the southern part of the Town, North White Plains and Quarry Heights are physically and economically oriented toward White Plains. The County Airport area and King Street/New King Street are oriented toward Port Chester, Harrison, and Rye. The northern part of the Town is not related directly to any large population center, but many of its residents go to the Town of Bedford and the Village of Mount Kisco to shop, and some of the children attend the Bedford schools.

A number of highways link the Town with neighboring communities and other parts of the New York Metropolitan Region. Route 22 connects the Town with White Plains and Bedford. Route 128 links Armonk with Mount Kisco, and Bedford-Banksville Road joins Bedford and Greenwich. King Street (Route 120) provides a connection to Port Chester, Rye Brook, and Chappaqua. Interstate 684 is a major regional north-south route which connects to other expressways and parkways, providing access to all parts of the New York Region and beyond. The Town is also served by the Bronx River and Merritt Parkways, although the latter does not pass through the Town.

I.A.2. The Town Comprehensive Plan

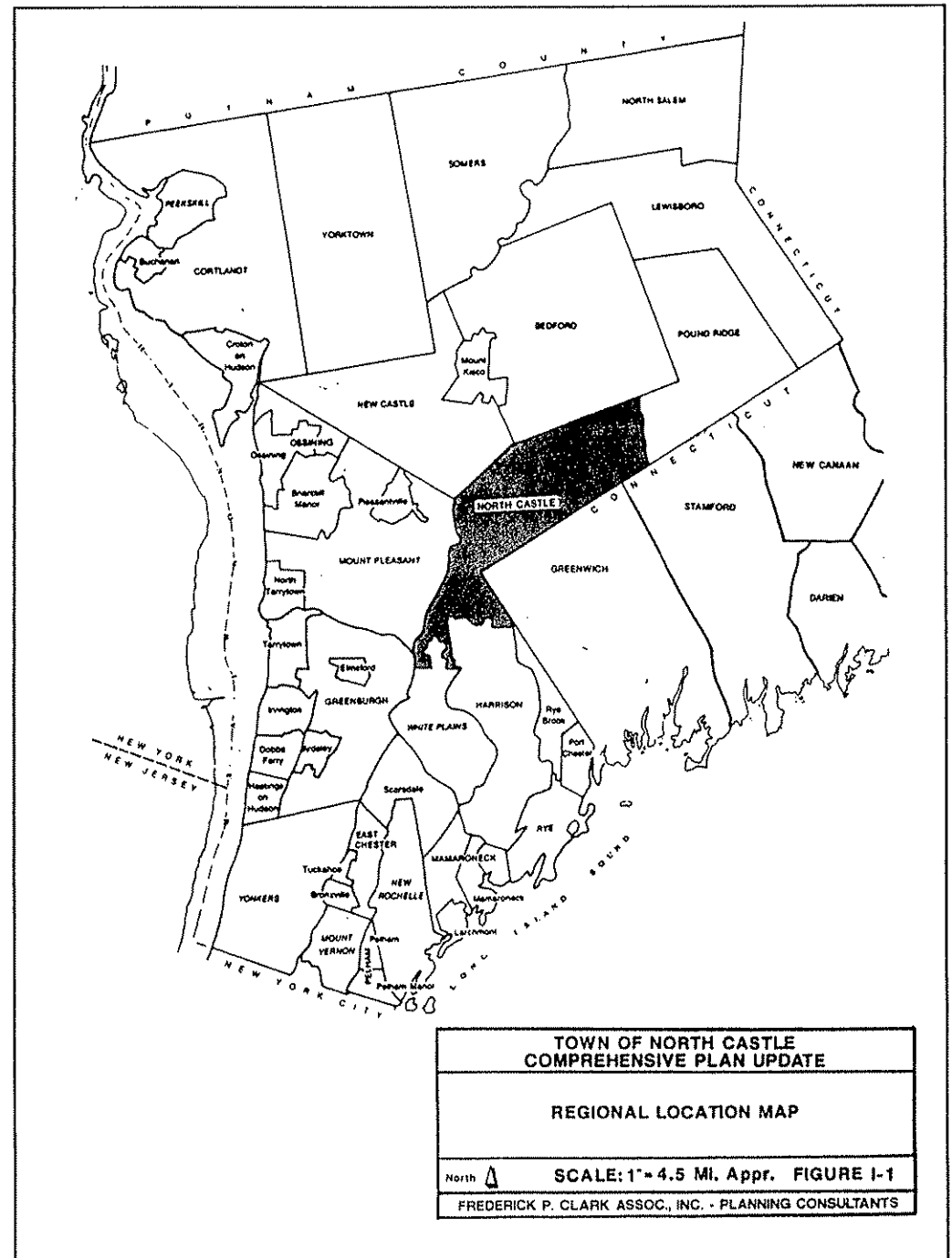
There are a number of tools available to a community in its efforts to foster sound development. One of these is the preparation and adoption of a Town Comprehensive Plan, frequently referred to as a Master Plan or a Development Plan. A plan, such as this, is a statement of a community's goals and policies regarding its future in terms of land use, open space, community facilities and services, and infrastructure. It is a guide for orderly growth and change and provides a rational basis for future planning and zoning decisions.

I.A.3. Planning History

North Castle's modern planning history began in 1949 when the Town participated in a joint planning program with the Towns of Bedford, Lewisboro, Pound Ridge, and Somers, and the Village of Mount Kisco. Subsequently, the Town developed a planning program designed for its individual needs, although still considering regional conditions.

In 1958, the first Town Development Plan was adopted. The 1958 Plan was modified in 1967 to reflect changing local and regional conditions. The last Town Development Plan, reflecting the

I.A. Introduction



changes in the late 1960s, was adopted by the Planning Board in 1974.

Planning, however, is a continuing process. Communities, like people, mature and change due to both internal and external factors. The Town Development Plan has again required updating because the Town and the region have significantly changed since the 1970s. The 1990s and the next century will bring new challenges to North Castle. The Town Comprehensive Plan Update was prepared to assess existing conditions and to determine current and future needs and desires of the Town's residents.

The Plan was begun in late 1989. It was undertaken by the Town of North Castle Planning Board with the professional assistance of Frederick P. Clark Associates, Inc., the Town's planning consultant.

North Castle's basic pattern of land use and infrastructure has already been established. This Town Comprehensive Plan Update, therefore, is a refinement of earlier Plans. There are no major zoning changes proposed. Considerations of environmental protection, open-space preservation, and recreational needs have increased in recent years and are reflected in this Plan Update.

The 1974 Plan's main focus was on maintaining North Castle as a primarily residential community, providing a wide variety of housing opportunities while continuing the high quality of community services and facilities. The primary goal of this Update is to maintain and improve the quality of life in North Castle, with an emphasis on recognizing the environment as a vital contributor to the quality of life. Environmentally sensitive areas such as wetlands, steep slopes, and floodplains are identified, and policies are recommended that would strengthen the Town's control over the protection of those areas.

The Town Comprehensive Plan Update focuses on the entire Town with analysis, where possible, by the geographic areas described above.

This Plan should not be considered an inflexible document detailing the exact future pattern of development for the Town. Rather, it should be looked upon as a guide to a future desired condition. Although it does recommend specific courses of action to attain community goals, the Plan is flexible. Modification of the Town Comprehensive Plan will and should occur from time to time as the Town continues to adjust to local and regional changes.

All Town agencies and officials must work cooperatively to maintain the integrity of the

Town Comprehensive Plan. From time to time, unique situations may justify the granting of a zoning variance by the Zoning Board of Appeals. However, this should be the exception rather than the rule and should be done strictly in accordance with required legal standards.

The ability of the Town's zoning regulations to control land use will only be as good as the level of enforcement it receives. Since zoning enforcement is a difficult and time-consuming task, every effort should be made to give staff support to this activity and to make the regulations as clear as possible.

I.A.4. Organization of the Plan

In order to direct and guide the Town's future, existing conditions and past decisions must be analyzed. Baseline conditions are discussed in Section II, "Basic Studies". The Basic Studies Section covers the Town's regional planning framework, existing land use, environmental conditions, demographics, and fiscal conditions.

The second major section of the report, Section III, "Planning Analyses", provides a more in-depth analysis of the existing conditions and development potential of specific land use categories under the existing zoning. Development potential is then

I.A. Introduction

compared to future needs. Topics include: residential development, retail and service business development, office and industrial development, open space and recreation, community facilities and services, and traffic and transportation.

Following the Planning Analyses is Section IV, entitled "Development Plan," which begins with a discussion of Planning Goals and Policies. General Townwide goals and goals by geographic area are also set forth. The Town development pattern, which is illustrated on the Town Comprehensive Plan Map, is described in the "Land Use Plan" portion of this section. The final part of the section is the "Infrastructure Plan," which describes possible future modifications to the Town's community facilities, services, and transportation network.

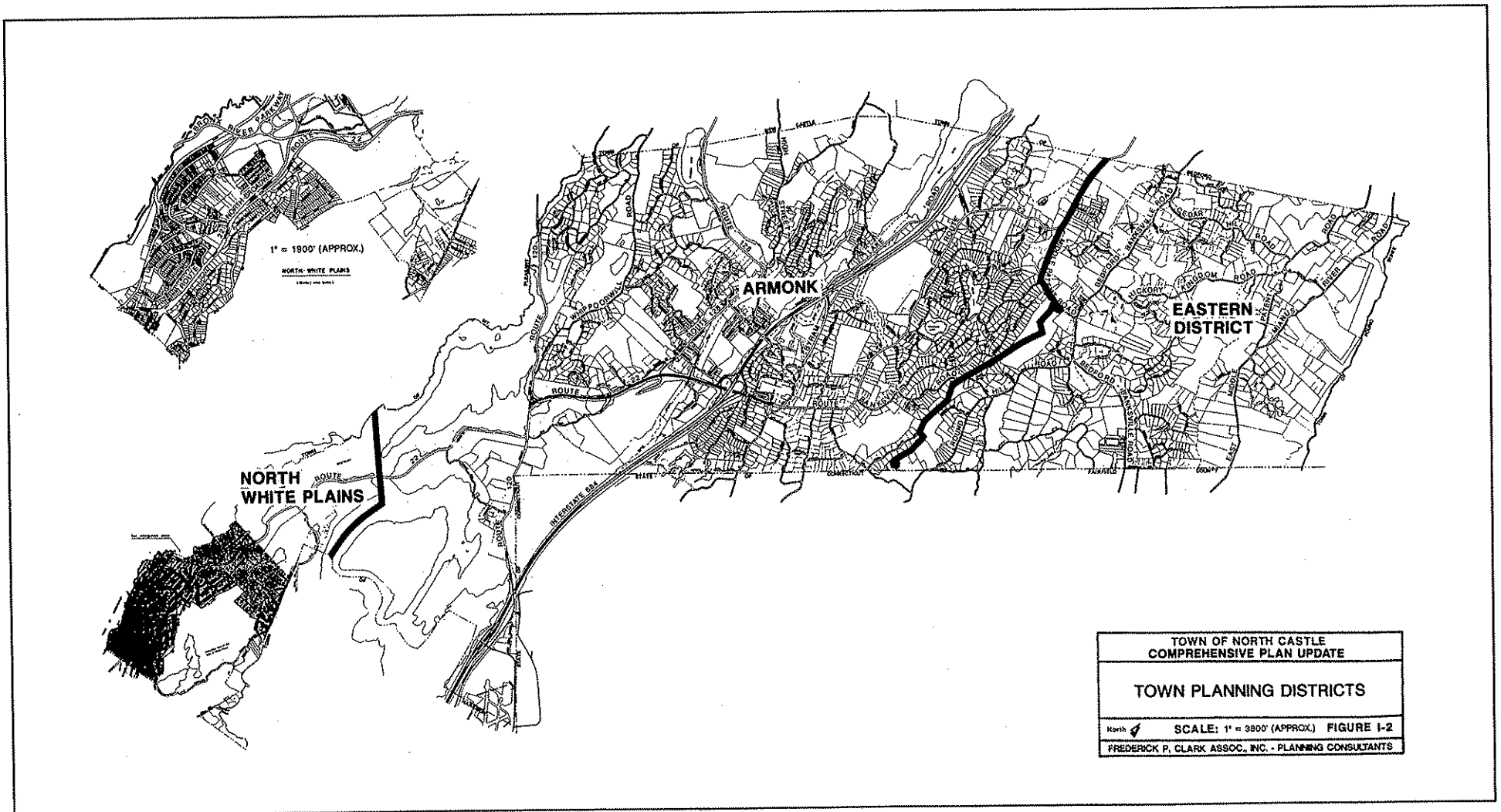
The final section, "Implementation", includes a discussion concerning the adoption of the Town Comprehensive Plan Update and the need for continual planning and coordination with all agencies and departments. A list of policies, derived from the "Planning Goals and Policies" section, a general time schedule and an outline of actions needed to carry out the recommended policies are included in a chart at the end of Section V.

Appendix A contains a bibliography of all the text references used to compile the information in this Town Comprehensive Plan Update. Appendix B contains detailed information for each hamlet area,

concerning land use by zoning district. Finally, Appendix C contains a list and brief summary of agencies involved in the protection of the environment in North Castle.



Town Comprehensive Plan Update



I.B. History¹

I.B.1. Early History

The earliest inhabitants of the Town of North Castle were the Siwanoy tribesmen of the Algonquin Nation. Some historians believe the Town acquired its name from one of the Native Americans' largest forts or castles in the area, which was immediately south of the terminus of Route 128 at its intersection with Route 22 at the current location of IBM's Corporate Headquarters. The Native Americans called it "Wampus' Land". The European settlers, seeing this fort, named it "North Castle Fort".

European settlers began to enter the area around 1640. Although the ownership of the lands was claimed by the British government, several settlers purchased large parcels from the Native American Chiefs. With the migration of the settlers to the area, fighting eventually occurred between the Native Americans and the newcomers, and the surviving Native Americans began moving toward western New York. By the time the American Revolution began, the majority of the Native Americans had left the region.

After 1701, a group of settlers petitioned the British government for a patent. King William III gave them Middle Patent (1,500 acres) and West Patent (62,000 acres). Later the residents of North

Castle voted at a public meeting to appoint a committee to locate and purchase the patentees' (and their heirs') rights to ownership. In 1721, the residents petitioned the Governor of the Colony and asked that a Township be incorporated. On June 6 of that year, the Governor "ordered for ye Patent of North Cassell" and appointed officers. The first record of business in the Town of North Castle was April 6, 1736. As records of organizations and meetings from 1721 to 1735 have not been found, the Town of North Castle cites the 1736 date as its beginning.

I.B.2. Town Boundaries

The original area of North Castle stretched from Pound Ridge to the confluence of the Croton and Hudson Rivers. Since then, the Town has been twice divided. By 1745, the Town's domain over old Pound Ridge ended. What is now the Town of New Castle, on the west and north, was a part of the Town of North Castle for many years. On March 6, 1791, according to Chapter 36 of the Laws of New York State Legislature, the two towns were divided, forming North Castle as it is today.

I.B.3. Revolutionary War

During the Revolutionary War, North Castle was located between the lines of the British and

American armies. Several events in the War occurred in the Town. First, in October 1776, a great portion of the Battle of White Plains was fought on the southern hills of the Town. Second, in the summer of 1779, the British came through North Castle by night, attacked Pound Ridge, burned the Village of Bedford, and attempted to conquer Middle Patent. During the daylight retirement of the British from Bedford through North Castle, a running fight ensued and the American local militia won the battle. In 1780, the British major and spy, John André, was held overnight at Thomas Wright's Mill.

I.B.4. Industry

Farming was North Castle's principal industry. Those who were not farmers generally worked in other trades which were necessary to agriculture. However, the Town's greatest industry came in the 1850's: the manufacturing of shoes. By the time the male residents left to serve in the Union Army to fight the Civil War, 75% of the soldiers from the area were shoemakers. This industry remained Armonk's premier business until about 1885. Still, agriculture remained popular throughout the nineteenth century. At the beginning of the twentieth century, wealthy families from New York City began to purchase farms to create large summer estates.

I.B.5. Early Transportation

The Town was connected by stagecoaches to Greenwich, Port Chester, Kensico, and White Plains. Residents were able to ride the stagecoaches in order to reach the railroads. The New York Central Railroad passed through the Town only at the area later called North White Plains and then went west up the Mount Pleasant Valley.

I.B.6. Reservoir

As New York City and its demands for water grew, the City acquired land and water rights through the central and southern parts of the Town in the years 1870, 1880, and 1904. During 1909, it began its largest acquisition - over 4,000 acres (including the entire Village of Kensico) to build the Kensico Reservoir and Dam. Many of the former Kensico residents moved to White Plains and Pleasantville and, upon completion of the Reservoir, many of the construction workers remained in the area and built homes in the hamlets of Valhalla and North White Plains.

I.B.7. Development

Armonk, as well as North White Plains, began to grow with the increasing number of residential subdivisions. By 1913, the Town Board had adopted its first tax map, and in the early 1930s

the Board adopted its first zoning ordinance. Following World War II, many of the great estates were sold to developers to subdivide. Many new businesses moved to the Town, IBM being the largest in 1959.

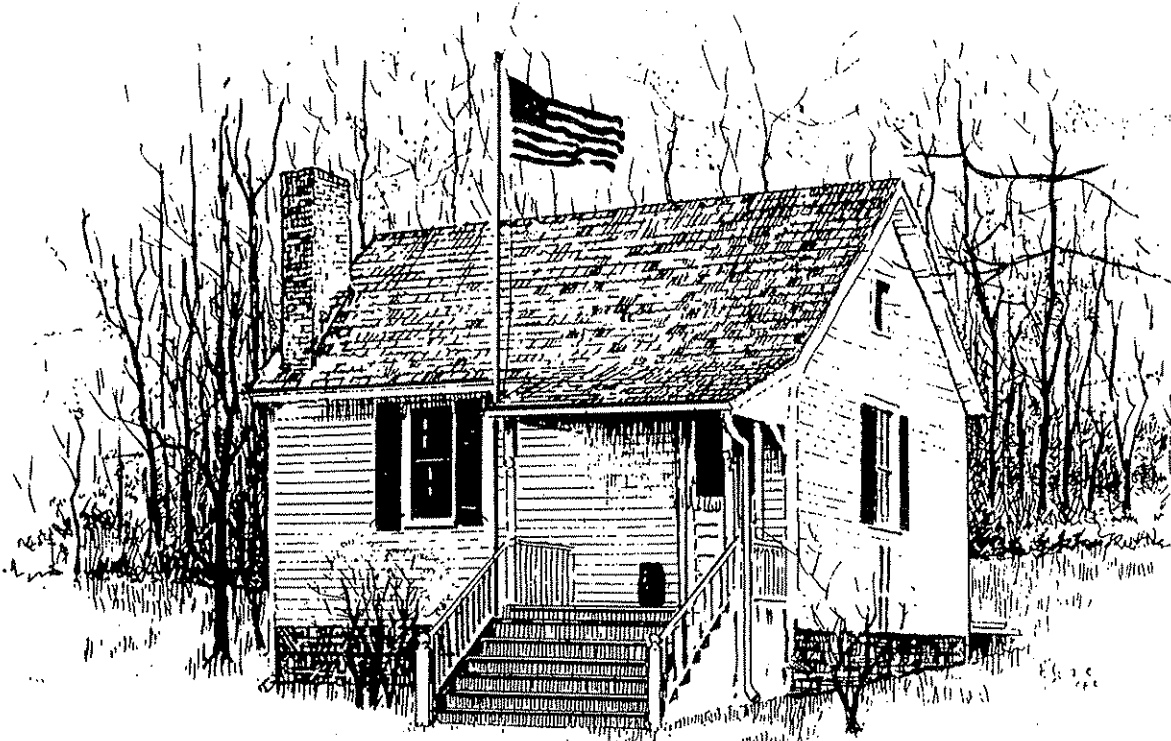
The Town has moved to meet all of these changes with the use of citizen-based Town Board-appointed committees including the Planning Board, Zoning Board, Architectural Review Board, Library Board, Recreation Board, Ethics Board, and

Conservation Board. Town Comprehensive Development Plans have been used by the Town and the various Boards as guides to maintain the character of the Town; taking advantage of both new changes and historic traditions. In 1986, the Town of North Castle celebrated its history on the occasion of its two hundred fiftieth anniversary.

¹ This section is derived from a history of North Castle prepared by Richard N. Lander in 1990.



II. Basic Studies



East Middle Patent School. Built about 1900. Originally situated on East Middle Patent Road just south of the Mianus River Road intersection. Now restored on The North Castle Historical Society's property.

II.A. Regional Planning Framework

II.A.1. Introduction

The future of the Town of North Castle is increasingly influenced by decisions made and actions taken well beyond its legal and political limits. The character of development and the quality of life within North Castle can be greatly affected by the plans, programs, and policies of agencies outside the Town and by other municipalities. Conversely, decisions made in North Castle can also have an impact that is felt beyond its own municipal borders.

The boundaries of the Town define a governmental entity but in many respects have little relationship to physical features or the market forces that drive the economy and direct the development of the region. Not only the extent and pace, but also the form of the Town's future growth can, to a significant degree, be shaped by regional development pressures and by other local, County, State, and Federal development policies and plans.

The policies of various governmental agencies concerning housing, economic development, transportation, utility systems, environmental protection, and open-space preservation will, in many instances, have a direct impact on North Castle.

The purpose of this section is to present the current state of planning for the New York Metropolitan Region, explain how it has evolved over time, and clarify how it affects the Town of North Castle. The agencies involved in this planning include, to varying degrees, the Federal government, New York State, the Regional Plan Association, the Tri-State Regional Planning Commission, Westchester County, and North Castle's municipal neighbors in both New York and Connecticut. The more the Town is aware of regional development pressures and the planning policies of these other governments and organizations, the more effectively it will be able to respond to these external forces through informed decision-making and sound comprehensive planning policies.

II.A.2. Federal Government

Most Federal policies and plans do not directly affect the day-to-day decisions and activities of the Town and its residents. However, several notable exceptions include development in flood plains, regulation of discharge into waters of the United States, and the installation of amateur (ham) radio and satellite dish antennas. In addition, the Federal Aviation Administration (FAA) is involved with the operation of the Westchester County

Airport Tower. (A portion of the County Airport is located within the boundaries of the Town of North Castle.)

A second Federal agency, the Federal Communications Commission (FCC), is directly involved in the regulation of amateur radio communications. In 1985 and 1986, the FCC adopted rulings to prevent local governments from discriminating against satellite dish antennas. As a result of these FCC rulings, the North Castle zoning law was revised to comply with the Federal mandate and to provide guidelines for the use of satellite dishes.

The U. S. Army Corps of Engineers regulates the discharge of dredged or fill materials into waters and wetlands of the United States pursuant to Section 404 of the Clean Water Act. Thus, the Corps also regulates certain wetland activities within the Town. The Corps follows the Federal criteria for hydric soil, hydrophytic vegetation, and wetland hydrology and has established a goal of "no net loss" of wetland area.

The Americans With Disabilities Act (ADA) of 1990 requires privately-owned public accommodations to be accessible to the disabled. The Act imposes specific standards on new and altered construction, and regulations under the Act

further define building standards. Absent State or local incorporation of ADA standards into building, fire, or construction codes, municipalities have no authority to enforce the ADA. Enforcement lies solely with the federal government, specifically with the Department of Justice.

A Flood Insurance Study was completed in 1983 and revised in 1991¹. It resulted in a series of maps entitled the Flood Insurance Rate Maps (FIRM), which identify areas susceptible to 100-year frequency flooding in the Town as well as the "floodway" and "floodway fringe" for the water courses investigated. Although the 100-year flood was selected as the baseline for the purpose of flood-plain management measures, the 500-year flood was also mapped to indicate additional areas of flood risk. This information was used to establish premium rates for the National Flood Insurance Program based on the specific potential for flooding in different areas of North Castle. The data generated by this study are used by the Town's Planning Board when it reviews proposed applications and is part of the basis for the Town's local environmental laws.

The Environmental Protection Agency (EPA) is an independent agency of the United States government charged with the responsibility of enforcing the Clean Water and the Clean Air Acts.

The EPA administers the Superfund used for cleaning up hazardous waste sites and offers technical assistance to local and State governments on noise pollution control. This agency also administers the Resource Conservation Recovery Act (RCRA) which regulates current and planned hazardous waste treatment, storage, and disposal activities. It issues permits under this program.

The EPA works closely with State and local governments in controlling pollution and offering solutions when pollution problems occur. An example of this type of work was the remediation of the twenty-four wells in Armonk that were contaminated by dry-cleaning fluid. The EPA worked with the Town of North Castle, the Westchester County Department of Health, and the New York State Department of Environmental Conservation for a period of several years to resolve this community problem and funded the cost of the clean-up.

II.A.3. New York State

II.A.3.a. Introduction

Until it was disbanded in 1975, the New York State Office of Planning Coordination had the primary responsibility for long-range planning and the coordination of planning programs for the different levels of government within the State.²

Prior to that time, several Statewide planning studies were undertaken on the subjects of land-use, transportation, parks and recreation, and the environment. Most of these plans were based on an assumption of continuous population growth and urban expansion through the year 2000 and are inconsistent with present conditions and trends.

In 1971, New York State produced a policy statement which reflected existing land-use patterns as well as anticipated growth trends. One goal of this plan was to avoid disorganized urban sprawl. On this development map, North Castle was shown within the band of "Low Intensity Urban" (200 to 999 persons per square mile) land uses, with mainly one- and two-story commercial, industrial, institutional, and residential development. The Plan projected a substantial population growth for Northern Westchester to reach a population density of 2,000–9,999 persons per square mile by 1990. In contrast to County projections, however, population densities throughout northern Westchester have remained significantly lower.

In 1980, the population density of North Castle was 364 persons per square mile. Based on the 1990 Census information, population density is now 387 persons per square mile.³



II.A. Regional Planning Framework

II.A.3.b. Recreation Planning

In 1983, the New York State Office of Parks, Recreation and Historic Preservation prepared a new recreation plan which superseded three earlier comprehensive recreation plans (prepared in 1968, 1972, and 1978) and emphasized the establishment of an integrated Statewide recreation system. The 1983 Plan emphasized the establishment of an effective, ongoing planning process to enhance the State's recreation and open-space system, rather than traditional land designation and acquisition actions. The 1983 plan is currently being revised.

II.A.3.c. Environmental Planning

In 1973, the New York State Department of Environmental Conservation (NYSDEC) published a preliminary Environmental Plan for New York State which called attention to the problems and costs of land-use decisions made without regard for environmental consequences and the failure of local governments to deal with the severe environmental effects of unwise development.

II.A.3.d. Recent Statewide Planning Efforts

In recent years, the involvement of the State of New York in areawide planning has been limited principally to the Coastal Zone Management Program and several environmental regulatory

programs which are administered by the NYSDEC.

The State Environmental Quality Review Act (SEQRA) was adopted in 1975. With the subsequent adoption of implementing rules and regulations in 1976 and their comprehensive revision in 1987, the influence of the State has been directly felt at the local level through its requirement that consideration of environmental factors be an integral part of the planning, review, and decision-making process of governmental agencies.

In recent years, the State Legislature has passed amendments allowing local municipalities to mandate the use of "clustering" in subdivision design and also requiring them to include provisions in their zoning regulations to permit the use of solar energy systems.

As part of its ongoing long-term planning, the New York State Department of Transportation (NYSDOT), in cooperation with the Federal Highway Administration, prepared a report for North Castle in 1979 (the TOPICS Study), stating that some roadway segments and/or intersections within the Town were generally operating below acceptable levels of capacity and safety.

In 1985, Frederick P. Clark Associates conducted a more detailed investigation of the Town's major

road systems. This included a study of the possibility of widening the Route 22 corridor and a portion of the Route 120 corridor, upgrading the I-684/Route 22 interchange, and identifying specific improvements that could be made to improve the safety of these roads. This report was updated in 1991 by Frederick P. Clark Associates, Inc.

A further study by Bergman Associates, which is being funded by NYSDOT, is underway to determine the boundaries for its Development Facilitation Improvement District as authorized by the 1989 New York State Legislature under home rule legislation. This legislation authorized the Town of North Castle to form a Taxing District for the purpose of constructing roadway and traffic improvements. (For further discussion of this topic see the "Traffic and Transportation" section of this document.)

II.A.4. Regional Plan Association

The Regional Plan Association (RPA) is a privately funded citizens' planning advisory body that has worked for the orderly development of the New York Metropolitan Region since the 1920s. A major effort of the organization was the development of a 1929 Regional Plan and a 1968 Update. This latter

report was supplemented by reports on each County and is still used by planners today. A draft of the most recent update was released in 1996.

The Westchester County report promoted the concentration of development in existing centers of activity. The plan suggested a variety of public and private techniques to achieve these goals. Governmental action was urged to prevent strip commercial development, segregation of jobs and housing, and a pattern of scattered development that could not be efficiently provided with public services.

Although the RPA made no specific proposals for North Castle, its concept generally consisted of maintaining low densities and limiting office development. This recommendation was based on the fact that the infrastructure (i.e. roads, sewers, etc.) needed to support such development was not present in the Town.

II.A.5. Tri-State Regional Planning Commission

II.A.5.a. Introduction

Until it was disbanded in 1981, the Tri-State Regional Planning Commission was the official planning agency designated by the Federal government for the New York City Metropolitan

Region, which was composed of 27 counties and planning regions in New York, New Jersey, and Connecticut. In its role as a planning agency, Tri-State conducted numerous studies of regional issues and concepts, focusing on the development and use of land, housing, transportation, and public facilities. Although Tri-State no longer functions in a review and advisory capacity, its plans and reports are still accepted as a valid regional basis for local planning and provide a framework for coordinating the plans of each of the sub-areas within the Region.

II.A.5.b. Comprehensive Planning

The most recent regional land-use plan and program, entitled Regional Development Guide 1980-2000, was published by Tri-State in 1981. The three broad objectives the plan was designed to meet were:

1. Conservation of environmentally sensitive lands;
2. Concentration of development to revitalize older cities and to stabilize existing populations; and
3. The balancing of dwellings, jobs, and services.

The plan included maps that showed recommended densities for the development of

land and identified recommended centers of activity of different sizes in the Region.

In terms of a relative hierarchy of residential densities, the present zoning policies of North Castle and the development pattern that has evolved therefrom are generally consistent with the recommendations of the Tri-State plan. The North White Plains hamlet contains the highest concentrations of residential development within the Town, with densities tapering off as the distance from this center increases. However, while the residential densities within this hamlet and outlying eastern, western, and north-central portions of the Town are compatible with the recommendations of the Tri-State plan, much of the central portion of the Town is zoned for residential development at a lower density than recommended by the Tri-State plan. However, much of this area is already fully developed.

II.A.5.c. Transportation Planning

In 1976, a plan and program for regional transportation through the year 2000 entitled "Maintaining Mobility" was prepared by Tri-State. In light of the slowdown in population and economic growth which became evident in the 1970s, along with heightened environmental awareness, the transportation plan concluded that

future mobility within the Region would depend more on preserving and correcting the existing system rather than on expanding it; for example, more efficient and intensive use of existing facilities, preservation and repair rather than abandonment, and, whenever possible, relying on more efficient operation instead of building additional roads.

The plan identified the need for improved parking at commuter rail stations and for greater consideration of the handicapped, the elderly, pedestrians, and bicyclists in transportation planning.

II.A.5.d. Housing Policy

In 1978, Tri-State adopted the housing element of its overall regional planning effort. The basic factors contributing to the region's housing needs were identified as population growth, household formation, and the goal of maintaining a minimum regionwide vacancy rate of 4%. To meet the overall housing need, Tri-State stressed that the focus should be on the special conditions of lower-income and minority households. Based on this perspective, the three major problem areas in housing were identified as rent-income imbalance, substandard housing stock, and jobs-housing

imbalance. The four goals established to deal with this situation were:

1. Construct new houses and apartments;
2. Upgrade substandard housing;
3. Improve the distribution of housing; and
4. Remove the barriers that result from discrimination.

II.A.6. Westchester County

II.A.6.a. Introduction

The Westchester County Charter charges the County Planning Board with a comprehensive planning function relating to the formulation and recommendation of major development policies. However, the County Planning Board's role is only advisory. In addition, the Administrative Code authorizes the County Planning Board to bring matters of inter-community and County-wide concern to the attention of municipal agencies.

Over the years, the County Planning Department has written a number of reports on land use, parks and open space, water quality, and housing. The principal County planning document is entitled "Patterns for Westchester". It is a statement of policies and goals about Westchester in the year 2000 and beyond and offers a policy framework to nurture environmental health, economic growth

and the quality of life in Westchester. The Official "Patterns for Westchester" was adopted by the County Planning Board and Legislature in 1996. It includes a Patterns for Westchester Map (see Figure II-1).

The development policies proposed by Patterns for Westchester are intended to serve as a guide for coordinated activity by all levels of government in Westchester County as they relate to the planning and implementation of land-use patterns, transportation facilities, public utilities, parks and open space, and governmental services. The focus is on overall development patterns and densities, as expressed by a land-use intensity ranges, and not on specific land uses. It is for this reason that the term "patterns" is used rather than "land use".

For the purpose of analyzing patterns in Westchester County, five distinctive forms were delineated on the basis of these criteria:

1. Major Center
2. Intermediate Center
3. Local Center
4. Hamlet
5. Open Space

All land in the County was classified into these five categories to designate its recommended level of development density. The classification

procedure was based partially on existing development, but was principally determined by the goals of expanding existing urban centers, reinforcing development in the natural valley corridors, and using open space to define, shape, and provide relief and contrast to the urban environment.

The resulting Patterns for Westchester map reproduced here as Figure II-1, shows the Town boundary of North Castle. As can be seen from this map, two of the major north-south development corridors within the County — the I-684 corridor and Route 22 corridor — pass directly through North Castle. (The Patterns for Westchester map recommended that future development be centered in and around the Armonk hamlet area near this transportation hub.)

Much of North Castle was recommended for development in the “Medium Density Suburban” classification. This category was adopted for most of the area between Route 684 and Bedford-Banksville Road, the Windmill area of the Town, and the surrounding portion of the Town. This designation also encompassed the Armonk hamlet. Areas with this designation were expected to have public water and sewerage systems available either at present or in the near future. “Low Density

Rural” development was recommended for two separate areas of the Town: the area between Route 128 and Byram Hill Road, and the northern and eastern portions of the Town bordering the Towns of Bedford, Pound Ridge, and New Castle. These areas were described as “predominantly undeveloped and natural in character, yet not permanently so.”

The County’s Patterns for Westchester also recommended areas for open-space treatment in North Castle to protect the New York City watershed lands. It also recognized the complex issues of airport operations.

Patterns for Westchester reflects increased consideration of environmental factors and conformance with the recently adopted County policy on parks and open space.

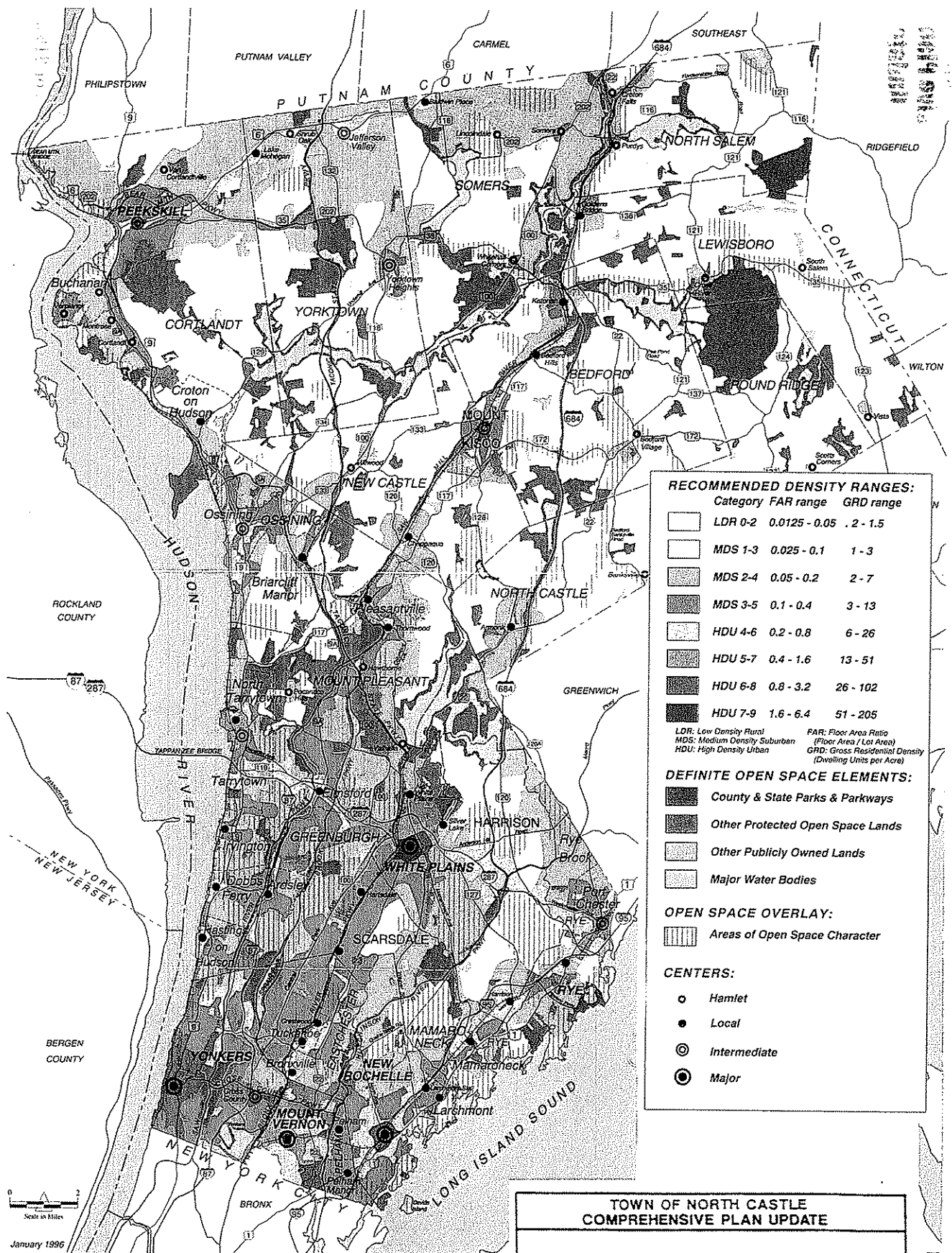
It is important to note, however, that while the density categories shown on the plan map are highly conceptual and have no direct legislative impact on local municipalities’ land-use and zoning policies, this map represents the basis and framework for County planning decisions on such matters as utility services and zoning referrals. It is also used in County recommendations related to projects planned by higher governmental agencies, such as highways and mass transit. Consequently,

it is important that the County and North Castle’s plans be as closely aligned as possible.

A cursory review of the Patterns for Westchester map shows that the County’s overall development pattern generally resembles that of the Town as expressed through its existing Town Development Plan, zoning law, and prevailing land-use pattern. On closer examination, however, a number of differences are evident. In several locations the levels of density proposed by the County are higher than those proposed by the Town. North Castle should continue to work with the County in an effort to bring the Patterns recommendations into conformity with the Town’s own development policies.

II.A.6.b. Parks and Open-space Planning

In 1976, the Westchester County Planning Board and the Westchester County Parks, Recreation, and Conservation Board adopted the second element of the evolving comprehensive plan for Westchester County, consisting of a development policies report and plan map under the title Parks and Open Space. While earlier County planning documents focused almost exclusively on the acquisition of parkland by the County for recreational use, the adopted 1976 policy



TOWN OF NORTH CASTLE COMPREHENSIVE PLAN UPDATE

PATTERNS FOR WESTCHESTER

North SCALE: 1" = 3.6 Mi. appr. FIGURE II-1
FREDERICK P. CLARK ASSOC., INC. - PLANNING CONSULTANTS

II.A. Regional Planning Framework

document broadened its scope to encompass two new significant open-space concepts:

1. Open-space preservation through a variety of techniques; and
2. The development of "a system of open-space areas in both public and private ownership..."

To implement these concepts, the report recommended several policies to guide County as well as municipal actions. These included the use of open-space buffers between communities to enhance community identity and to shape the pattern of development; creating linear open-space linkages between major open spaces and recreation areas; preserving environmentally fragile lands of more than local significance as well as sites of significant natural, historical, or cultural value; and preserving reservoir and watershed lands in an open state while recognizing their potential for recreational use.

II.A.6.c. Water Quality and Sewerage Planning

In 1975, Westchester County initiated work on a long-range planning effort designed to develop, adopt, and implement a 20-year waste treatment and management system plan for the County. The Areawide Waste Treatment Management Plan (the Northern Westchester County 208 Study) was completed in 1977.

The 208 Study was structured around a discussion of major sources of water pollution: nonpoint sources, intermittent point sources (urban storm-water runoff), point sources (municipal and industrial), and residual waste (sludge from sewage systems and septic tanks, solid waste, and industrial waste). The plan emphasized prevention in dealing with nonpoint sources of pollution; most point sources, it concluded, could be remedied only by treatment. In addressing the issue of point-source pollution, the Plan identified two major problems in northern Westchester County: the proliferation of small sewage treatment facilities and continued reliance on individual septic systems.

II.A.6.d. Housing Policy

In 1979, the County Board of Legislators adopted an official Westchester County Housing Policy. The basic thrust of this policy was that increased housing production must be encouraged to improve the quality of the housing stock, to provide for the additional housing units needed as a result of the continuing decrease in average household size, and to allow for population growth. A target population growth of 0.5% annually was presented as a goal to help ensure the continued economic vitality of Westchester. According to the County, these factors, along with

a number of assumptions related to vacancy rates and the number of dwelling units lost through fire, demolition, conversions, and abandonment, would require the provision of approximately 5,000 new dwelling units each year, or a total of 50,000 units by 1990.

To meet the County's needs, the Housing Policy recommended that the County review the housing plans of each community and negotiate with each regarding its contribution to the need for housing. It was specifically pointed out that the County's involvement in the provision of roads, sanitation, water, recreation, transportation, and financial assistance should be used as a means of encouraging and stimulating housing production and preservation.

As of September 1981, all the County's 43 municipalities had submitted local housing plans for the period 1980 to 1990. These plans in total resulted in a projected production of nearly 44,000 additional housing units Countywide over the 10-year period, which, while less than the established goal, was considered reasonably close to that target. It was projected that 15% of these units would be developed through rehabilitation, 4% through conversions, and the balance, or 81%, through new construction.

II.A. Regional Planning Framework

North Castle submitted its Housing Implementation Plan in November 1980. It projected the production of 965 new housing units through 1990: 416 single-family units and 549 multi-family units. It was forecast that the majority of the units would result from new construction. According to Census data, the number of units increased by only 479 between 1980 and 1990.

In March 1992, the Westchester County Board of Legislators, led by County Executive, Andrew O'Rourke, proposed the "Westchester County Affordable Housing Plan". The "New Homes Program" portion of the plan is designed to develop 500 affordable dwelling units on County-owned land. The plan proposed 500 units would be distributed over 20 properties in more than a dozen municipalities.

In order to assure the affordability of the units, the County would use innovative construction and mortgage financing techniques. The County would also implement resale and re-rental restrictions.

One of the 20 sites throughout the County which had been proposed for affordable housing development is the 23-acre Sochurek property, which is located in the Quarry Heights section of

North Castle. This parcel was recently acquired by the County for general municipal purposes and is now dedicated for parkland. The Town of North Castle supported the acquisition as it enhanced water quality at the nearby Kensico Reservoir.

II.A.6.e. Critical Environmental Areas

Westchester County designated 15 environmentally sensitive areas as Critical Environmental Areas (CEA) with the New York State Department of Environmental Conservation (NYSDEC), effective January 31, 1990. According to NYSDEC, "A CEA is a specific geographic area...having exceptional or unique characteristics that make the area environmentally important". Any action which occurs in or adjacent to a CEA must receive a more thorough environmental review. The total list appears below. Sites in North Castle are indicated with an asterisk and are shown on Figure II-9, in Section II.C, Existing Environmental Conditions:

1. Westchester County Airport 60 Ldn Noise Contour*⁴
2. Croton Point Park and River
3. Byram Lake and Immediate Drainage Area*
4. Tarrytown Lakes Reservoir and Immediate Drainage Areas
5. Long Island Sound
6. County and State Park Lands* (portion)
7. Mianus River* (portion)
8. Mianus River Gorge Preserve* (portion)
9. Indian Brook Reservoir and Immediate Drainage Area
10. Larchmont Reservoir and J. G. Johnson Jr. Conservancy
11. Pocantico Lake and Watershed Property
12. Hudson River and Shoreline
13. Peekskill Hollow Brook
14. Non-New York City Watershed Properties* (portion including Greenwich-Port Chester Waterworks and White Plains Reservoirs)
15. All land 500 feet peripheral to Amawalk Reservoir Boundary

II.A.6.f. The Westchester County Airport

The Westchester County Airport, located in portions of the Town of North Castle, Town/Village of Harrison, and the Village of Rye Brook, is by County policy a general aviation airport serving recreational flyers, the business and corporate community, and, through its limited commercial flights, the general public⁵. By 1978, the airport was operating near capacity. The County developed a Master Plan to modernize and renovate the existing facilities, including the modernization of the general aviation area on the

southwest side of the field and the terminal on the east. By Referendum in the 1990 election, the Terminal Modernization Project was approved and the County began the work. Planned construction improvements include a parking structure, a new rescue and fire fighting facility, and a new terminal building. The total project will be completed by late 1996.

Residents of the Town of North Castle have actively opposed the expansion of the airport because of its potential impacts on local residential neighborhoods, especially those in flight paths, due to aviation noise. A 1985 court agreement limited the maximum number of passengers to no more than 240 per half hour. The number of commercial flights in any half hour is limited by the number of gates (four) at the Airport.

II.A.7. Westchester 2000

In 1985, a group sponsored by Westchester County government, business, and civic organizations participated in a look at Westchester's future to the year 2000. Eight task forces produced reports suggesting goals for the County in the following areas: health and human services; education and the arts; economy, ecology, and demography; open space and recreation; transportation and other infrastructure; housing;

urban centers; and intergovernmental relations. Further work is still underway in individual areas. However, implementation of many of the recommendations of the "Westchester 2000" effort would require a regional consensus on the desired course of the County's future and would necessitate a fundamental change in the way decisions regarding land use and development are reached.

II.A.8. Adjacent Municipalities

North Castle abuts portions of seven other Westchester communities, (see Figure I-2) and the State of Connecticut. The Westchester municipalities include the Towns of New Castle, Bedford, Pound Ridge, Mount Pleasant, and Greenburgh, the Towns/Villages of Harrison and the City of White Plains. The Connecticut municipalities include Stamford and Greenwich. The challenge of trying to reconcile the Town's plans and policies with those of its many neighbors is especially difficult because of the involvement of other municipal decision-makers in determining future development in the vicinity of North Castle. For this reason, it is important to be familiar with the policies and plans of these other cities, towns, and villages as expressed through their own master plans and zoning laws as well as to be aware of the

many development proposals under consideration in these other communities.

While these municipalities are part of northern Westchester (which, in the aggregate, is distinctly different from southern Westchester), in many respects even these communities differ in size and character from North Castle. There are also several factors in the other cities, towns, and villages that influence land-use and activity patterns in North Castle.

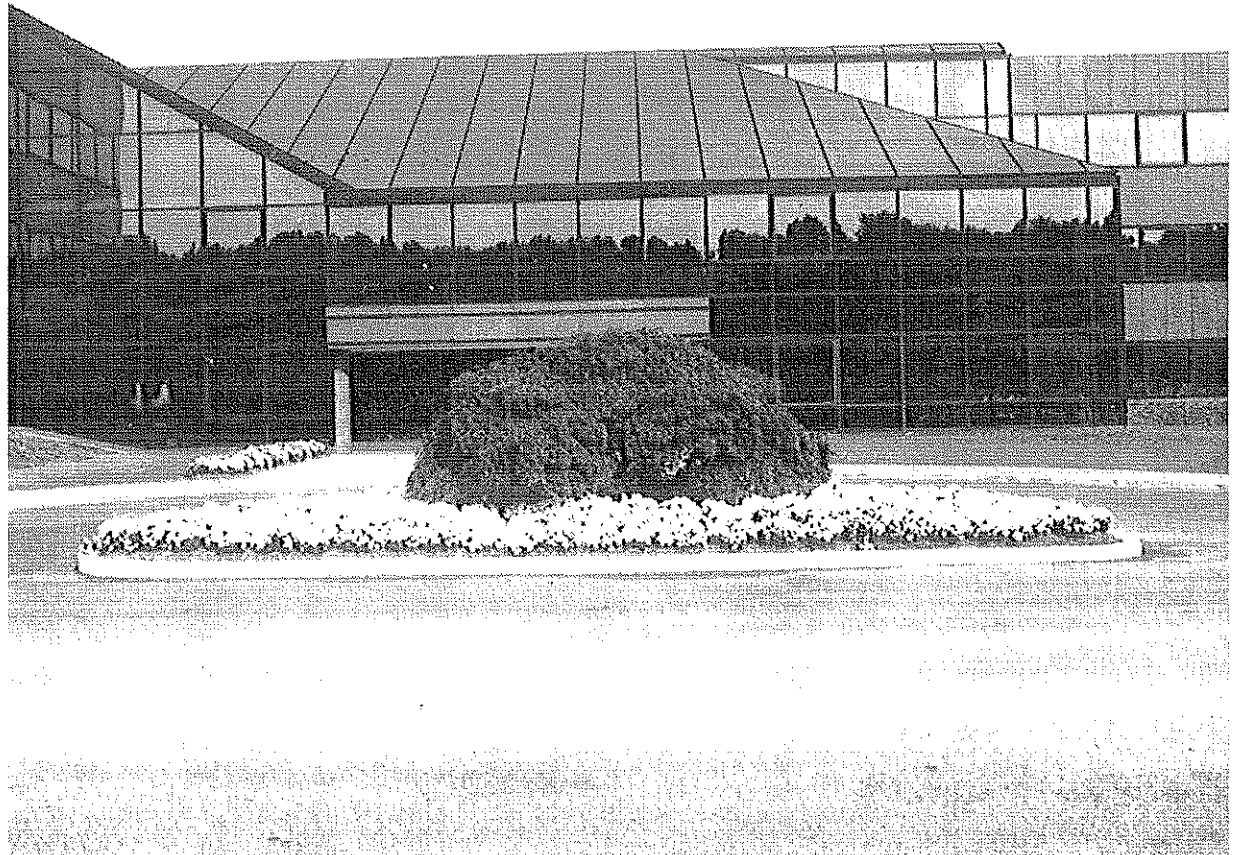
Local residents shop in many different places. The Cities of White Plains, Stamford, and Danbury, as well as New York City, provide regional shopping opportunities and a wide variety of types of stores, shops, and services. There are smaller retail and commercial centers located in Bedford Hills, Bedford Village, Chappaqua, Mount Kisco, Pleasantville, Scotts Corners (Pound Ridge), and Silver Lake (Harrison). Another commercial area which has influence on the eastern portion of the Town is Greenwich. Because of their size, most of these centers have market and service areas that extend into North Castle.

Two other features of neighboring communities that could have an influence on North Castle are the development of campus office/research centers and multi-family housing projects. As to the first

II.A. Regional Planning Framework

of these factors, developers and major corporations are finding that few prime building sites remain in and around White Plains and along Interstate 287. As a result, new sites are being sought farther north along the highways, parkways, and other major roads such as I-684 and Routes 22, 120, and 100. It can be expected that these facilities will generate not only traffic impacts in and of themselves, but also the need for housing to accommodate the new or relocated employees working in these locations. This in turn may further exacerbate traffic problems.

New York State courts have ruled that local municipalities must consider and provide opportunities for local and regional housing needs. These needs have been defined by the courts as including multi-family housing. The provision of multi-family housing has been addressed in a variety of ways by the Town of North Castle and each of the surrounding municipalities. Several of these communities have mapped multi-family zoning districts, while others provide for multi-family housing through the use of floating zones. Still others allow multi-family development by special permit in single-family zoning districts or by application of Section 278 of the New York State Town Law (or its equivalent in Village Law), which permits the clustering of residential units in



Town Comprehensive Plan Update

detached, semi-detached, attached, or multi-storied structures. Another alternative provided for in most of these communities is accessory apartments.

All of the communities surrounding North Castle have undertaken long-range planning studies that have led to the adoption of master plans. Several of these have also been amended since their original adoption. A review of these plans reveals that nearly all the land adjacent or reasonably close to North Castle in the adjoining municipalities has been recommended for residential development. The principal exceptions to this general policy are found in the plans for the Towns of Mount Pleasant and Harrison and the City of White Plains.

The character and form of a community are shaped by the implementation of its zoning policies. In terms of current zoning, most areas that are residentially zoned in North Castle about residential zones in the neighboring communities. However, there is considerable variation in the density permitted. In addition, in a few locations, residential and nonresidential zoning districts abut each other, separated only by the invisible boundary line of a political subdivision.

While the zoning designation and prospective use of land adjoining North Castle could have a

pronounced effect on the character of the Town, the potential impact of development in neighboring municipalities is obviously not limited to just those parcels that share a common boundary line. Significant zoning patterns that exist or are emerging in these neighboring communities include several areas zoned for office/research development within the Towns of Greenburgh and Mount Pleasant and the Towns/Villages of Mount Kisco and Harrison.

Another important evolving trend is the action recently taken by a number of municipalities surrounding North Castle to reduce the development potential of specific areas within their jurisdictions because of concerns about traffic congestion and infrastructure limitations in particular, and community character in general. Within the past few years, Bedford, Mount Kisco, and New Castle have each adopted amendments to their respective zoning laws designed to limit the intensity of development possible within their communities.

Despite these recent changes in zoning policy and the recent economic slowdown, growth and development in the northern part of Westchester County are continuing to occur in nearly all the communities surrounding North Castle, as well as in the Town itself. Major new developments that

can be expected to influence the Town include the office and industrial developments planned in Mount Kisco, the expanding office facilities in Mount Pleasant, and the multi-family developments in New Castle.

Because North Castle has no direct authority over the actions of other municipalities, it should pursue an open dialogue with its neighbors on these issues and should focus on striving for a regional understanding of the impacts of major land-use decisions.

¹ The Federal Emergency Management Agency (FEMA) arranges for the maps to be updated and uses data supplied by the U. S. Geological Survey as one of its sources.

² This function is now being handled on a limited basis by the Department of State.

³ This is based on the 1980 and 1990 Census and a Town land area of 26 square miles.

⁴ The Composite Noise Rating System provides a measure of the subjective impact of airport noise on communities. FAA standards for land-use incompatibility are defined by the 65+ Ldn contour. Part of this contour is in the Town/Village of Harrison.

⁵ Created by a resolution of the Westchester County Board of Legislators.

II.B. Existing Land Use

II.B.1. Introduction

Examining existing land use in the Town of North Castle is one of the first steps in preparing the updated Town Comprehensive Plan. By comparing the extent of development in the Town with past trends and by reviewing the Town's land-use character, future development potential can be derived; it also sets the stage for formulating goals and policies which will ultimately assist in determining the direction of future growth in North Castle.

Land uses can be divided into two major categories. The first is developed land or land which is in use but may not necessarily be "developed". This category consists of residential, commercial, industrial, public/semi-public, roads/railroads, and open-space/watershed uses. The second major category is privately-owned, undeveloped land. While not all such undeveloped land is suitable for development, it is very important to determine its extent and location. This is the category of land that will experience the most pressure for development, and its use could most alter the future environment and character of the Town.

The inventory of existing land use was accomplished through a lot-by-lot windshield

survey of the entire Town. This information was supplemented with aerial photographs and checked against tax roll information. The land-use survey was begun in the Fall of 1989 and concluded in the Summer of 1990. The results of this analysis are graphically shown on the Existing Land-use Map, which is drawn at a scale of 1" = 800', except for North White Plains, which is at a scale of 1" = 400'. The original map is available for viewing at the North Castle Town Hall and is reproduced on the following page (Figure II-2). The findings of the survey of existing land use will serve as an important basis for the preparation of the updated Town Comprehensive Plan.

II.B.2. Extent of Townwide Development

This section discusses the specific land uses contained in both the developed and undeveloped categories. Past trends of each use are also covered, as is land use by zoning district.

II.B.2.a. Land in Use

The Town of North Castle encompasses approximately 16,776 acres, or approximately 26 square miles. Developed land or land in use accounts for approximately two thirds of the land (11,328 acres). In 1990, one quarter of the

developed land (3,986 acres) was used for residential purposes, another 425 acres (3%) were devoted to business and industrial uses, and 6,917 acres (40%) were occupied by public and semi-public uses. The latter category includes 2,958 (26% of the total developed land) acres of watershed/water supply and 1,268 acres (11% of the developed land) of roads, highways, railroads, and the airport (see Table II-1 and Chart II-1).

Land in use includes all lands commonly thought of as "developed" as well as lands used or committed to use for open-space preservation, recreation, and watershed/water supply purposes. Although these lands are not intensively used, they have been set aside for a specific purpose and are therefore considered as "developed."

Non-intensive, developed land including cemeteries, watershed/water supply, nurseries and horse farms, public recreation and open space, and private recreation and open space accounts for approximately 5,233 acres or one third of the entire area of the Town. This substantial figure greatly contributes to the Town's general open-space character. Other uses which contribute to the open character of the Town are landscaped rights-of-way along major roadways such as I-684. It should be noted that privately-owned lands in the category of open-space and recreation do

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technically retain the potential for future development but such use is considered unlikely in the near future.

II.B.2.b. Undeveloped Land

Undeveloped land constitutes the remaining one third of the land (5,448 acres) in the Town. Not all such land, however, may be suitable for development. Two thirds of the undeveloped land (3,693 acres) consists of lands with environmental limitations (see Chart II-2).¹

The category "undeveloped" land also includes "underdeveloped" land. Instances of residential "underdevelopment" occur where homes are located on lots more than twice as large as needed to comply with minimum zoning requirements. The portion of the lot which remains potentially available for future subdivision has been placed in the category of undeveloped land. Totally undeveloped parcels are, of course, also placed in this category. The majority of undeveloped land is concentrated in the Eastern District within the R-4A and R-2A zoning districts, although Armonk also has a high percentage of undeveloped land in its R-2A zoning district.

Overall, 380 acres of land zoned for business, office, and industrial uses and just over 5,000 acres of land zoned for residential uses are undeveloped

(see Charts II-3 through II-5). Though there is a large difference in acreage, the percentage of undeveloped land in each of these two agglomerated zoning categories is equal, at about one third. This indicates a generally balanced pattern and pace of development. It also means that 33% of the land in the Town is now undeveloped, as opposed to 40% in 1971. The major changes have occurred in the R-4A, R-2A and R-1A zoning districts; each has increased about 10% in developed land.

Over the past 19 years (1971-1990) the amount of land in use (including water supply) has increased by 12%, or approximately 0.53% per year. The rate of land consumption has slowed dramatically from the period of 1965-1971, which had a compound annual growth rate of 3.5%.

II.B.2.c. Zoning

North Castle is composed of 26 zoning districts. Ten of the zones are residential (ranging from a 5,000-square-foot to a 4-acre minimum lot size). The largest of the residential zones is the R-2A district, which amounts to over 60% of the land zoned for residential purposes. Of the remaining 16 zones, seven are business, four are office, four are industrial, and one is residence/office.

Approximately 93% (15,555 acres) of the land in the Town of North Castle is zoned for residential

use. Only one quarter of this land, however, is developed for residential use. The remaining land in these zones is used for watershed/water supply, open-space and public/semi-public purposes, or is undeveloped (see Table II-2). Also see Appendix B for detailed information concerning the hamlet areas.

Six percent (1,038 acres) of the land in the Town is zoned for office and industrial use, of which approximately 331 acres is developed for these uses. The largest of the office zones is the OB-Office Business District which contains IBM's Corporate Headquarters and has a further development potential of 900,000± square feet.

Finally, approximately 1% (184 acres) of the Town is zoned for business uses. The largest of these is the CB Central Business District which comprises 77 acres. Half of the land that is zoned for business is actually used for such purposes.

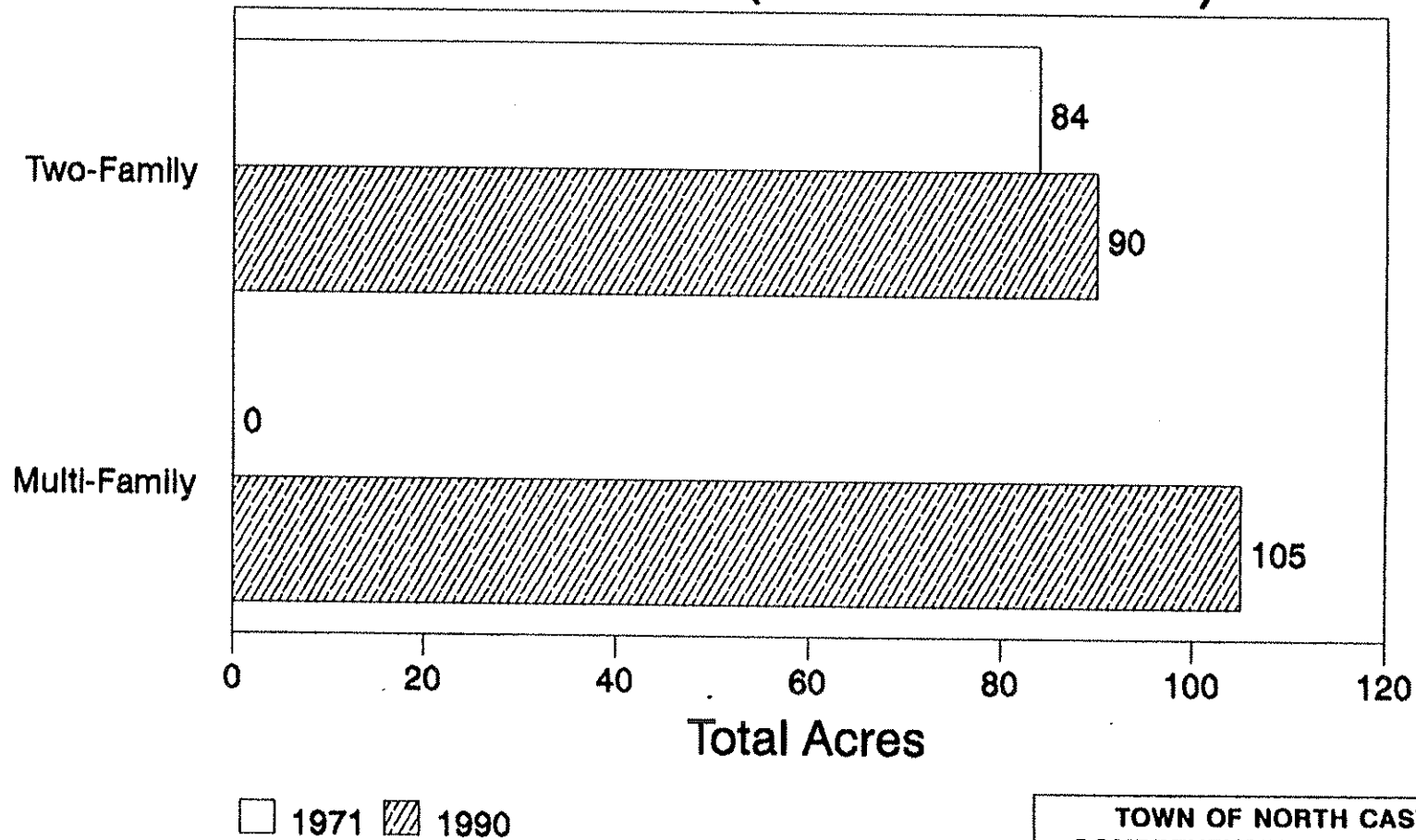
II.B.3. Townwide Land Development Trends

II.B.3.a. Land Use

While the rate of growth of land in use for single-family homes has remained constant over the past 25 years, several major changes have taken place in other uses in the Town since the last Town

Two-Family and Multi-Family Districts

Total Acres (1971 and 1990)



TOWN OF NORTH CASTLE
COMPREHENSIVE PLAN UPDATE
Frederick P. Clark Associates, Inc.
Rye, New York
Chart II-8

Development Plan. Residential building activity was divided almost equally between the decade of the 1970s and 1980s. In 1984, the Town instituted zoning amendments which allowed the creation of accessory apartments. Accessory apartments are noted in this land-use survey for the first time. Since they were not previously documented, no trend can be seen; however, it is likely that many of the accessory apartments that exist today existed during previous land-use surveys.

Total commercial development activity was stronger in the decade of the 1970s with development of office and warehouse floor space at the top. From 1980 to the present, development of office space dominated commercial building activity. Some of the major commercial developments which occurred since the last Town Development Plan include the IBM Management Training Center, Westchester Business Park, MBIA, several buildings along Labriola Court and New King Street, industrial development along Lafayette Avenue and Virginia Road, Sir John's Shopping Plaza, and the conversion of the North White Plains School to office use.

Commercial development continued to account for only a small portion (2%) of the entire Town.

In the two decades since the last Town Development Plan, retail/business and office² land uses have increased, while industrial land use has declined significantly.

Another significant land-use change during the past two decades has been the doubling of public open-space and public/semi-public use categories. The increase in land used for public/semi-public purposes directly corresponds to the increase in land in use for single-family residential development (see Table II-3).

II.B.3.b. Zoning

There have been a number of significant changes in the Town's zoning districts since the 1974 Town Development Plan. The R-20 (20,000 square foot minimum lot) and R-30 (30,000 square foot minimum lot) districts have been revised to R-1/2A (1/2 acre minimum lot) and R-3/4A (3/4 acre minimum lot), respectively. The HB Hotel Business and PB Planned Business zones have been eliminated. Seven zoning districts have been added to the Town: a multi-family zone (R-MF), which contains 105 acres and was added to the Armonk area; a residence/office zone (RO), which contains three acres and was also added to the Armonk area; three retail zones (CB-A-Central Business A, added to Armonk, CB-B-Central Business B,

added to Banksville, and SC-Shopping Center, added to North White Plains), which together constitute 31 acres; and two office zones (DOB-20A-Designed Office Development and PBO-2A-Professional Business Office 2A), which were added in Armonk and account for 154 acres (see Charts II-6 through II-8).

Several interesting revelations stem from the analysis of land use by zoning district:

1. The largest zoning district is the R-2A residential district, which contains over 10,000 acres (60% of the entire Town).
2. Almost all of the watershed/water supply lands are located in the R-2A district (94%).
3. Over two thirds of the public recreation space is located in the R-4A, R-2A, and R-1A districts. This is attributable mainly to the Mianus River Gorge, the Westmoreland Sanctuary, Cat Rocks Park, Cranberry Lake Park, Whippoorwill Ridge Park, and the Kensico Dam Plaza.
4. Land in the industrial zones (PLI-Planned Light Industrial, RELIP-Research, Electronic and Light Industrial Park, IND-A-Industrial A, and IND-AA-Industrial AA) is 87% developed for various purposes.

II.B. Existing Land Use

Table II-1

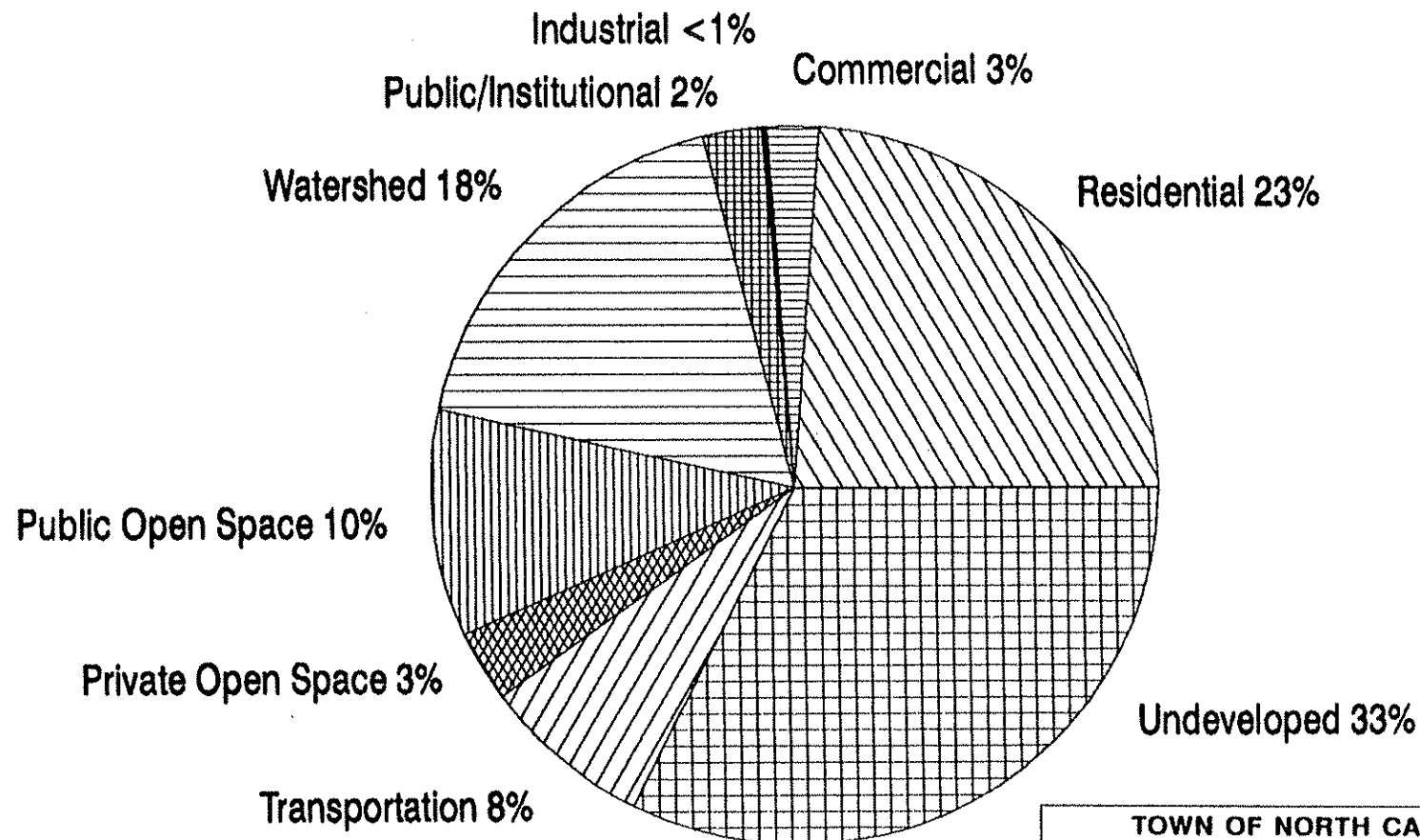
Summary of Land Use in North Castle,* 1990

Land-Use Category	Land (Acres)	Percent of Land
Single-Family Residence	3,930	24%
Two-Family Residence	46	<1%
Multi-Family Residence	10	<1%
Total Residential	3,986	24%
Retail/Service	80	<1%
Office	292	2%
Wholesale/Warehouse	35	<1%
Automotive	14	<1%
Industrial	2	<1%
Extractive	2	<1%
Total Business & Industrial	425	3%
Public/Semi-Public Facility	185	1%
Institutional	231	1%
Cemetery	18	<1%
Watershed/Water Supply	2,958	18%
Public Recreation & Open Space	1,712	9%
Other Recreation & Open Space	359	2%
Nursery/Horse Farm/Stable	186	1%
Road/Highway/Railroad	1,107	7%
Airport	161	1%
Other Non-Residential Total	6,917	41%
Total Developed/In Use	11,328	68%
Total Undeveloped	5,448	32%
Grand Total	16,776	100%

*Based upon Fall 1989 and Summer 1990 windshield survey undertaken by Frederick P. Clark Associates, Inc.

Percent Land Use

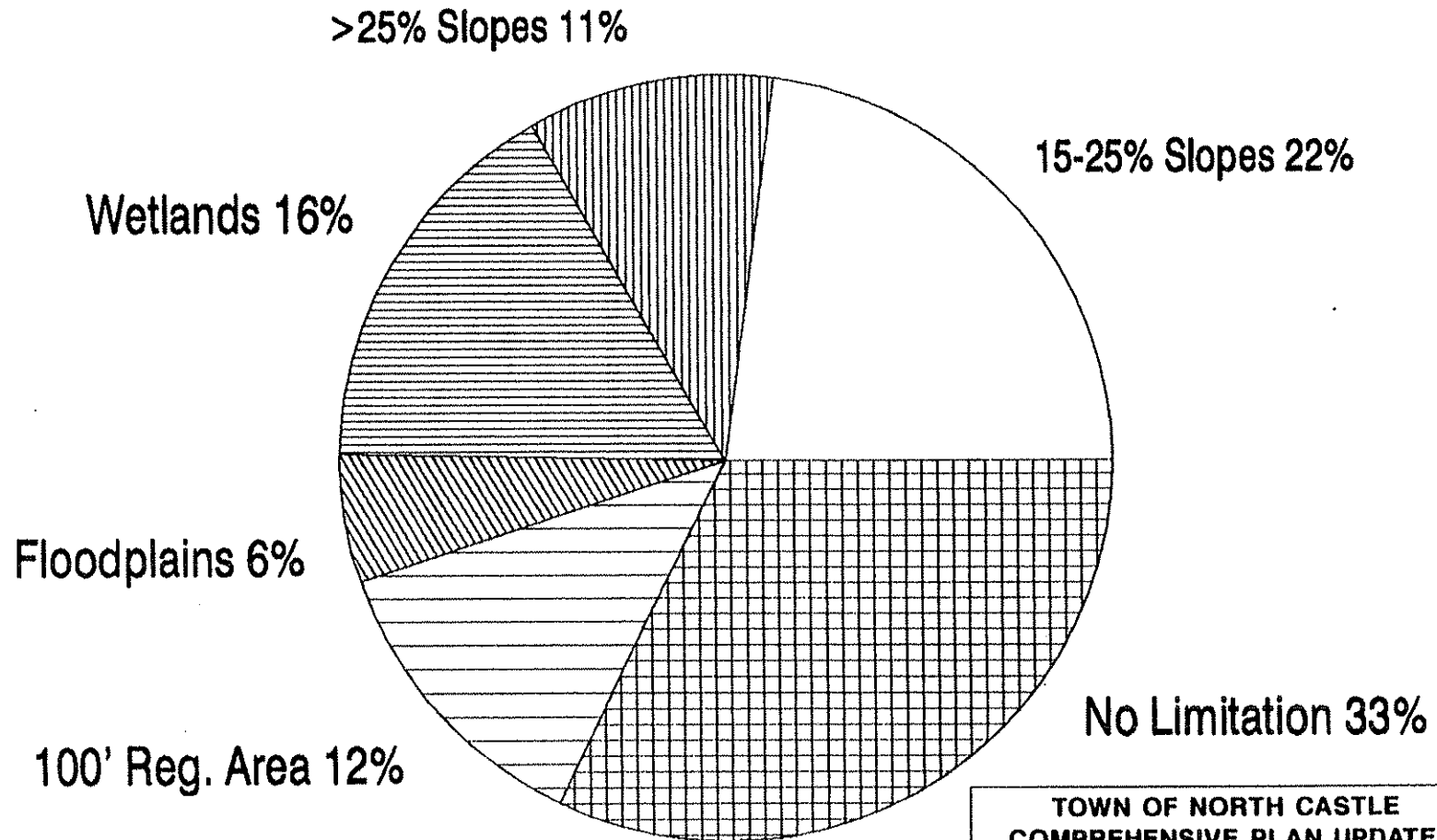
Town of North Castle



**TOWN OF NORTH CASTLE
COMPREHENSIVE PLAN UPDATE**
Frederick P. Clark Associates, Inc.
Rye, New York
Chart II-1

Undeveloped Land

Environmental Limitations

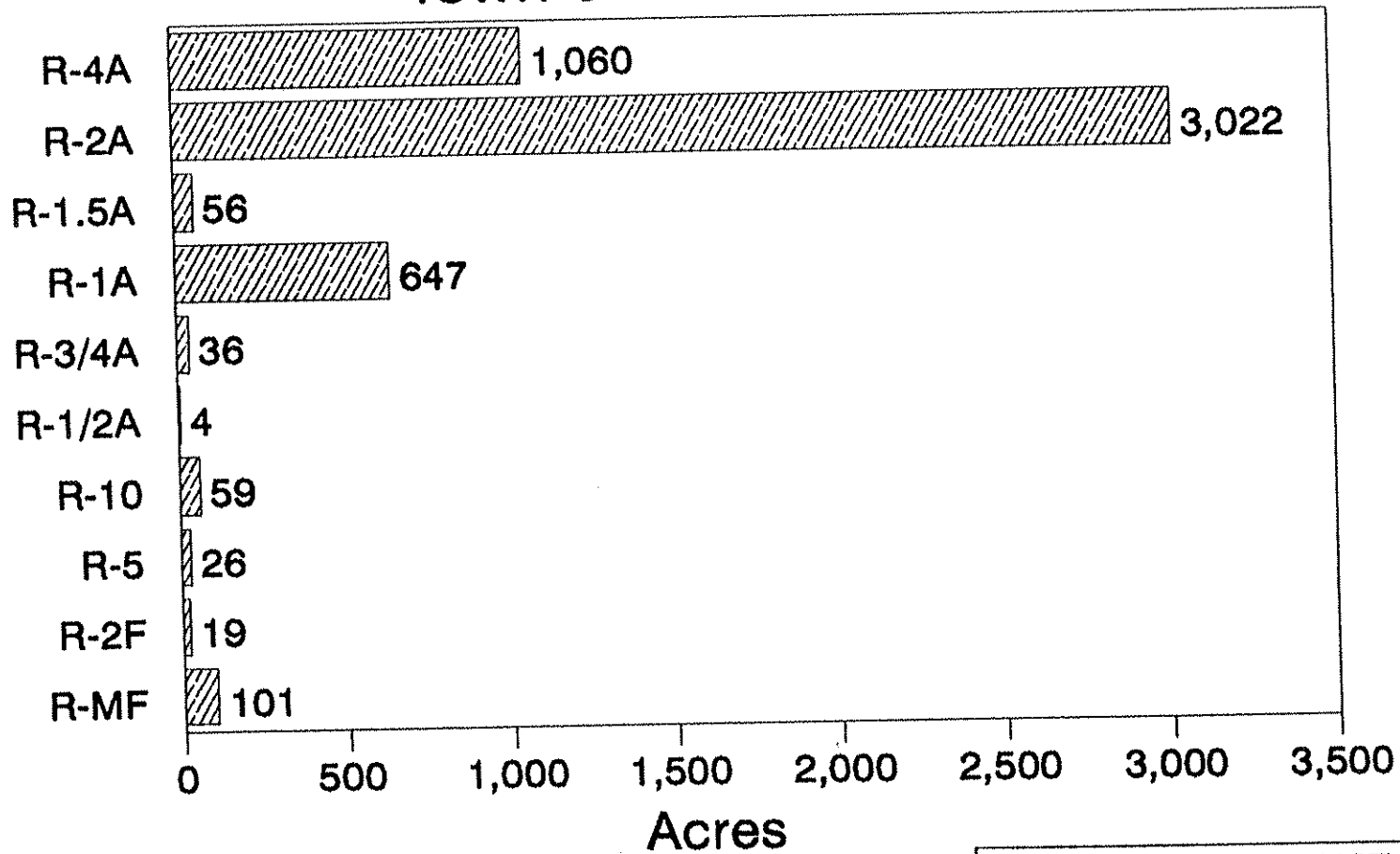


**TOWN OF NORTH CASTLE
COMPREHENSIVE PLAN UPDATE**
Frederick P. Clark Associates, Inc.
Rye, New York
Chart II-2

Undeveloped Land by Residential Zone

Town of North Castle

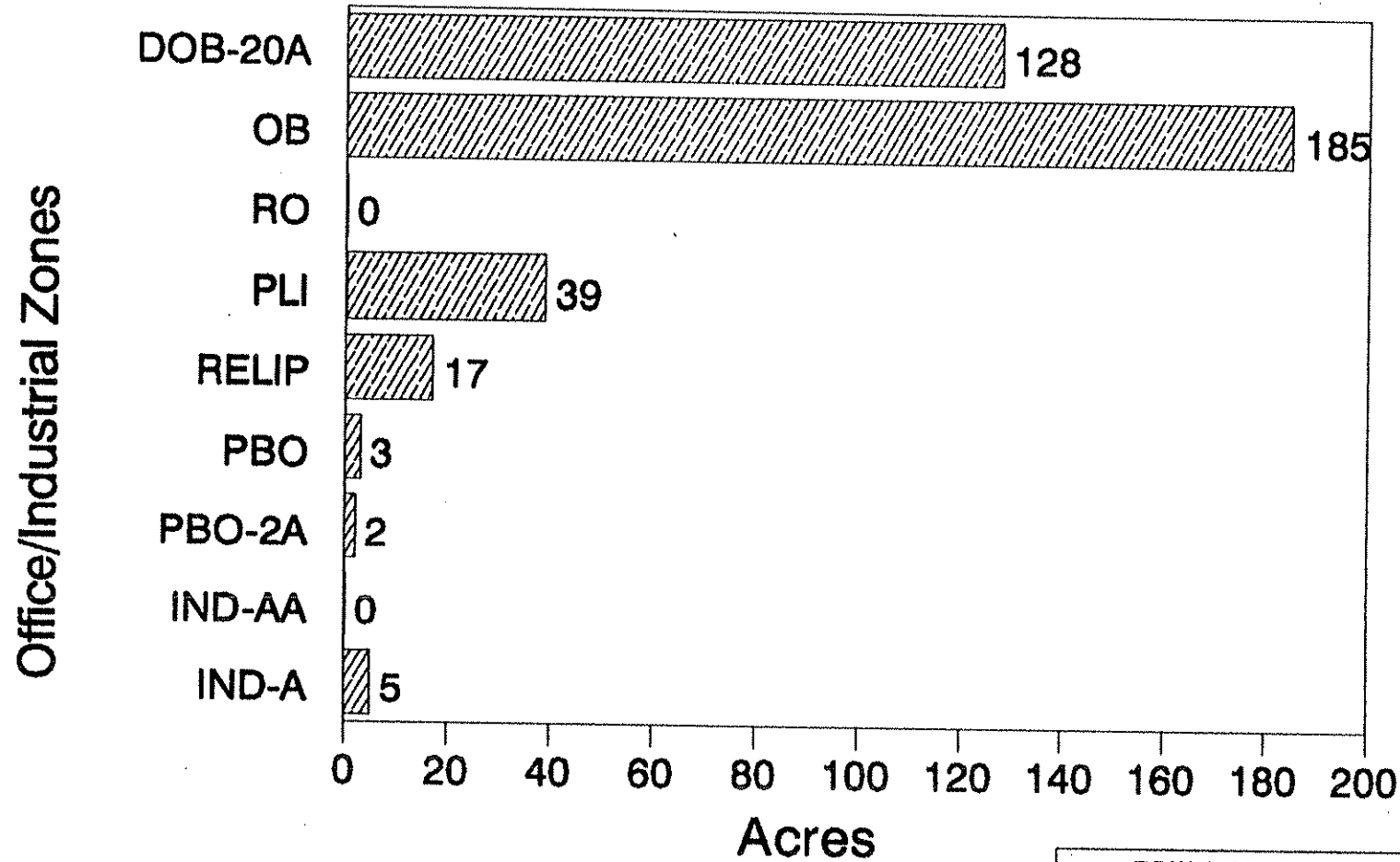
Residential Zones



TOWN OF NORTH CASTLE
COMPREHENSIVE PLAN UPDATE
Frederick P. Clark Associates, Inc.
Rye, New York
Chart II-3

Undeveloped Land by Office/Indust. Zone

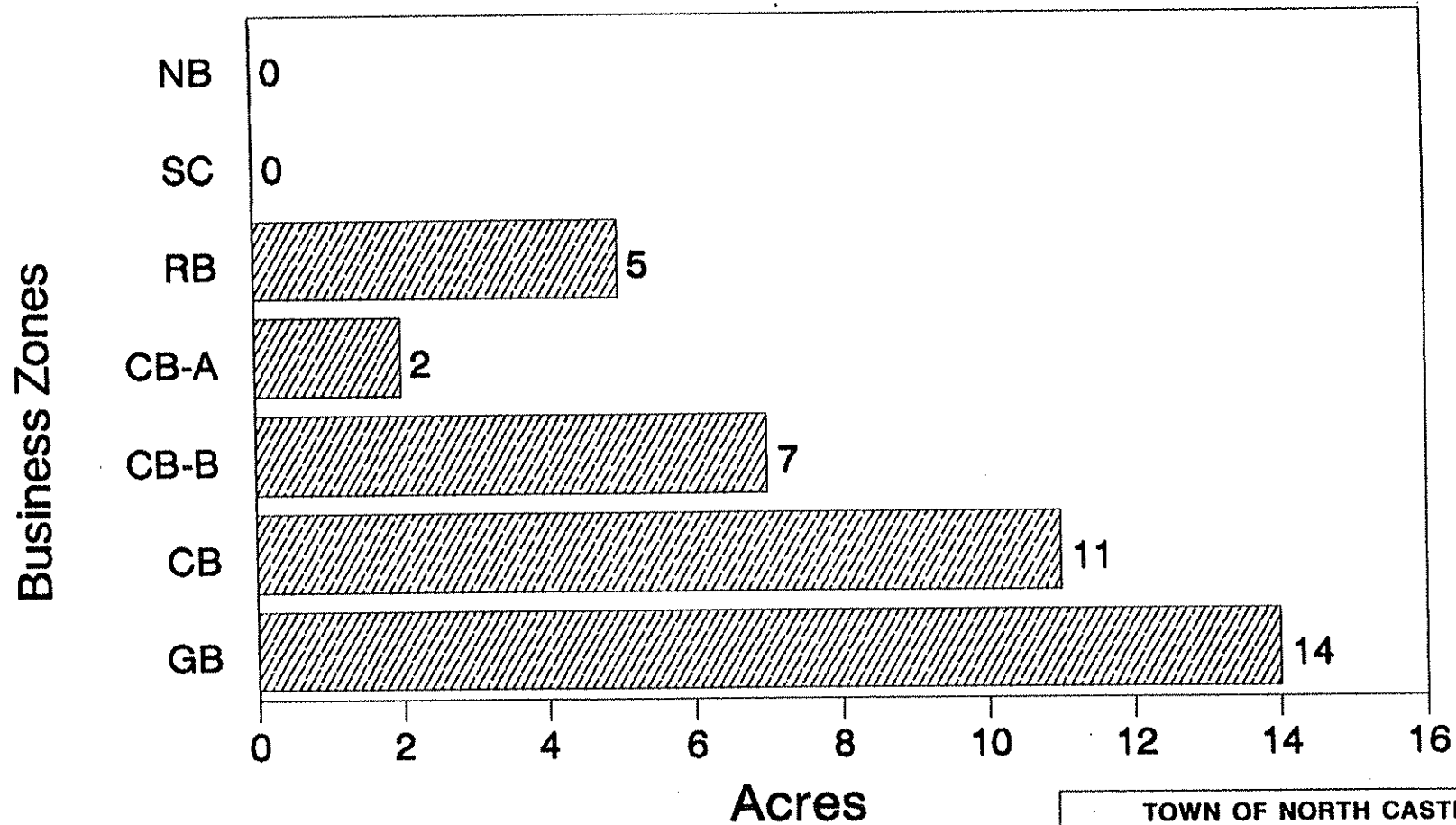
Town of North Castle



TOWN OF NORTH CASTLE
COMPREHENSIVE PLAN UPDATE
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Chart II-4

Undeveloped Land by Business Zone

Town of North Castle



TOWN OF NORTH CASTLE
COMPREHENSIVE PLAN UPDATE
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Rye, New York
Chart II-5

II.B. Existing Land Use

Table II-2

Land Use by Zoning District (All Land in Acres)

Note: Zero can indicate a measurable quantity of less than one acre
 R = Residential O = Office I = Industrial B = Business
 * Includes accessory apartments
 ** Includes privately-owned land preserves open to the public
 *** In areas of overlap only one constraint was measured

ZONING DISTRICT	R-4A	R-2A	R-1.5A	R-1A	R-3/4A	R-1/2A	R-10	R-5	R-2F	R-MF	DOB20A	OB	RO	PLI	RELIP	PBO	PBO2A	INDAA	INDA	NB	SC	RB	CB-A	CB-B	CB	GB	Total	Percent
LAND USE	R	R	R	R	R	R	R	R	R	R	O	O	O	I	I	O	O	I	I	B	B	B	B	B	B	B	Acres	of Total
Single-Family*	319	2,315	382	729	23	14	56	48	24	1	0	—	1	—	—	3	—	—	1	—	—	0	0	2	5	4	3,930	23%
Two-Family	5	—	—	11	—	1	2	1	24	—	—	—	—	—	—	—	—	—	1	—	—	0	—	0	1	—	46	0%
Multi-Family	—	—	—	4	—	—	1	1	1	—	—	—	—	—	—	—	2	—	0	—	—	—	—	—	—	1	10	0%
Total Residential	324	2,315	382	744	23	15	59	50	50	1	0	—	1	—	—	3	2	—	2	—	—	1	0	2	6	5	3,986	24%
Retail/Service	—	—	—	3	—	—	0	0	0	—	—	—	—	6	6	1	—	—	3	2	5	15	0	10	24	5	80	0%
Office	—	—	—	—	—	—	—	1	2	—	15	185	—	39	9	6	3	15	5	—	—	1	0	—	11	—	292	2%
Wholesale/Warehouse	—	—	—	—	—	—	—	—	—	—	—	—	—	9	18	—	—	2	3	—	—	—	—	1	0	1	35	0%
Automotive	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	1	—	—	1	—	1	3	8	14	0%
Industrial	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	—	—	—	—	—	—	—	2	0%
Extractive	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	—	—	—	—	—	—	—	2	0%
Total Business & Industrial	—	—	—	3	—	—	1	1	2	—	15	185	—	54	33	7	3	17	15	2	5	17	1	12	38	14	425	3%
Public/Semi-Public Facility	1	105	3	14	46	—	9	0	—	—	—	—	1	—	—	—	—	—	1	—	—	—	—	1	3	—	185	1%
Institutional	—	221	—	10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	231	1%
Cemetery	—	15	0	0	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	18	0%
Watershed/Water Supply	87	2,775	6	89	—	—	0	—	0	—	—	—	—	—	—	—	—	—	0	—	—	—	—	—	—	—	2,958	18%
Public Recation & Open Space**	371	771	37	458	52	1	3	5	1	—	—	—	—	—	—	—	—	—	12	—	—	1	—	—	0	—	1,712	10%
Other Recreation & Open Space	—	275	57	27	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	359	2%
Nursery/Horse Farm/Stable	5	176	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5	—	0	—	—	—	—	—	186	1%
Road/Highway/Railroad	53	504	46	222	21	8	33	21	18	3	3	18	0	44	6	2	0	22	49	0	—	11	—	2	18	1	1,107	7%
Airport	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	161	—	—	—	—	—	—	—	—	161	1%
Total Other	517	4,842	150	820	119	9	47	26	19	3	3	18	1	44	6	2	0	183	63	5	0	12	0	3	22	1	6,917	41%
Total Developed/In Use	841	7,158	532	1,567	142	—	107	78	71	4	18	203	3	98	39	12	6	200	80	7	5	29	1	17	66	21	11,328	68%
Total Undeveloped	1,060	3,022	56	647	36	4	59	26	19	101	128	185	—	39	17	3	2	—	5	—	—	5	2	7	11	14	5,448	32%
Slopes 15%—25%	220	784	12	94	5	—	11	4	4	33	35	38	—	4	—	1	—	—	0	—	—	2	—	—	2	—	1,249	7%
Slopes > 25%	93	360	5	66	4	—	6	3	8	8	3	7	—	—	—	—	—	—	2	—	—	—	—	—	0	—	564	3%
Wetland Area (Possible & Probable)	155	530	2	135	—	—	1	—	—	6	—	22	—	28	7	—	—	—	—	—	—	—	—	—	—	9	895	5%
Floodplains	52	179	0	63	—	—	0	—	—	0	—	1	—	0	0	—	—	—	—	—	—	—	—	3	—	2	300	2%
Wetland Regulated Area (100)	152	436	1	57	—	—	1	—	—	8	—	16	—	5	6	—	—	—	—	—	—	—	—	1	—	2	685	4%
Total Undeveloped Areas with																												
Environmental Limitations***	672	2,289	20	415	9	—	18	7	12	55	38	85	—	33	17	—	1	—	2	—	—	2	—	4	2	13	3,693	22%
Zoning District Total (Acres)	1,901	10,180	588	2,214	178	28	166	103	90	105	146	388	3	137	56	15	8	200	85	7	5	34	3	23	77	35	16,776	—
Zoning District Total (Percent)	11%	61%	4%	13%	01%	0%	1%	1%	1%	1%	1%	2%	0%	1%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	—	100%

II.B.4. Analysis by Geographic Area

This section discusses present land use by geographic area. For ease of analysis, the Town has been divided into three districts: North White Plains, Armonk, and the Eastern District. The boundaries of the three geographic areas were drawn along the lines of the Fire Districts. An exact comparison with past trends in each district is not possible since this is the first Town Comprehensive Plan that distinguishes among such geographic districts. A brief discussion of general trends and development potential in each district is included. It should be noted that the acreages of each district do not exactly match the Town acreage, due to rounding off.

II.B.4.a. North White Plains

North White Plains is located in the southwestern portion of the Town, separated from Armonk by the Kensico Reservoir. It encompasses 1,353 acres, or 2.1 square miles, of land, about 8% of the entire Town. The hamlet is the smallest, oldest, and most developed part of the Town of North Castle. North White Plains is composed of 92% (1,238 acres) developed land and 8% (115 acres) undeveloped land. Approximately 33 acres (29%) of the undeveloped land contain environmental limitations (mostly slopes 15% and over).

North White Plains is a solid, well-established community and contains the greatest variety of land uses of the three hamlet areas in the Town. It contains several Revolutionary War historical sites such as Washington's Headquarters and the Miller Hill battle site. This hamlet has a good road network and is close to a Metro-North railroad station. It also has public sewers and water. The character of North White Plains is fairly well established; it is expected to remain a semi-urban, mixed-use community.

II.B.4.a.i. Land Use

Watershed/water supply is currently the largest use in North White Plains, constituting almost half the developed land. The next largest use is public open-space and recreation, amounting to almost one quarter of the developed land. Residential uses account for 140 acres (10%) of the land, which is the lowest among the three geographic areas of the Town. About 36 acres (3%) are available for commercial uses.

North White Plains, despite its rugged topography, is the most densely developed of the three geographic districts. It does, however, have the advantage of public sewer and water service, with the exception of a portion of Rock Cliff Place and Quarry Heights.

II.B.4.a.ii. Zoning

Almost 91% of the land in North White Plains is zoned for residential purposes, but only 10% of the land is developed as such. (Although North White Plains appears to be mostly residential, due to the density of development, over two thirds of the residentially zoned land is actually either watershed/water supply [585 acres] or public recreation and open-space [289 acres].)

North White Plains contains one industrial zoning district (IND-A). This district is located along Lafayette Avenue and Virginia Road and comprises 85 acres, 80 of which are developed.

The largest business district in North White Plains is CB-Central Business; which contains 31 acres and is 84% developed. There are also two smaller business districts, NB-Nursery Business and SC-Shopping Center, which contain three and five acres, respectively, and are 100% developed.

II.B.4.a.iii. Land Development Trends

North White Plains has undergone some significant changes since the last Town Development Plan. The mapped streets north of Morningside Place in the northwest portion of the district have been eliminated and are now public open space. Several other undeveloped parcels in North White Plains

II.B. Existing Land Use

Table II-3

Land Use Comparison by Acreage

Land-Use Category	1971	1990	Percent Change 1971-1990
Single-Family Residence	2,896	3,930	36%
Two-Family Residence	6	46	667%
Multi-Family Residence	6	10	67%
Total Residential	2,908	3,986	37%
Retail/Service	44	80	32%
Office	391	292	-25%
Wholesale/Warehouse	20	35	75%
Automotive	8	14	75%
Industrial	20	2	-90%
Extractive	10	2	-80%
Total Business & Industrial	493	425	-14%
Public/Semi-Public Facility	173	185	6%
Institutional	207	231	12%
Cemetery	20	18	-
Watershed/Water Supply	2,872	2,958	3%
Public Recreation & Open Space	894	1,712	91%
Other Recreation & Open Space	427	359	-16%
Nursery/Horse Farm/Stable	483	186	-61%
Road/Highway/Railroad	1,406	1,107	-21%
Airport	161	161	-
Other Non-Residential Total	6,643	6,917	4%
Total Developed/In Use	10,044	11,328	13%
Percent In Use	60%	67%	-
Total Undeveloped	6,745	5,448	-19%
Percent Undeveloped	40%	33%	-
Grand Total	16,789*	16,776*	-

*Acreage discrepancy based upon differences in measuring techniques.

Frederick P. Clark Associates, Inc.

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have also been converted into public open space. Conversion of older buildings into office space has been a continuing trend in this part of Town. For example, the elementary school and some of the older industrial buildings along Lafayette Road have been converted into offices. There has also been an intensification and modernization of retail business use as evidenced by the new Sir John's Shopping Plaza on North Broadway. In addition, much of the residentially zoned land near Rock Cliff and Overlook Roads has been developed for both single-family and two-family homes.

II.B.4.b. Armonk

The Armonk area is located at the geographic center of the Town. It comprises 10,430 acres or 16.3 square miles, which is almost two thirds of the land area of the Town. The Armonk area was the second area of the Town to develop after North White Plains. Armonk is also the second highest area of development. The hamlet center, although not nearly as densely developed as North White Plains, is far more concentrated than the rest of Armonk.

Developed and undeveloped land in the Armonk area constitute 73% (7,611 acres) and 27% (2,819 acres), respectively. Over two thirds of the

undeveloped land in Armonk has environmental limitations (primarily slopes 15% and over).

II.B.4.b.i. Land Use

In 1990, 2,620 acres (25%) of all the land in Armonk were occupied by residential uses. In addition, 52 acres (<1%) contained retail uses, 281 acres (3%) contained office uses, and 30 acres (< 1%) were industrial. About 3,264 acres (31%) were occupied by open-space and recreation uses, including 2,226 acres of watershed/water supply. A total of 970 acres (9%) were composed of transportation uses, including roads, highways, and the airport.

Armonk contains almost two thirds of all the residential land and over 85% of all the commercial land in the Town. It also contains 75% of all the watershed/water supply land.

II.B.4.b.ii. Zoning

The largest zoning district in Armonk is the R-2A residential district. Approximately two thirds of the area is both zoned and developed in R-2A.

As mentioned earlier, several zoning changes have occurred in Armonk since the last land-use survey. The R-MF (multi-family) and RO (residence/office) zones were added as were two new office zones (DOB-20A-Designed Office Development

and PBO-2A-Professional Business Office). As a result, Armonk contains the most diversified array of zoning districts that the Town has to offer.

II.B.4.b.iii. Land Development Trends

The Armonk area has been growing in the past 19 years. Residential development has occurred in several different areas expanding out from the hamlet center primarily to the north and east around Byram Hill Road, Ilana and Perry Courts, Cobbler's Lane, Eden Hunt Place, and Chestnut Ridge Road (Davis Drive). Most of the new commercial development in Armonk has been in the form of office use (IBM Management Training Center, new IBM Corporate Headquarters, MBIA, Westchester Business Park, New King Street, and Labriola Court) and has taken place to the south of the hamlet.

There have also been several new residential projects in or near the Armonk hamlet. These include the retrofitting of the Old Whippoorwill School for use as apartments (market-priced and middle-income units). The Wampus Close and Whippoorwill Ridge projects include attached and detached units.

II.B.4.c. Eastern District

The Eastern District contains 4,986 acres or 7.8 square miles. It accounts for 30% of the Town.

II.B. Existing Land Use

The Eastern District has been the last part of Town to develop and retains the highest percentage of undeveloped land. Developed and undeveloped land are divided almost equally in this district. Of the 2,515 acres of undeveloped land, approximately two-thirds has environmental limitations (mostly slopes of 15–25%).

II.B.4.c.i. Land Use

In 1990, half of the developed land in the Eastern District was occupied by residential uses and another 35% of the developed land was occupied by public, semi-public, and open-space/recreation uses, of which 80% (703 acres) was public recreation and open space. The open space and watershed/water supply land includes the Mianus River Gorge, part of the Westmoreland Sanctuary, Cat Rocks Park, several nurseries and horse farms, and land owned by the Port Chester Water Works. Less than 1% of the land was occupied by retail uses. Half the land in the Eastern District remains undeveloped.

The Eastern District contains approximately one third of all the residentially zoned land in the Town, but only 25% of it is developed for residential purposes.

II.B.4.c.ii. Zoning

Approximately 99% of the Eastern District is zoned for residential purposes, 61% of which is in the R-2A zoning district. The next largest residential zone is R-4A, which accounts for another 38% of this area. This zone is located only in the Eastern District. The R1-A zoning district comprises the other 1% of residentially zoned land. The remaining 1% of land is in the CB-B-Central Business B and GB-General Business districts.

II.B.4.c.iii. Land Development Trends

The Eastern District has undergone significant changes since the last Town Comprehensive Development Plan. The Banksville area has continued to develop, with some new commercial establishments. Also, more land has been acquired and dedicated to the Mianus River Gorge Preserve, and the Westmoreland Sanctuary was expanded into North Castle.

Residentially zoned land, however, has experienced the most growth in this district. Several nurseries/horse farms have been subdivided and are in the process of being developed with single-family residential homes.

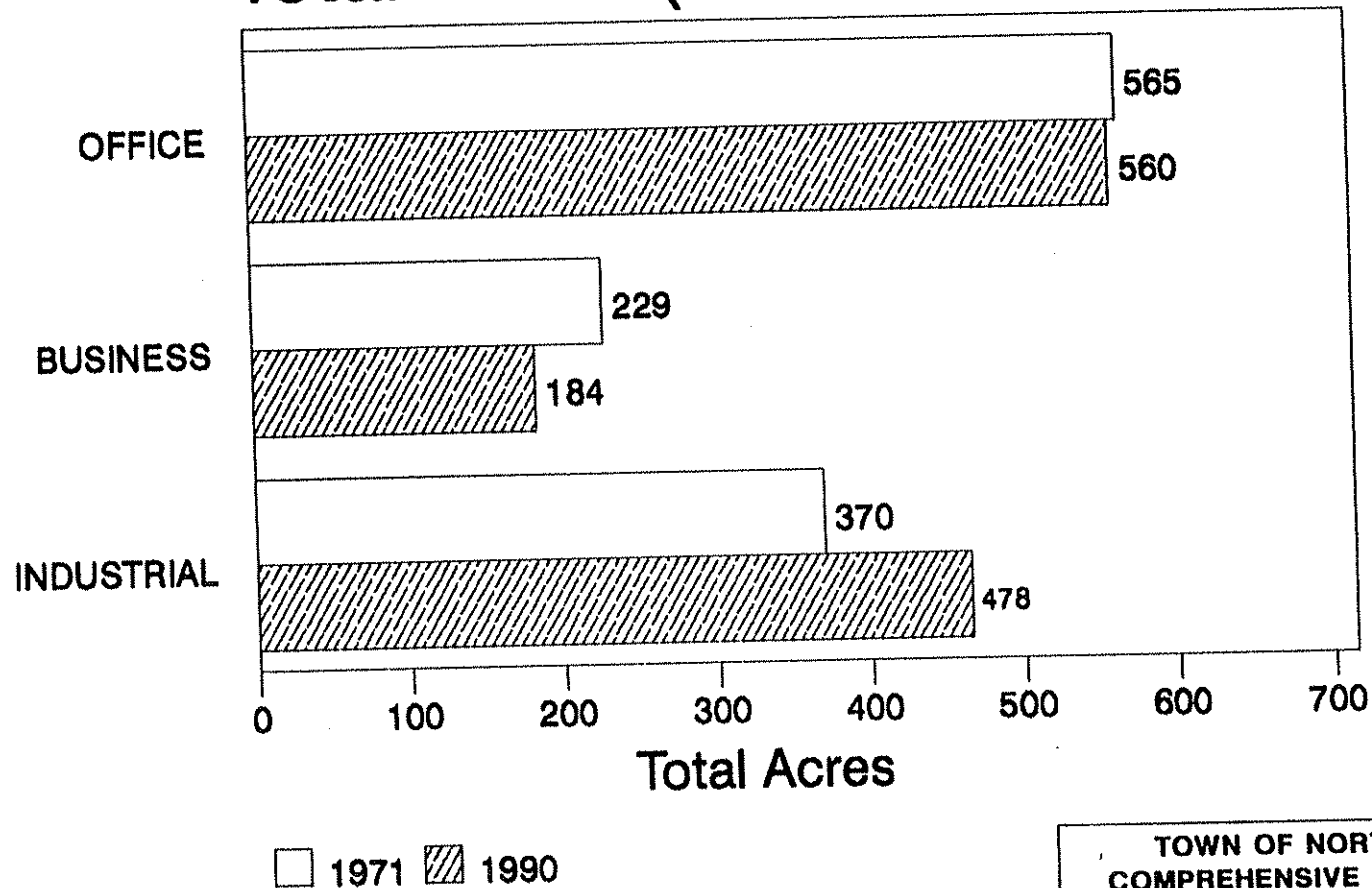
New single-family residential development has occurred specifically along the Town of Bedford and Fairfield County (Greenwich) borders. New construction has also occurred along Woodcrest Drive, Banks Farm Road, East Middle Patent Road, Cowdray Park Drive, and part of Hickory Kingdom Road and in the area surrounding Cat Rocks Park and Trudy Lane.

¹ This is the first land-use survey in the Town which measures undeveloped land with environmental limitations. The specific environmental features examined were slopes 15%-25%, slopes over 25%, wetlands, wetland regulated area, and floodplains.

² Although it appears there has been a decrease in office development since 1971, there actually has been an increase. The 1971 plan considered the entire IBM parcel as office use although part of it was, and still remains, undeveloped. This current plan considers the portion of this parcel that is unused as undeveloped.

Non-Residential Zoning Districts

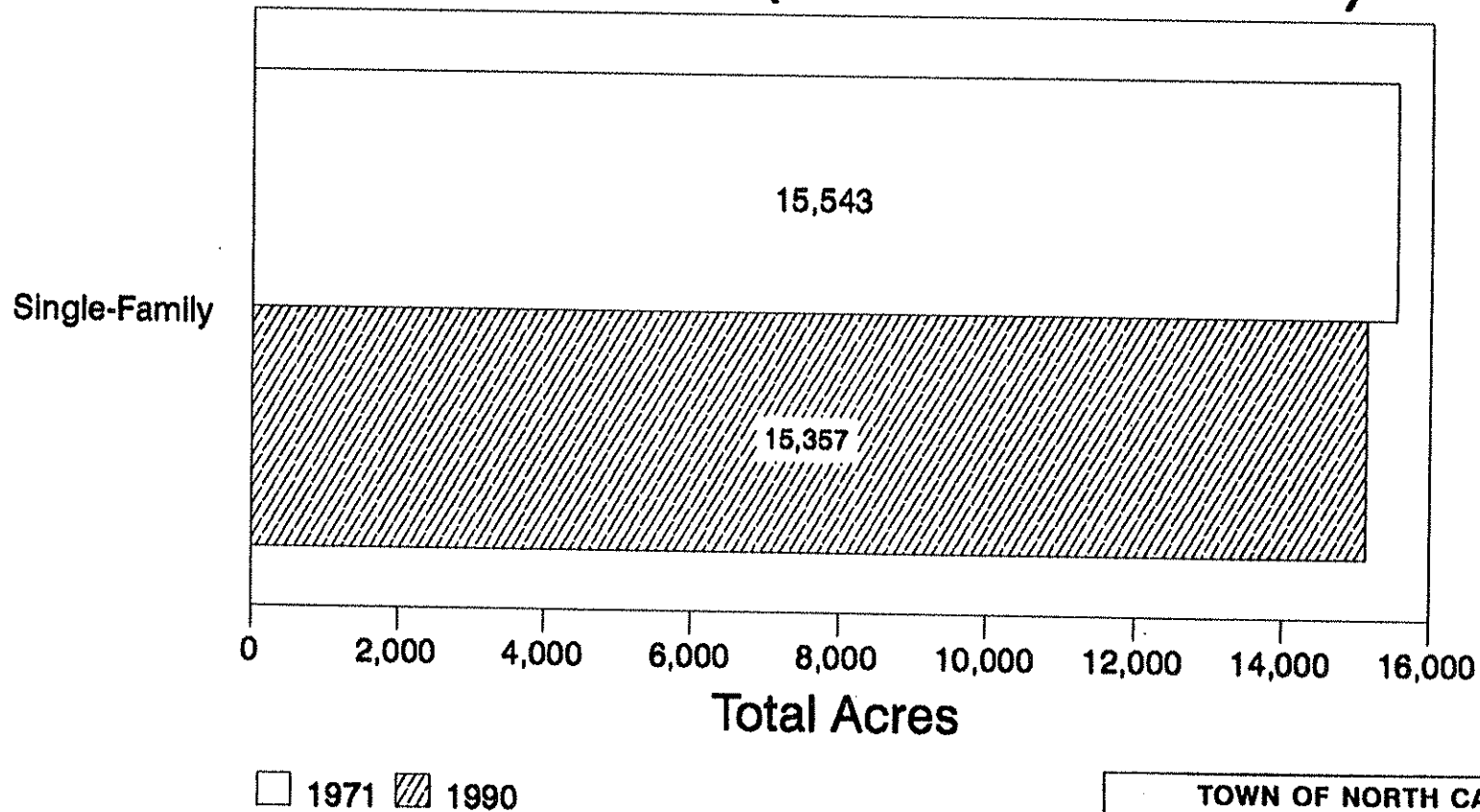
Total Acres (1971 and 1990)



TOWN OF NORTH CASTLE
COMPREHENSIVE PLAN UPDATE
Frederick P. Clark Associates, Inc.
Rye, New York
Chart II-6

Single-Family Zoning Districts

Total Acres (1971 and 1990)



**TOWN OF NORTH CASTLE
COMPREHENSIVE PLAN UPDATE**
Frederick P. Clark Associates, Inc.
Rye, New York
Chart II-7

II.C. Existing Environmental Conditions

II.C.1. Introduction

The Town of North Castle has an extremely attractive physical setting with many natural assets. These include its rivers and streams, lakes and ponds, wetlands, hills, steep slopes, rugged terrain, forested lands, and unique scenic vistas. North Castle also includes valleys which are natural corridors for roads. Nearly all of the richer and more valuable farmland has reverted to woodland or has been developed; only a few open fields presently exist as evidence of the farming era. The first areas to revert to forest were the rugged slopes, followed by other abandoned farm and meadow land. Trees in these second-growth areas now reach toward the century mark in both age and height.

Land-use decisions have an important impact on the viability of natural resources. Orderly development which preserves essential natural resources is one goal of the comprehensive plan process. The purpose of this portion of the Town Comprehensive Plan is to help assure that North Castle's existing natural resources are managed for the present and future benefit of the entire community.

II.C.2. General Environmental Setting

II.C.2.a. Climate

The climate in North Castle is subject to the moderating influence of the Atlantic Ocean and Long Island Sound. According to the United States Department of Agriculture, Westchester County is located in Agricultural Zone 6B. This agricultural zone is generally characterized as having an average minimum yearly temperature of zero to -5 degrees Fahrenheit. Local climatic data indicate that the average winter and summer temperatures are 31 and 70 degrees Fahrenheit, respectively. Total annual precipitation is approximately 47 inches, half of which usually falls during the months of April through September.

II.C.2.b. Air Quality

The air quality in the Town meets all New York State ambient air quality standards except ozone. It should be noted, however, that high ozone levels are found throughout the northeastern United States and that non-attainment of this standard is more of a regional than a local problem.

There is some impact on local air quality from automobile exhaust from I-684, spread by prevailing southwest winds.

II.C.2.c. Geology

The Town of North Castle rests on Cambrian and Pre-Cambrian metasedimentary and metavolcanic rocks of the New York Group, including Fordham Gneiss, Inwood Marble, and Manhattan Schist. Most of the central and western portions of Town are underlain by Fordham Gneiss. Inwood Marble and Manhattan Schist are found under portions of the Byram, Wampus, and Mianus Rivers. Inwood Marble is also found under the Bronx River in the extreme southwestern corner of the Town. The eastern portion of the Town is underlain primarily by Bedford Gneiss. A small area of the southwestern corner of the Town in the vicinity of North White Plains lies over Yonkers Gneiss. Both the Bedford Gneiss and the Yonkers Gneiss are metavolcanic intrusions included within the New York Group and are relatively hard, impermeable rock layers yielding little water (see Figure II-3).

The exposure of Cambrian and Pre-Cambrian bedrock in the region is due to the removal of more recent bedrock strata by erosion during the Early and Middle Tertiary Periods (30 to 60 million years ago). Geologic faulting caused by ancient earthquakes is evident. Examples are the cliffs on the western shores of Wampus Pond and Byram Lake.

The general features of the landscape attributable to underlying bedrock characteristics were modified and blurred by the Wisconsin Glacier, which retreated from the area approximately 11,000 to 15,000 years ago. The scouring, erosive, and depositional action of the Wisconsin glacier had a profound influence on the distribution and characteristics of local soils, drainage patterns, and topography. Several huge perched round boulders (glacial erratics) which were deposited by the glacier may be found within the Town.

II.C.2.d. Topography and Slopes

The general topography in North Castle consists of low hills with steep slopes and numerous rock outcrops. The terrain rises from a low elevation of approximately 270 feet above sea level in the southwest corner to approximately 700 feet in the north and central portions of the Town (see Figure II-4). Of the bedrock formations present in the Town, Inwood Marble is the most susceptible to erosion, while the various gneisses are the most resistant. Inwood Marble is found in North Castle under the broad alluvial plain at the junction of the Byram and Wampus Rivers, as well as in a narrow seam under the northward flowing portion of the Mianus River. The rugged topography and steep slopes present throughout much of the Town are due to the highly resistant gneiss bedrock. The

general northeast-to-southwest orientation of the valleys follows the general pattern of underlying bedrock formations.

The development of land with slopes of up to 15% usually does not require any special treatment for protection of slopes other than the scrupulous implementation of the standards described in the Town's Erosion and Sedimentation Control Law. Construction on slopes between 15% and 25% requires more careful monitoring during construction and often requires special design considerations.

Slopes of 25% and greater usually present severe restrictions to construction-related activities, but such land can be developed in certain instances, using special design considerations and utilizing strict monitoring during construction. In North Castle, most steep slopes remain undeveloped and provide definite boundaries and natural barriers between different types of land uses.

II.C.2.e. Soils

Most of the soils in North Castle are derived from glacial till, are moderately acidic, and have shallow depth to bedrock or fragipan. The predominant composition and texture of these soils is silty loam or fine sandy loam, although a few isolated pockets of organic soils (Palms and Carlisle soils) may be found associated with small ponds.

The Westchester County Soil and Water Conservation District completed a re-mapping of soils throughout the County in 1989. The characteristics of each soil type were classified along with the limitations of each soil for various uses, including septic, construction, roads, excavations, and fill. This soil information is valuable for identifying appropriate uses for specific sites, and is available from the Westchester County Planning Office and the Town Planning Department.







One of the primary characteristics of wetlands is the presence of hydric soil. Hydric soils are defined by the U.S.D.A. Soil Conservation Service as soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part. These soils usually support wetland vegetation. The Westchester County Soil and Water Conservation District Soil maps can be helpful in identifying hydric soil areas. There are several hydric soils found in the Town of North Castle (see Table II-4).

II.C.2.f. Surface Water




One of the outstanding features of the natural environment in North Castle consists of the Town's three major river systems. They are the Mianus River in the Eastern District, the Byram

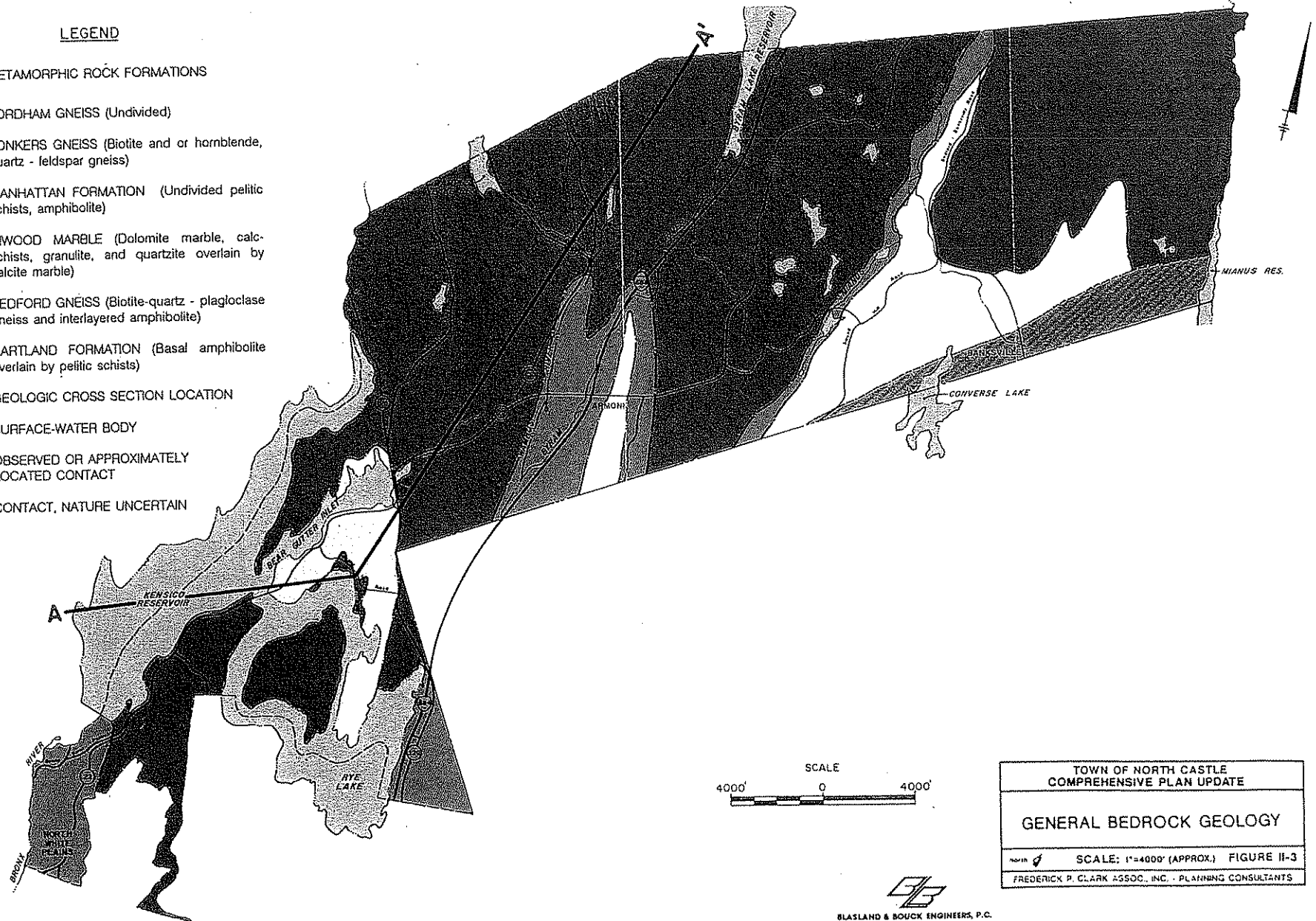
LEGEND

METAMORPHIC ROCK FORMATIONS

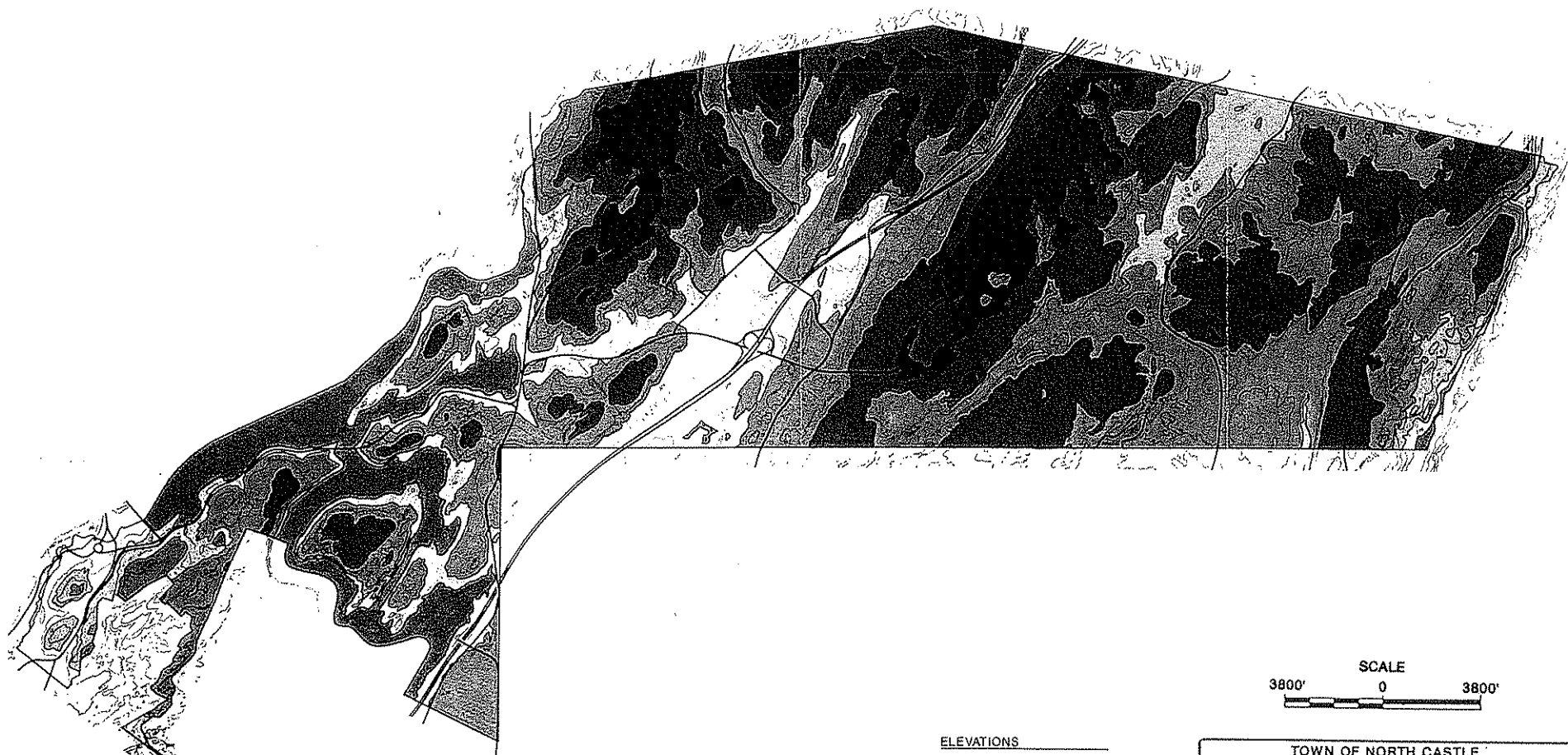
-  FORDHAM GNEISS (Undivided)
-  YONKERS GNEISS (Biotite and or hornblende, quartz - feldspar gneiss)
-  MANHATTAN FORMATION (Undivided pelitic schists, amphibolite)
-  INWOOD MARBLE (Dolomite marble, calc-schists, granulite, and quartzite overlain by calcite marble)
-  BEDFORD GNEISS (Biotite-quartz - plagioclase gneiss and interlayered amphibolite)
-  HARTLAND FORMATION (Basal amphibolite overlain by pelitic schists)

A—A' GEOLOGIC CROSS SECTION LOCATION

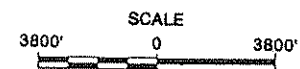
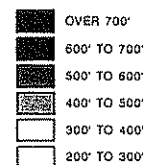
-  SURFACE-WATER BODY
-  OBSERVED OR APPROXIMATELY LOCATED CONTACT
-  CONTACT, NATURE UNCERTAIN



BLASLAND & BOUCK ENGINEERS, P.C.
ENGINEERS & GEOSCIENTISTS




ELEVATIONS



TOWN OF NORTH CASTLE
DEVELOPMENT PLAN UPDATE

TOPOGRAPHY

North  SCALE: 1" = 3800' (APPROX.) FIGURE II-4
FREDERICK P. CLARK ASSOC., INC. - PLANNING CONSULTANTS

II.C. Existing Environmental Conditions

and Wampus Rivers in the center of the Town, and the Bronx River and Kensico Reservoir in the western and southern sections of the Town (see Figure II-5). About 99% of the land surface in the Town drains to one of these three drainage basins. Surface waters within North Castle are important sources for the regional water supply.

II.C.2.f.i. The Mianus River

The Upper Mianus River Basin is located in the eastern portion of the Town, where it serves as a significant regional drinking water source for 130,000 persons. The Mianus River is not used by Town residents as a drinking supply. However, it provides over 90% of the drinking water supply of the New York-Connecticut American Water Company, which serves residents in the Town of Greenwich, part of the City of Stamford, the Village of Port Chester, and parts of the City of Rye. The Mianus River is designated Class AA Special under New York State Environmental Law. The AA Special designation means that the water from the stream is used for drinking water after it is treated, and no discharge from a sewage treatment system or any other point source is permitted in the Mianus River.

The headwaters of the Mianus River are divided into the West Branch and the East Branch. These

are located in the south-central and southeast portions of the Town. The River's broad flood plains and wetlands serve to retain storm water runoff and control flooding. Wetlands in the basin also provide erosion control, groundwater storage areas, natural filtration systems, and wildlife habitats.

II.C.2.f.ii. The Byram and Wampus Rivers

The Byram River Basin encompasses approximately 8.4 square miles in the central portion of the Town, including much of the Armonk area. The Byram River flows south from the Byram Lake Reservoir (serving the Village of Mount Kisco) through a series of wetlands located along either side of Route 22, I-684, Cox Avenue, and Byram Lake Road. Additionally, it is possible that the wetlands along the Byram River could supply an alternative source of public water for Water District Number 4.

The Wampus River originates at Wampus Pond (a Westchester County Park), located in the northwestern corner of the Town, and is a major tributary of the Byram River. The Wampus River flows through a series of wetlands in the center of the hamlet of Armonk before joining the Byram River in a large wetland alongside I-684 near the southern boundary of the Town. The Wampus River valley is underlain by thick deposits of sand

and gravel which provide an extremely important aquifer for the Armonk area. Wells drilled into this aquifer currently serve as a drinking-water source for many Armonk residents. The protection of this aquifer from pollution, loss of recharge, or overuse is critically important to the future availability and use of groundwater by Armonk residents.

II.C.2.f.iii. The Kensico Reservoir and Bronx River

The third drainage area, the Bronx River Basin, encompasses approximately 7.8 square miles in the western portion of the Town. The Bronx River rises in the wetlands on the Town boundary between New Castle and North Castle and crosses under King Street near the Town boundary with Mount Pleasant. From King Street, the Bronx River continues into the Kensico Reservoir.

Kensico Reservoir serves New York City and all of southern Westchester County. New York City supplies water to the Town of New Castle, which in turn also supplies water to Water District Number 5 in the Whippoorwill area as well as furnishing an emergency back-up supply to North White Plains.

Bear Gutter Creek, a Class A stream, flows into the New York City Kensico Reservoir and its

Table II-4

Hydric* Soils in North Castle

Map Symbol	Soil Name	Hydrologic Group**
Pa	Palms muck	D
Pc	Palms and Carlisle Soils, ponded	Treat as impervious
Sh	Sun loam	D
Sm	Sun loam, extremely stony	D
Ce	Carlisle muck	D
Ff	Fluvaguents-Udifluvents complex, frequently flooded	D
Ra	Raynham silt loam	C
Fr	Fredon silt loam	C
RdA	Ridgebury loam, 0-3% slopes	C
RdB	Ridgebury loam, 3-8% slopes	C
RgB	Ridgebury loam, 2-8% slopes, very stony	C
LcA	Leicester loam, 0-3% slopes	C
LcB	Leicester loam, 3-8% slopes, stony	C
LeB	Leicester loam, 2-8% slopes, very stony	C
Uc	Udorthents, wet substratum	C

*Hydric Soils are defined as soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part (USDA Soil Conservation Service 1987). In general, hydric soils are flooded, ponded, or saturated for usually one week or more during the period when soil temperatures are above biologic zero (41 degrees F) as defined by "Soil Taxonomy" (USDA Soil Survey Staff 1975). These soils usually support hydrophytic vegetation.

**Hydrologic Group: Soils are classified into hydrologic groups based upon water infiltration and transmission rates. Hydric soil conditions are generally found in hydrologic group C and D soils. The hydrologic groups are as follows:

- A — High water infiltration and transmission rates
- B — Moderate water infiltration and transmission rates
- C — Slow water infiltration and transmission rates
- D — Very slow water infiltration and transmission rates

associated wetlands. The Bear Gutter Creek drainage corridor consists of a series of interconnected ponds and wetland areas originating in the rugged upland terrain of the Whippoorwill area of the Armonk hamlet. The largest wetlands in the Bear Gutter Creek drainage corridor are located in low-lying areas alongside Route 22 and Old Route 22 and are bordered by light industrial development.

In 1992, the Town formed Sewer District Number 3 (which will be a part of the Westchester County Blind Brook Sewer District) to serve the existing and proposed commercial properties on King Street and New King Street. The new Sewer District replaces existing individual septs, thus protecting the quality of groundwater flowing to the Kensico Reservoir from this area.

The Quarry Heights section of North Castle falls into two watershed areas: the Kensico Reservoir and the City of White Plains Watershed. Residents of Quarry Heights (named because it was the location of the quarry from which the granite for the Kensico Dam was derived) depend on individual wells and septs. The Town is currently working on extending sewer and water service from the neighboring Town/Village of Harrison into this area.

Most of North White Plains is rugged, with numerous outcrops and steep slopes. Residential zones are located on the hillsides above the main thoroughfares, and many of the houses have retaining walls or terracing structures. The secondary roads are generally narrow, steep, and winding, and on-street parking is limited. Except for the Quarry Heights section of the Town, all of North White Plains is served by public sewer and water systems. The Town wells are located in the Bronx River Valley.

II.C.2.g. Flood Plains

The Federal Emergency Management Agency (FEMA), effective January 2, 1991, re-mapped the 100-year flood plains in the Town of North Castle; these areas are shown in the FEMA Maps which are available in the Town Planning Office. The 100-year flood plain is important for the Federal restrictions on granting flood insurance for structures built in these areas.

The area of the 100-year flood plain is divided into a floodway and a floodway fringe. The floodway is the channel of a stream and any adjacent flood plain area. The area between the floodway and 100-year flood plain boundaries is termed the "floodway fringe". The floodway fringe encompasses the portion of the flood plain that

could be obstructed without increasing the height of the 100-year flood by more than one foot at any point.

Flooding potential in the Town is mainly associated with certain sections of Bear Gutter Creek and the Wampus River corridor because of existing development. In such areas, there is a potential for property damage. The Mianus and Byram River flood plains are relatively open and therefore serious flooding damage is avoided. Future development in flood-prone areas should be discouraged, because it can result in property damage and forfeiture of the national flood insurance program for the landowner.

II.C.2.h. Groundwater

Groundwater supplies in the Town of North Castle are obtained from two types of aquifers: glacial deposits of sand and gravel (unconfined aquifers) and fractures in bedrock (confined aquifers). The largest yields of water are derived from sand and gravel aquifers, which are limited to specific areas in the valleys of larger streams such as the Bronx, Byram, Wampus, and Mianus Rivers (see Figures II-6 and II-7). In the low-lying areas bordering these rivers, the sand and gravel aquifers serve as significant natural underground storage

reservoirs for water. The surfaces of these aquifers are generally wetland areas, although contiguous upland deposits of sand and gravel also occur.

The second type of aquifer that underlies the town is the bedrock aquifer. The water storage in bedrock aquifers actually occurs in the fractures and joints within the rocks and along the lineaments (see Figure II-8). About 90% of the wells in North Castle derive their water from bedrock aquifers, and only 10% of the wells tap the sand and gravel aquifers.

In the higher-altitude areas of the Town, where there is minimal soil cover and few fractures in the bedrock, domestic wells' yield is limited to the range of 0.5 to 5 gallons per minute (gpm). In mid-altitude areas, where the soil cover is moderate and there are some fractures in the underlying bedrock, domestic well yields typically range from 3 to 12 gpm. In the lower-lying areas, where thick unconsolidated sediments exist and there are numerous major and minor fractures in the underlying rock (typically Inwood Marble), water yields typically range from 10 to 50 gpm. Well yields from bedrock aquifers are highly dependent on the location, depth, and degree of connection between the water-bearing fractures.

The median yields (in gallons per minute) of the major bedrock formations in North Castle are as follows:¹

1. Fordham Gneiss	10 gpm
2. Manhattan Formation (Schist)	12 gpm
3. Inwood Marble	15 gpm
4. Sand and Gravel	50 gpm

Over 95% of North Castle residents depend upon groundwater for their drinking water. The supply of groundwater is finite, and can be rapidly reduced by over-use. Experience has shown that groundwater easily becomes contaminated by a variety of pollutants common in our society today.

Precipitation that infiltrates the land surface and percolates into the soil is referred to as “recharge” since it increases the groundwater supply. It is important to point out that North Castle is located at the upper elevations of its drainage area and its groundwater supply is therefore finite and localized. The Town is highly dependent on the infiltration of rainfall for the recharge of local groundwater. Future development proposals should consider potential impact to groundwater recharge and withdrawals, and demonstrate the availability of sustainable groundwater supplies to serve the community.

Protection of groundwater quality is also an important consideration of the Town Comprehensive Plan update. In the unsewered parts of the Town of North Castle, domestic liquid wastes are disposed of in individual septic systems.

Problems can arise from the prolonged use of septic systems without proper maintenance. When septic tanks are not pumped out on a regular basis, they may become clogged and fail, resulting in the leaching of wastes directly into the groundwater. Septic wastes can affect the quality of individual private wells and ultimately affect the groundwater quality of the aquifer.

The Conservation Board has recommended the establishment of groundwater protection areas, which will require a separate local law, or alternatively an “Overlay District” in the Zoning Code. Such groundwater protection areas would be subject to special Town reviews and design requirements. The primary purpose of the groundwater protection areas would be to ensure that proposed developments would not pose a threat to groundwater supplies either through contamination, reduction of recharge, or excessive withdrawals. Regulations and standards governing the maintenance of septic systems within the groundwater protection areas could also be incorporated into local law.

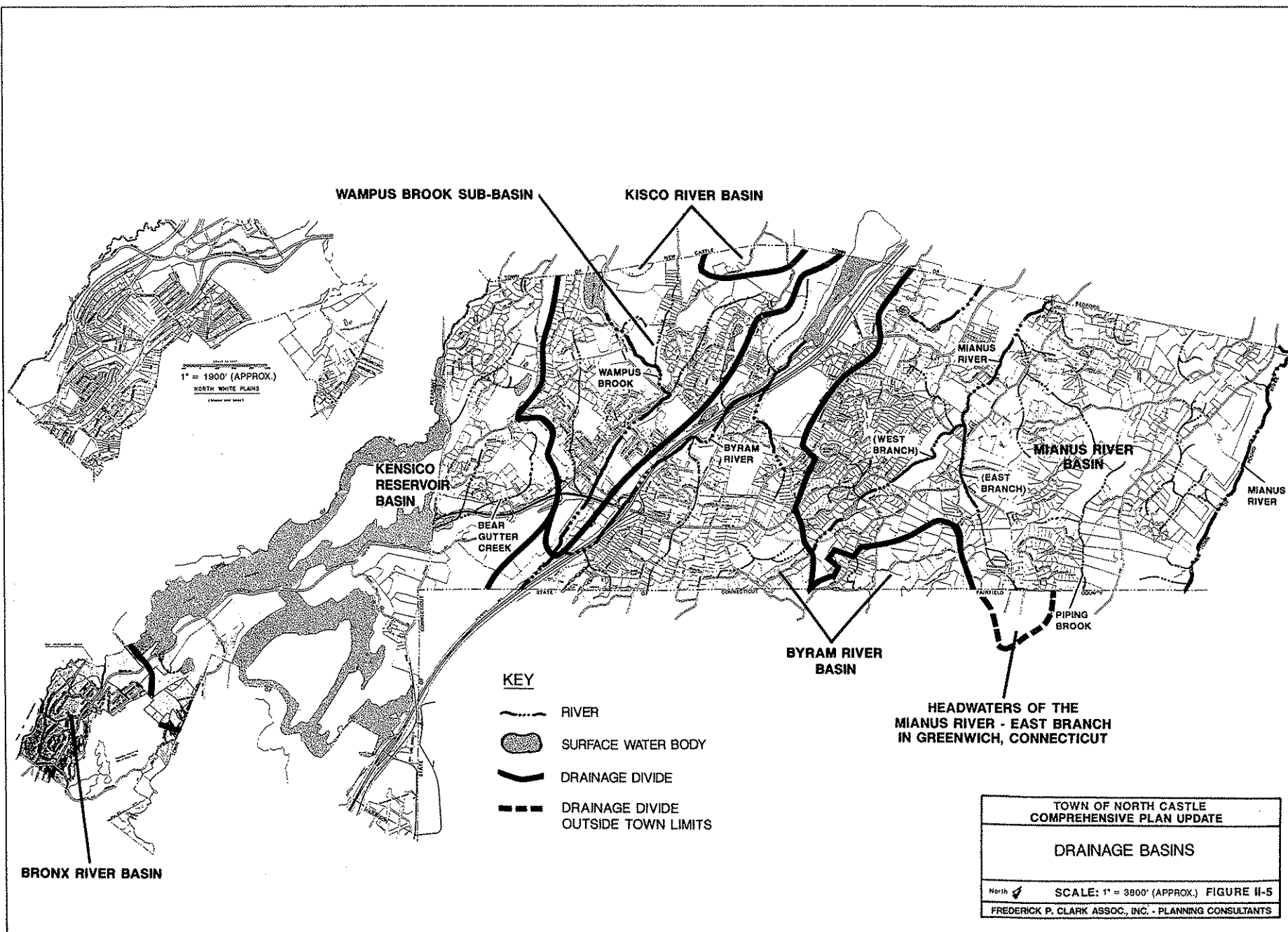
II.C.2.i. Visual Character

The Town of North Castle is rich in scenic beauty. Scenic areas include elements of the Town’s colonial and agricultural heritage, views across dynamic landscapes of wooded hills and valleys, and serene vistas over open water.

Some of the most important scenic vistas in the Town were identified in the Westchester County Environmental Planning Atlas and include views of the Kensico Reservoir from Route 22, views of Byram Lake and Wampus Pond from adjacent vantage points, views along Bedford-Banksville Road, and views of the Mianus River Gorge from vantage points within the Mianus River Gorge Preserve (see Figure II-9). Preserving the remaining scenic vistas of North Castle remains an important goal of the Town Conservation Board.

II.C.3. Existing Town Laws and Regulations which Protect the Environment

A number of laws and regulations currently exist to provide protection to sensitive environmental features of the Town of North Castle. Some of the most important such laws and regulations are summarized below. A list of agencies which are involved in environmental regulation and protection in North Castle can be found in Appendix C.



II.C. Existing Environmental Conditions

II.C.3.a. Town of North Castle Zoning Ordinance

The Town of North Castle Zoning Ordinance includes many features designed to protect sensitive environmental areas. Such features include provisions for conservation (cluster) subdivisions, use of common driveways, large minimum lot sizes in sensitive areas, and buildable area deductions based upon environmentally-sensitive site features such as slopes and wetlands.

II.C.3.b. Town of North Castle Wetland Ordinance

The Town of North Castle revised its Wetland Ordinance, effective August 1990. This Ordinance recognizes the benefits of wetlands and streams:

1. Providing drainage, flood control, and natural storage for water;
2. Protecting subsurface water resources, watersheds, and groundwater recharge systems;
3. Providing a suitable living, breeding, nesting, and feeding environment for many forms of wildlife;
4. Treating pollution through natural biological degradation and oxidation;
5. Providing recreation areas; and
6. Preserving much-needed open space, which serves to satisfy residents' psychological and aesthetic needs.

This Ordinance requires a Wetland Permit for most building, digging, or filling operations within 100 feet of a wetland or surface water. The Ordinance also sets forth specific criteria for the identification of wetlands and establishes an "adjacent area" which extends 100 feet horizontally from any wetland boundary. Any building or other regulated activity contemplated within any wetland, water body, natural drainage system, or "adjacent area" is subject to the review as a Type I Action under the procedures set forth in the Town's Environmental Quality Review Law. The definition of wetlands in the new Ordinance includes areas of hydric soils which were not specifically protected in the earlier version, as well as wetland vegetation listed in the New York State Freshwater Wetlands Law.

II.C.3.c. Erosion and Sediment Control Law

The Town enacted this law in December 1988 with an aim toward controlling soil erosion and sedimentation often caused by development activities in the Town. It requires that applicants for new subdivisions and site plans submit erosion control plans to be reviewed for compliance by the Conservation Board and the Town Engineer. After approval, a Site Development Permit is issued by the Town Engineer.

II.C.3.d. Excavation Law

This law, adopted in 1952, regulates the excavation and removal of topsoil, sand, gravel, and rock. Applications for excavation permits are reviewed by the Town Engineer before being presented to the Town Board for action.

II.C.3.e. Landfills, Littering and Dumping Law

This law, adopted in 1971, regulates landfills, littering, and dumping within the Town. Provisions of the law also apply to proper and safe maintenance of buildings, yards, driveways, parking lots and other paved areas. Proposed landfills require approval by the Town Engineer.

II.C.3.f. Blasting and Explosives Law

This law, adopted in 1993, regulates the use, possession, handling, storage, and transportation of explosives within the Town. Applications for blasting permits are issued by the Building Inspector.

II.C.3.g. Recycling Law

This law, adopted in 1990, requires the separation of recyclable materials from non-recyclable wastes. The goal of this law is to reduce the amount of garbage which goes into community landfills by 50%, as required by a State of New York mandate.

II.C. Existing Environmental Conditions

Local residents currently recycle newspapers, magazines, phone books, and junk mail, as well as commingled recyclables including plastics, glass, and metals. Residents are encouraged to conserve, re-use, or reprocess paper, glass, metals, and plastics.

II.C.3.h. Tree Law

This law, adopted in 1987, establishes a Tree Board to advise the Town government on the management of trees in Town parks, streets, and public areas. A Tree-Cutting Ordinance, adopted in 1962, forbids the cutting down of trees over six inches in diameter more than 100 feet from a house without permission from the Building Inspector.

II.C.4. The Environmental Review Process

In addition to complying with all relevant Town Environmental Laws and Regulations, most projects are subject to an environmental review process known as the New York State Environmental Quality Review (SEQR) Act.

The basic purpose of the SEQR regulations is to incorporate the consideration of environmental factors into the existing planning, review, and decision-making processes of State, regional and local government agencies at the earliest possible time. In most cases, either the Town of North

Castle Town Board or the Planning Board is responsible for acting as "Lead Agency" for the administration of the SEQR review of projects located within the Town.





Specific areas of the Town of North Castle have been identified as Critical Environmental Areas under SEQR (see Figure II-10). Regulated activities within these Areas are considered "Type I Actions", and require preparation of a full Environmental Assessment Form (EAF). Critical Environmental Areas are designated by the County Board of Legislators with input from the County Planning Department and Environmental Management Council.

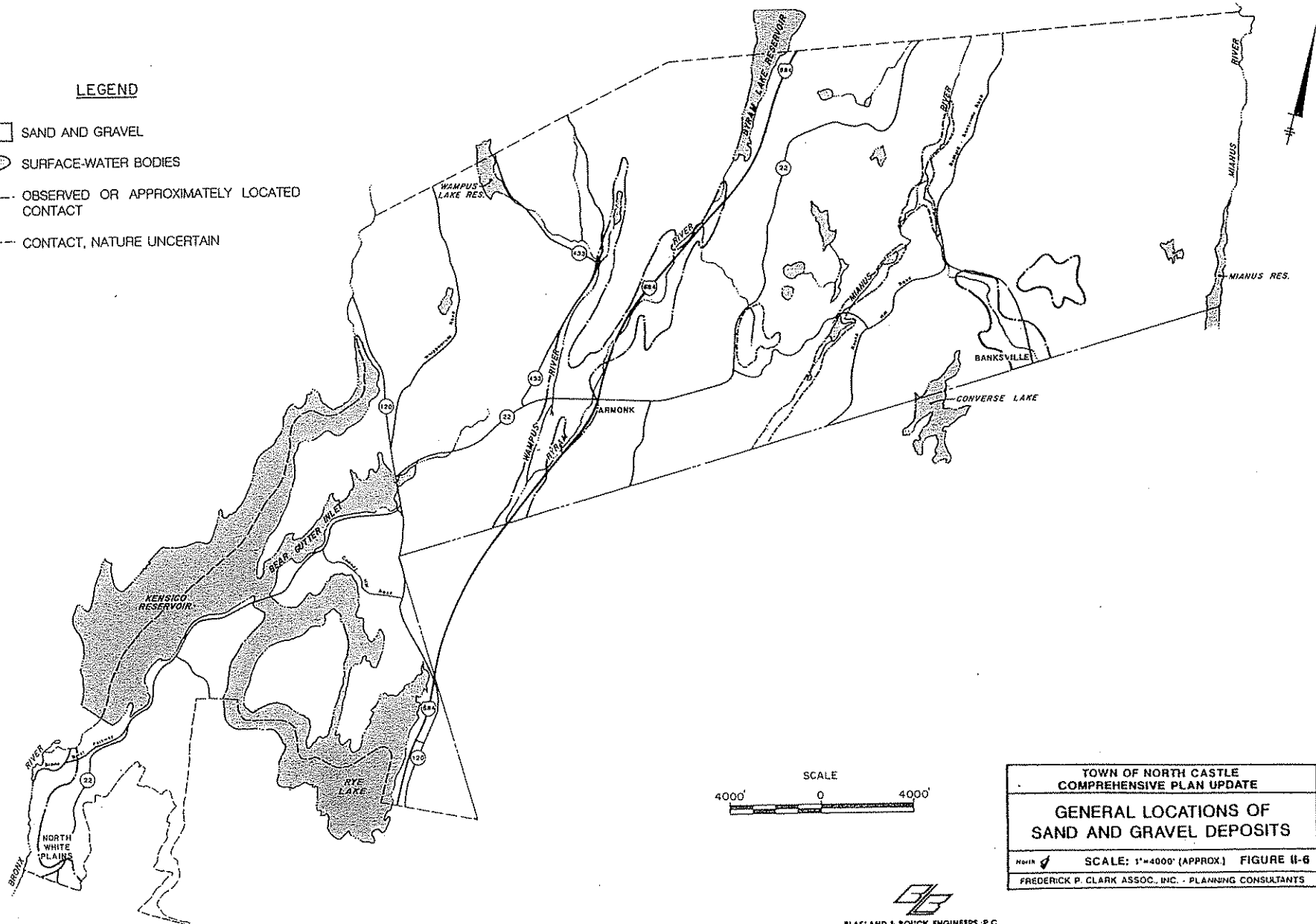
In 1981, the Town adopted additional environmental quality review procedures in a Town Environmental Quality Review (TEQR) Law pursuant to Article 8 of the New York Environmental Conservation Law. It is essentially similar to the SEQR law, although the TEQR criteria for determining potential environmental impacts of future development are more stringent than those of SEQR. Many more actions of lower magnitude but of high local impact are classified as "Type I Actions" under TEQR.

¹ The Westchester County Health Department standard for wells serving residential properties is a minimum yield of 5 gpm. The standard for wells serving commercial properties varies but a minimum is also 5 gpm.



LEGEND

-  SAND AND GRAVEL
-  SURFACE-WATER BODIES
-  OBSERVED OR APPROXIMATELY LOCATED CONTACT
-  CONTACT, NATURE UNCERTAIN



SCALE
4000' 0 4000'





TOWN OF NORTH CASTLE
COMPREHENSIVE PLAN UPDATE

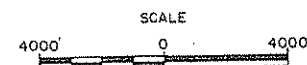
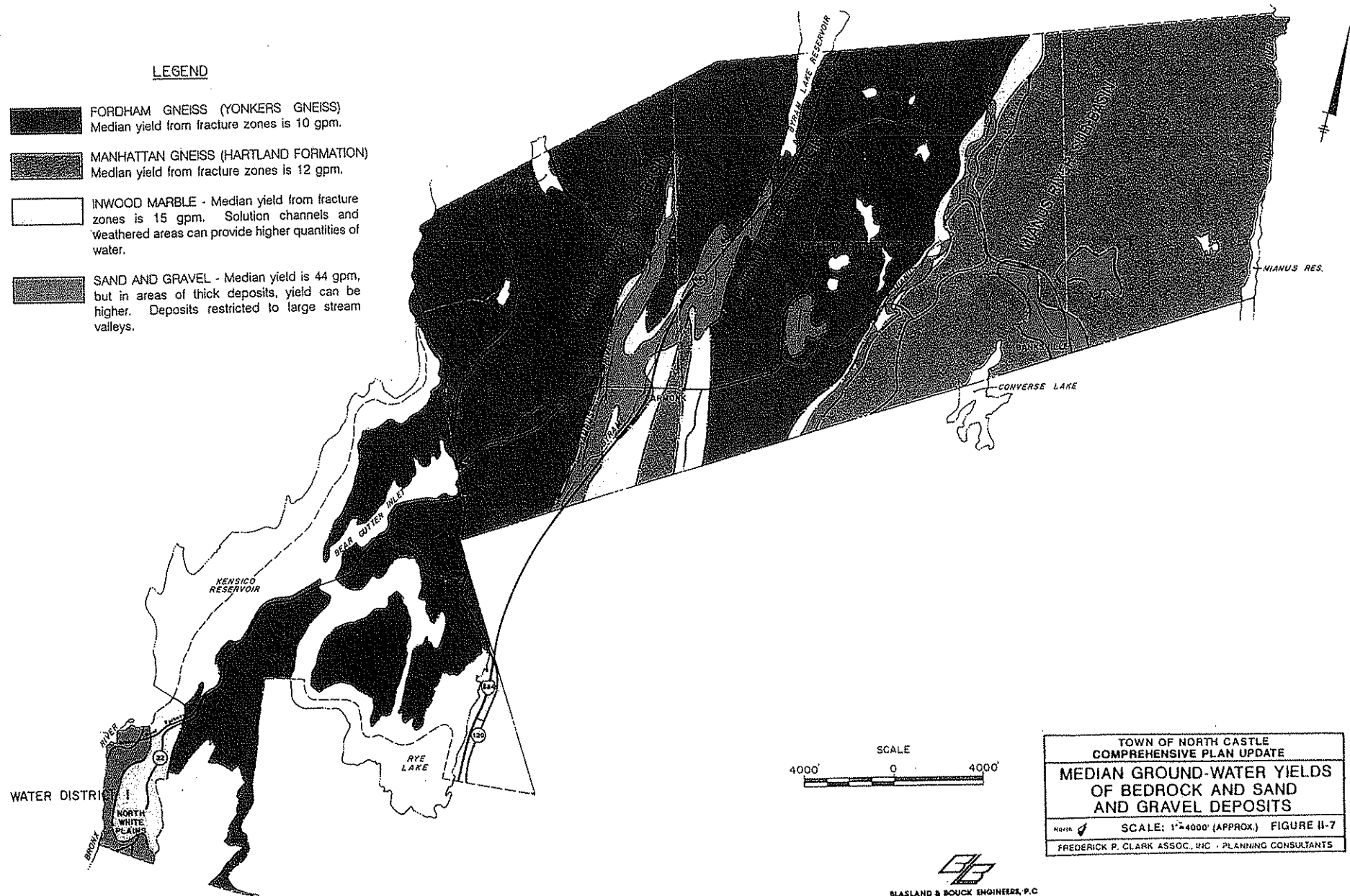
GENERAL LOCATIONS OF
SAND AND GRAVEL DEPOSITS

SCALE: 1"=4000' (APPROX.) FIGURE II-6
FREDERICK P. CLARK ASSOC., INC. - PLANNING CONSULTANTS


BLASLAND & BOUCK ENGINEERS, P.C.
ENGINEERS & GEOSCIENTISTS

LEGEND

-  FORDHAM GNEISS (YONKERS GNEISS)
Median yield from fracture zones is 10 gpm.
-  MANHATTAN GNEISS (HARTLAND FORMATION)
Median yield from fracture zones is 12 gpm.
-  INWOOD MARBLE - Median yield from fracture zones is 15 gpm. Solution channels and weathered areas can provide higher quantities of water.
-  SAND AND GRAVEL - Median yield is 44 gpm, but in areas of thick deposits, yield can be higher. Deposits restricted to large stream valleys.

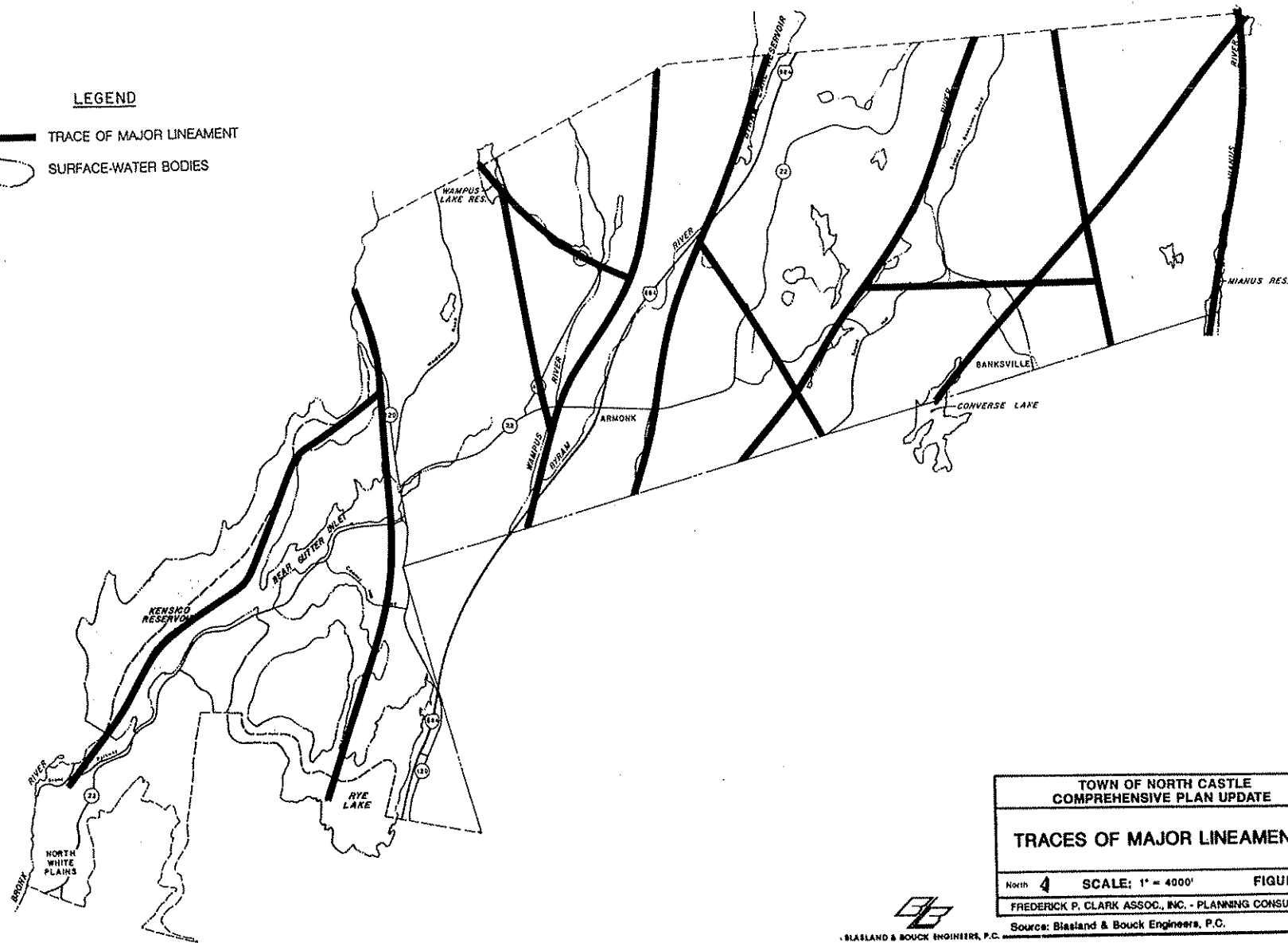


TOWN OF NORTH CASTLE COMPREHENSIVE PLAN UPDATE	
MEDIAN GROUND-WATER YIELDS OF BEDROCK AND SAND AND GRAVEL DEPOSITS	
NOTE	SCALE: 1"=4000' (APPROX.) FIGURE II-7
FREDERICK P. CLARK ASSOC., INC. - PLANNING CONSULTANTS	


BLASLAND & BOUCK ENGINEERS, P.C.
ENGINEERS & GEOLOGISTS

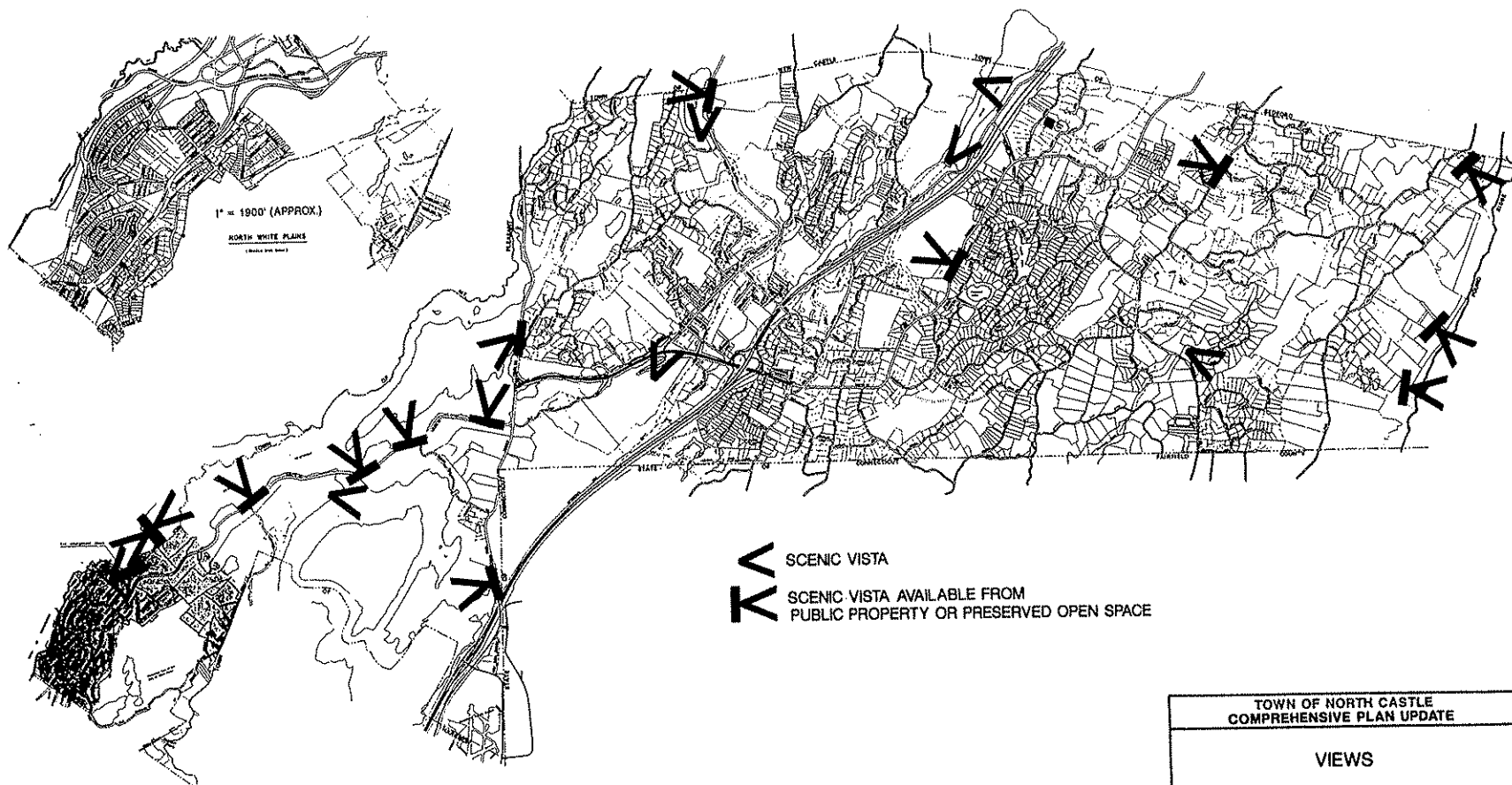
LEGEND

- TRACE OF MAJOR LINEAMENT
- SURFACE-WATER BODIES



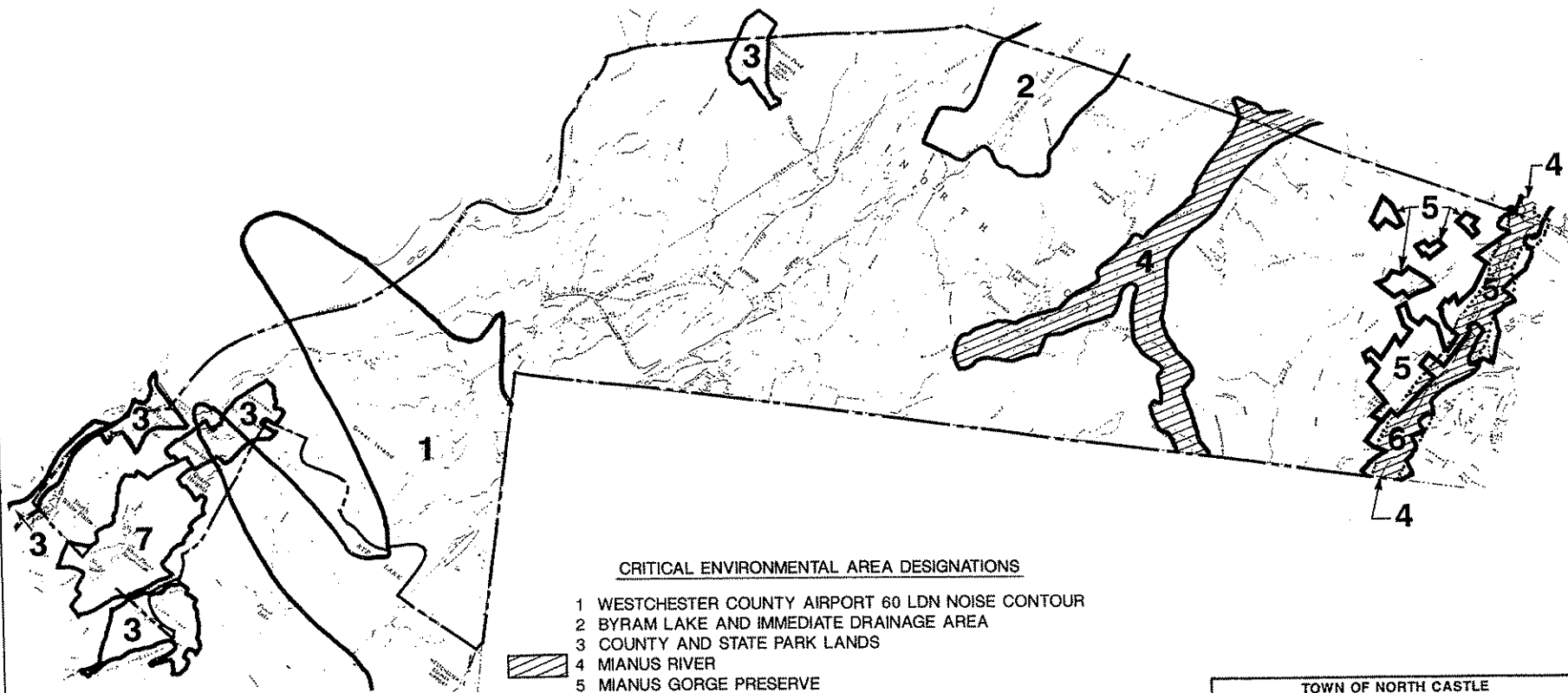
TOWN OF NORTH CASTLE COMPREHENSIVE PLAN UPDATE		
TRACES OF MAJOR LINEAMENTS		
North 4	SCALE: 1" = 4000'	FIGURE H-8.
FREDERICK P. CLARK ASSOC., INC. - PLANNING CONSULTANTS		
Source: Blasland & Bouck Engineers, P.C.		

BLASLAND & BOUCK ENGINEERS, P.C.
ENGINEERS & GEOSCIENTISTS



TOWN OF NORTH CASTLE COMPREHENSIVE PLAN UPDATE	
VIEWS	
North	SCALE: 1" = 3800' (APPROX.) FIGURE II-9
FREDERICK P. CLARK ASSOC., INC. - PLANNING CONSULTANTS	

Source: Westchester County Environmental Planning Atlas



CRITICAL ENVIRONMENTAL AREA DESIGNATIONS

- 1 WESTCHESTER COUNTY AIRPORT 60 LDN NOISE CONTOUR
- 2 BYRAM LAKE AND IMMEDIATE DRAINAGE AREA
- 3 COUNTY AND STATE PARK LANDS
- 4 MIANUS RIVER
- 5 MIANUS GORGE PRESERVE
- 6 GREENWICH - PORT CHESTER WATERWORKS
- 7 WHITE PLAINS RESERVOIRS



TOWN OF NORTH CASTLE COMPREHENSIVE PLAN UPDATE	
CRITICAL ENVIRONMENTAL AREAS IN THE TOWN OF NORTH CASTLE	
North	SCALE: 1" = 4200' (APPROX.) FIGURE II-10
FREDERICK P. CLARK ASSOC., INC. - PLANNING CONSULTANTS	

Source: Westchester County Critical Environmental Areas Map

II.D. Demographic Analysis

II.D.1. Introduction

Population growth in the Town of North Castle reflects the pattern of rural to suburban development typical of the post World War II years (see Table II-5). Like many other suburban communities in Westchester County and the nation, the Town experienced a surge of population growth between 1940 and 1970. The overall rate of growth was moderate between 1970 and 1990 because of national economic conditions, including the rising cost of land, construction, and interest, which helped to bring about a general decline in housing construction.

The population of North Castle in 1990 was 10,061 persons, with an estimated 6,312 in Armonk, 2,152 in North White Plains and 1,597 in the Eastern District. The Town experienced its largest decade of population growth between 1950 and 1960, when the population increased 76.3%. The rate of increase declined to 41% from 1960 to 1970 although the numerical increase remained

* A compound growth rate is a rate of growth algebraically derived by calculating rate of increase (or decrease) on (i) a constant base plus (ii) all subsequent increases in the base. For example, if the population increased from 100 in 1989 to 200 in 1990, there would be a ten-year increase of 100% or an average annual increase of 10%. However, the compound annual growth rate is 7.2% because the rate of growth is calculated to include each prior year's growth.

Table II-5

Population Growth, 1800-1990

Year	Population of North Castle	Change From Previous Total		Compound Annual Growth Rate (In Percent)*
		Increase (Decrease)	Ten-Year Percent Change	
1800	1,168	—	—	—
1810	1,366	198	17.0	1.58
1820	1,480	114	8.3	0.80
1830	1,653	173	11.7	1.11
1840	2,058	405	24.5	2.22
1850	2,189	131	6.4	0.62
1860	2,487	298	13.6	1.28
1870	1,996	(491)	-19.7	-2.32
1880	1,818	(178)	-8.9	-0.78
1890	1,475	(343)	-18.9	-2.07
1900	1,471	(4)	-0.3	-0.03
1910	1,522	51	3.5	0.34
1920	1,705	183	12.0	1.14
1930	2,540	835	49.0	4.07
1940	3,306	766	30.2	2.67
1950	3,855	549	16.6	1.55
1960	6,797	2,942	76.3	5.83
1970	9,591	2,794	41.1	3.50
1980	9,467	(124)	-1.3	-0.13
1990	10,061	594	6.3	0.61

Source: US Census, Frederick P. Clark Associates, Inc.

II.D. Demographic Analysis

almost constant. Population actually decreased slightly (124 fewer persons) from 1970 to 1980; the first time a decrease occurred since the turn of the century. This decrease was followed by a 6.3% increase in the 1980s.

The slowdown of the population growth rate in the Town has been due to several factors: the decrease in average household size; the increased comparative attractiveness in terms of cost-availability of land farther away from New York City; generally depressed economic conditions; the decrease in the amount of available land readily suitable for development; and, finally, the increased difficulty and complexity of securing land development approvals due to stricter planning and environmental standards.

II.D.2. Comparison of Population Growth with Neighboring Communities

Although the total population of Westchester County declined by about 3% during the decade of 1970-1980, many of the towns in Northern Westchester continued to grow. Compared with neighboring Towns, North Castle's growth rate has been about average over the last 40 years (see Chart II-9).

In population growth, the rates for Armonk and the Eastern District are comparable to the northern Westchester County municipalities, whereas growth in North White Plains reflects a rate more consistent with the overall County average.

II.D.3. Components of Population Growth

Population growth results from both natural increase (excess of births over deaths) and net in-migration (excess of in-migration over out-migration). Before 1950, most of the population increase in the Town consisted of natural increase. Since 1950, however, an increasing share of the growth has been attributable to in-migration.

II.D.4. Age Distribution: 1970-1990

One of the most important changes in the population profile within the Town over the period from 1970 to 1990 has been the decline in the number of children under five years of age (see Chart II-10). In spite of the general increase in population, this age group declined numerically from 722 in 1970 to 585 in 1990. (There was actually an even larger decline in 1980, when the population of this age group was only 484 persons.) The decline can be explained by a falling birth rate (the number of births per 1,000

population) following national trends, and the increased cost of housing, which makes it less affordable for young families. Natural increase and in-migration will continue to be the major factors in future population growth or decline in the Town.

Between 1970 and 1990, the largest numerical change of any of the age groups was the decrease by 828 persons in the 5-to-14 age group. This was primarily a result of the aging of families who first moved to the Town in the 1950s and 1960s. The 15-to-24 age group experienced the least change over the 20 year period. It is expected that this age group may decline during the current decade as the smaller 5-to-14 age group enters the 15-to-24 age bracket.

The 25-to-34 age group had the largest numerical increase of all of the groups between 1970 and 1990, growing from 952 to 1,313 persons. Its percentage of the Town's population increased from 9.9 to 13.1%. The rates of growth of the 25-to-34 and 35-to-44 age groups are both significantly greater than that of the Town as a whole. The proportional increases in these age brackets indicate that there was significant in-migration of these age groups.

The 45-to-54 age group and the smaller 55-to-64 age group each increased nearly 18%. The

Town Comprehensive Plan Update

65-and-over bracket had the largest percentage increase in the 20-year period, 50%. In 1970 it numbered 684, and in 1990 it grew to 1,025 persons. For all three groups, again, this increase is a result of the aging of the families who moved to Town in earlier decades. In addition, greater longevity has added to the numbers of these age groups.

The aging of the population can clearly be seen (see Chart II-11). The number of males and females 25 years in age and over has grown in the last decade. The number of males and females by age group over age four and under age 25 has decreased since 1980. Although the number of females under age five increased, this age group, as

a percent of the total population, did decline in the last decade.

II.D.5. Household Size

Since the 1950s, the average number of persons per household has gradually declined in the Town, Westchester County, and New York State (see Table II-6). The County average resembles the State average, while the Town's is higher. This reflects the presence of larger families in a community of primarily single-family homes.

Decreasing household size is a national trend. Older people, often living alone, form an

increasingly significant segment of the population, and couples marry at older ages and have fewer children. The healthy economy of the past 40 years, increased longevity, and an overall decline in birth rates added to the trend. The small-family syndrome appears to be a long-term trend and not a temporary fluctuation. Average household size will likely approach 2.8 by the year 2000 and will probably decline more slowly thereafter.

II.D.6. Household Type

In 1990 there were 3,328 households in the Town of North Castle: 2,775 family households and 553 households in which people were living alone

Table II-6

Average Number of Persons Per Household, 1950-1990

Year	North Castle	Westchester County	New York State
1950	3.5	3.4	3.3
1960	3.6	3.2	3.1
1970	3.4	2.9	2.9
1980	3.2	2.7	2.7
1990	3.0	2.7	2.7

Sources: US Census, Frederick P. Clark Associates, Inc.

Table II-7

Household Type, 1990

	No Children	With Children
Family Households		
Married Couple	1,189	1,274
Male Head of Household, No Wife Present	26	47
Female Head of Household, No Husband Present	98	141
Non-Family Households		
Male Head of Household	260	—
Female Head of Household	293	—

Source: US Census, 1990

or were not related to other household members. There were also 145 persons living in institutions such as the Jennie Clarkson Home and the 58-bed adult homeless shelter at the Westchester County Airport, as well as other group quarters (U.S. Census 1990).

The largest household type in the Town in 1990 was the married couple with related children (1,274 households). The second largest was the married couple with no children (1,189). There

Table II-8

Income

	North Castle	Westchester County
Median Household Income:		
1980	\$35,412	\$22,725
1990 Estimate*	\$76,754	\$49,260
Per Capita Income:		
1970	NA	\$5,096
1980	\$14,721	\$10,603
1987 Estimate**	\$30,034	\$19,537

* Based on WCDP income estimate for County in 1990.

**US Census estimate.

Sources: US Census, Westchester County Department of Planning, Frederick P. Clark Associates, Inc.

were 26.5% more single-female head of households than single-male head of households and, there were 33% more single-female head of households with children than single-male. This can be explained in part by the national trend of more single parents as the result of increases in the divorce rate. In addition, there were a greater number of single females and female-headed non-family units than single males and male-headed non-family units (see Table II-7).

II.D.7. Income

The median household income in North Castle was \$35,412 in 1980. As Table II-8 shows, the 1990 median household income was estimated to be much higher at \$76,754. The estimate for the County median household income for 1990 also shows a significant increase; from \$22,725 in 1980

Table II-9

Total Housing Units, 1970-1990

	1970	1980	1990	Percent Change 1970 to 1980	Percent Change 1980 to 1990
North Castle	2,782	3,043	3,522	9.38	15.74
Westchester	291,459	316,658	336,727	8.65	6.34

Sources: US Census, Frederick P. Clark Associates, Inc.

to \$49,260 in 1990. After adjustment for inflation, the median household income in the Town (in 1980 dollar values) increased 28% between 1980 and 1990.

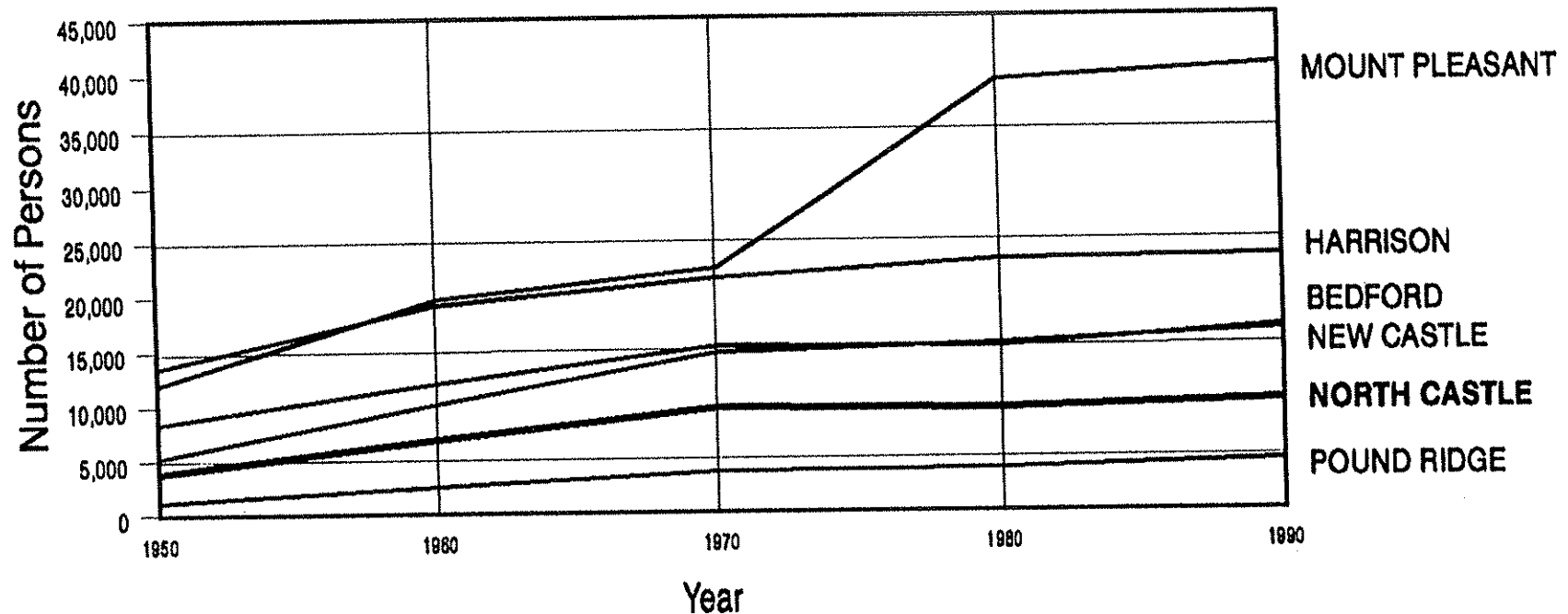
In 1980, the per capita income was \$14,721 in the Town and \$10,603 in the County. The U.S. Census estimate of per capita income in 1987 for North Castle was \$30,034 and for Westchester it was \$19,537.

II.D.8. Housing Units

Both the County and the Town experienced growth in their housing stocks between 1970 and 1990 (see Table II-9). The percent change for the Town was greater in the 1980s than in the 1970s. The opposite was true for the County.

Over 82% of the occupied housing units in North Castle are owner-occupied (see Table II-10). There

Population Growth 1950 - 1990



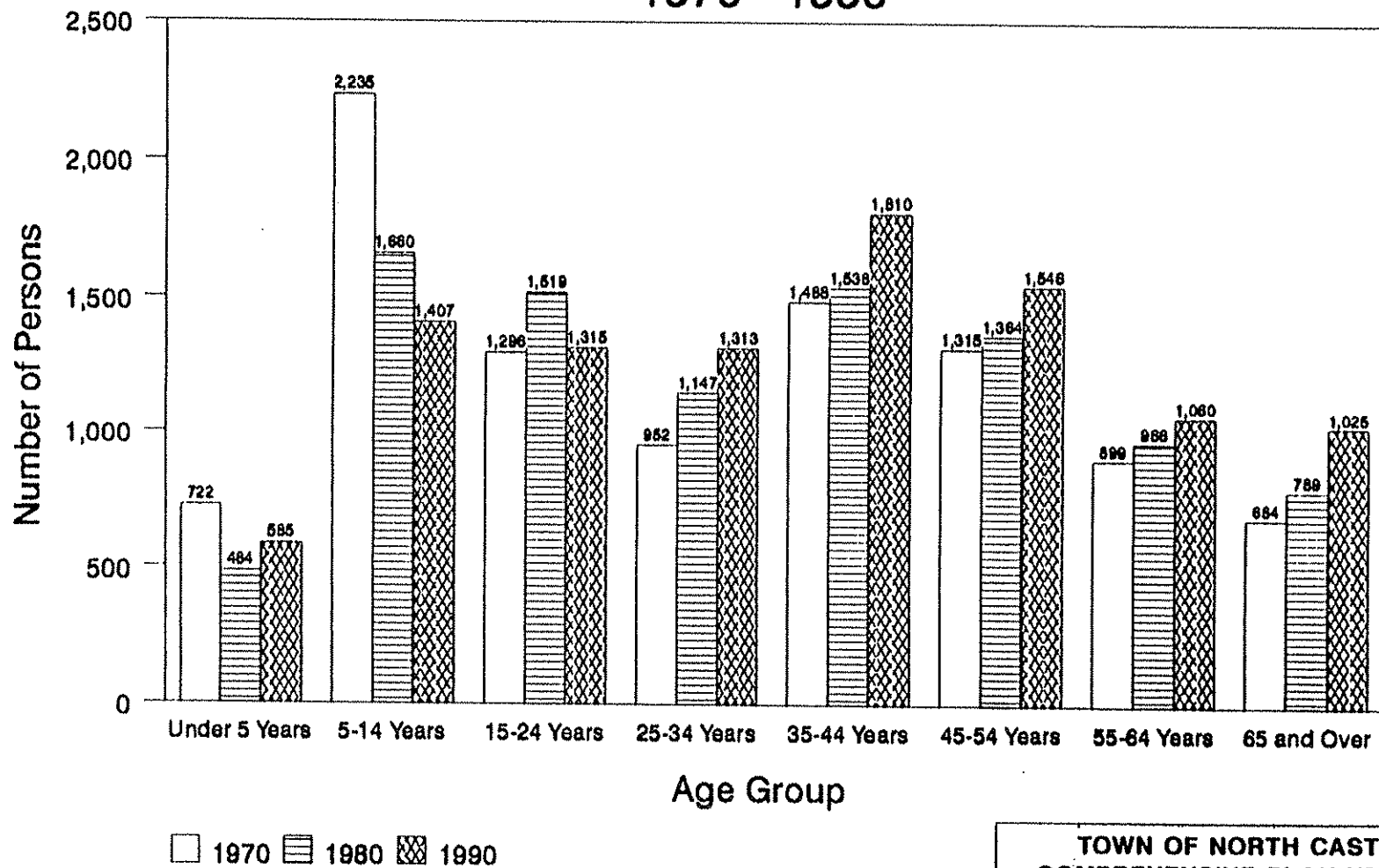
	1950	1960	1970	1980	1990
Mt. Pleasant	12,014	19,725	22,462	39,298	40,590
Harrison	13,577	19,201	21,544	23,046	23,308
Bedford	8,471	12,076	15,309	15,137	16,906
New Castle	6,312	10,163	14,685	15,425	16,648
North Castle	3,855	6,797	9,591	9,467	10,061
Pound Ridge	1,234	2,573	3,792	4,009	4,550

Source: U.S. Census 1950 - 1980

**TOWN OF NORTH CASTLE
COMPREHENSIVE PLAN UPDATE**
Frederick P. Clark Associates, Inc.
Rye, New York
Chart II-9

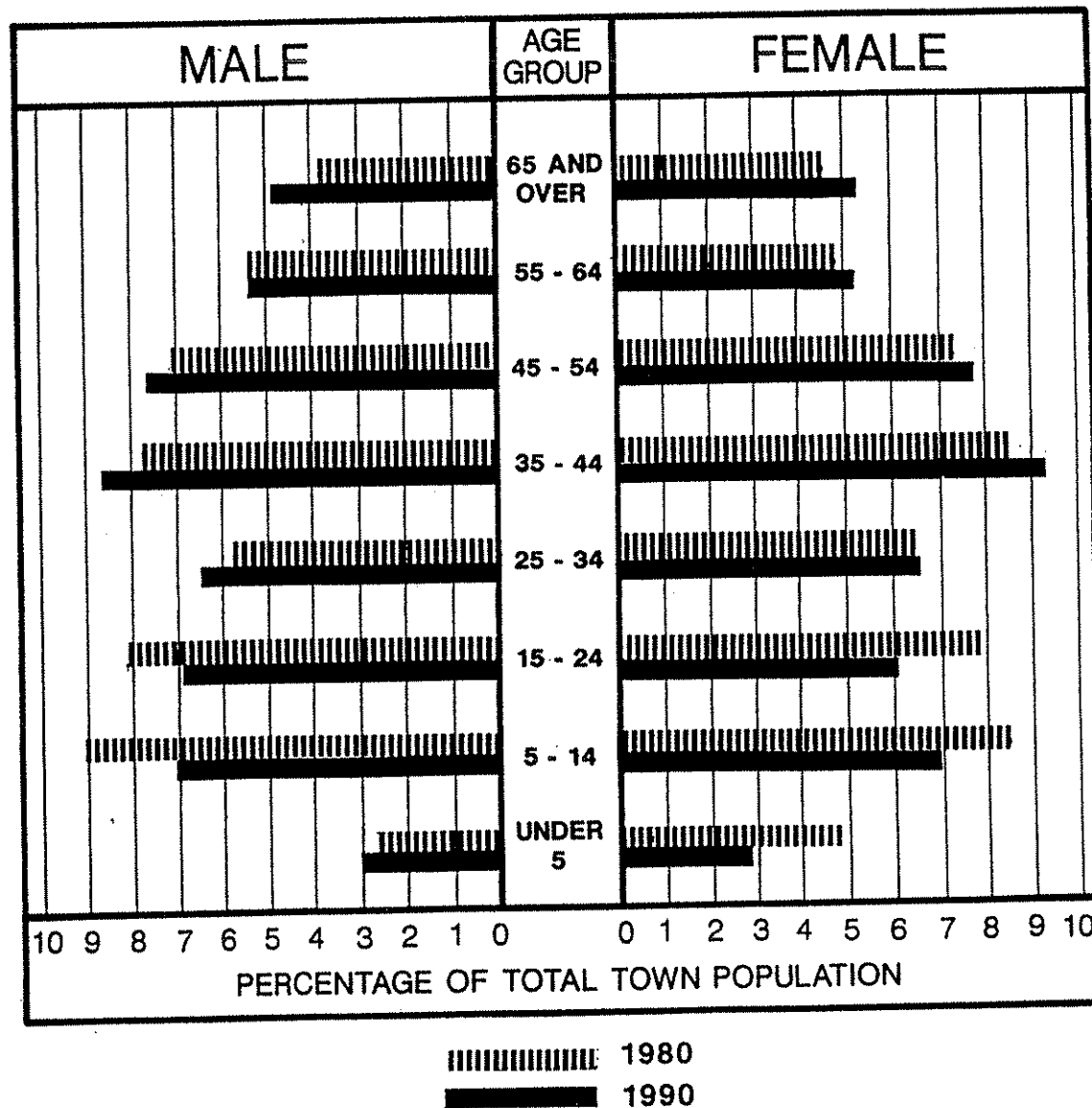
Age Distribution

1970 - 1990



**TOWN OF NORTH CASTLE
COMPREHENSIVE PLAN UPDATE**
Frederick P. Clark Associates, Inc.
Rye, New York
Chart II-10

**AGE DISTRIBUTION - 1980 AND 1990
TOWN OF NORTH CASTLE, NEW YORK**



Source: U.S. Census

TOWN OF NORTH CASTLE
COMPREHENSIVE PLAN UPDATE
Frederick P. Clark Associates, Inc.
Rye, New York
Chart II-11

II.D. Demographic Analysis

are 2,737 owner-occupied units and 591 renter-occupied. This is to be expected since the majority of housing units are single-family detached dwellings (see Table II-11). As the total number of housing units is 3,522, single-family detached units constitute 84% of the housing stock (from U.S. Census data, not field survey, which counted 3,163 dwelling units). According to Town tax records there are 204 two-family dwellings, 8 three-family dwellings, and one multi-family dwelling consisting of twelve individual dwelling units. In 1990, the U.S. Census reported no mobile homes, no trailers, and no housing structures containing 50 or more units for North Castle. The vacancy rate in the Town approximated that for the County in 1990 — about 5%.

The median value of owner-occupied units in North Castle in 1990 was \$446,700

Table II-10
Housing Tenure, 1990

Tenure	Number of Units	Number of Persons/Units
Owner Occupied	2,737	3.09
Renter Occupied	591	2.49
Vacant	194	—

(see Table II-12). The County median was \$283,500. Median contract rent in the Town was \$748, while it was only \$543 in the County (see Table II-13).

II.D.9. Population Density

As might be expected, the population density in the Town has increased since the first Town Development Master Plan was written. In 1960, there were nearly 260 persons per square mile. By 1980, the population density townwide was 360

Table II-11
Units in Structure, 1990

Number of Units in Structure	Number of Units
1, Detached	2,968
1, Attached	57
2	272
3 or 4	82
5 to 9	62
10 to 19	10
20 to 49	21
50 or More	0
Mobile Home or Trailer	0
Other	50

Source: US Census, 1990

persons per square mile, and in 1990 it had increased slightly to approximately 385 persons per square mile.

The population density in North Castle in 1990 was 0.60 persons per gross acre (see Table II-14). The densities in North White Plains, Armonk and the Eastern District were 1.59, 0.60 and 0.32 persons per acre, respectively.

II.D.10. Future Growth

In the past few decades, population growth has not been constant. Since there is still a supply of residential land (although two thirds has some environmental limitation), some continued population growth would appear likely. However, due to the gradual decrease in household size and rate of birth, population growth in the years 2000 and 2010 is not expected to be as significant as had been projected in the past.

Population for the years 2000 and 2010 has been projected using four different methods so as to establish a range for future planning purposes (see Table II-15). The first projection was that published by the Westchester County Department of Planning in April 1985.² The County projected 10,300 persons in the Town for both the year 2000 and the year 2010.

Table II-12
Value of Specified Owner-Occupied Housing Units, 1990

Value	Town		County	
	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$15,000	2	0.08	130	0.10
\$15,000 to \$29,999	2	0.08	238	0.18
\$30,000 to \$44,999	3	0.13	244	0.18
\$45,000 to \$59,999	7	0.29	332	0.25
\$60,000 to \$74,999	6	0.25	529	0.40
\$75,000 to \$99,999	6	0.25	1,863	1.41
\$100,000 to \$199,999	120	5.04	24,402	18.48
\$200,000 to \$299,999	385	16.17	45,367	34.36
\$300,000 to \$399,999	437	18.35	26,626	20.17
\$400,000 to \$499,999	476	19.99	13,004	9.85
\$500,000 or More	937	39.35	19,283	14.61
Total	2,381		132,018	
Lower Quartile	\$314,700		\$211,000	
Median	\$446,700		\$283,500	
Upper Quartile	\$500,001		\$397,300	

Source: US Census, 1990

Table II-13
Contract Rent of Specified Renter-Occupied Housing Units, 1990

Rent	Town		County	
	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$100	2	0.36	1,415	1.10
\$100 to \$199	1	0.18	6,884	5.37
\$200 to \$299	6	1.08	8,040	6.28
\$300 to \$399	31	5.59	15,647	12.21
\$400 to \$499	33	5.95	19,926	15.55
\$500 to \$599	71	12.79	20,069	15.66
\$600 to \$749	104	18.74	23,642	18.45
\$750 to \$999	99	17.84	16,900	13.19
\$1,000 or More	146	26.31	11,678	9.11
No Cash Rent	62	11.17	3,923	3.06
Total	555		128,124	
Lower Quartile	\$562		\$395	
Median	\$748		\$543	
Upper Quartile	\$1,001		\$733	

Source: US Census, 1990



The second and third projections assumed that the birth rate and household size will decline and eventually level off. In a good economy, housing construction will continue and household size will decline faster (family members tend to live together longer during bad economic periods). Projection "A" assumed that household size will decrease to 2.8 in 2000 and 2.6 in 2010. In projection "B" a more gradual levelling off of household size was assumed; 2.85 in 2000 and 2.7 in 2010. Since new home construction has been relatively consistent in North Castle, it was assumed that it would continue at the same rate as during the last twenty years (35 units per year). Fourth, a linear projection, which assumed steady growth, was used (see Chart II-12). For short-term

planning purposes, Projection A seems to be most in keeping with past development patterns as well as current economic conditions.

In Section III-A of this Update, population projections were made using multipliers for factors such as persons per dwelling unit and residential development potential. The projections made in that section pertain to ultimate growth in the Town and should not be confused with the shorter-term projections made in this section.

If the economy of the region stagnates, the population in North Castle may not increase or may increase slowly. Even if the economy stays the same, the construction of 35 housing units annually may not occur. According to the 1991

Westchester County Housing Needs Assessment, "the rate of growth in the housing supply in the Westchester County housing region has slowed significantly over the past twenty years and, we estimate, will continue to do so over the next decade".³

Table II-15
**Future Population Growth,
Town of North Castle**

Projection Method	2000	2010
Westchester County	10,300	10,300
Household Size and Housing Construction, A*	10,842	10,977
Household Size and Housing Construction, B**	11,035	11,399
Linear	10,655	11,249

*Assumes 35 additional housing units will be built annually and household size will decrease to 2.8 in 2000 and 2.6 in 2010.

**Assumes 35 additional housing units will be built annually and household size will decrease to 2.85 in 2000 and 2.7 in 2010.

Sources: US Census, 1990; Westchester County Department of Planning, Frederick P. Clark Associates, Inc.

Table II-14
Population Density, 1990

	Number of Persons*	Percent of Total Population	Number of Acres	Percent of Total Area	Density Persons/Acre
Armonk	6,312	63%	10,430	62%	0.60
Eastern District	1,597	16%	4,986	30%	0.32
North White Plains	2,152	21%	1,353	8%	1.59
Town	10,061	100%	16,770	100%	0.60

*Number of persons in Armonk and Eastern District were estimated from the census tract data and existing land uses.

Sources: US Census, 1990; Frederick P. Clark Associates, Inc.

Town Comprehensive Plan Update

Many new and significant changes in lifestyle and planning and zoning policies could take place in the coming years. Moreover, one cannot ignore the possibilities of the rate of housing construction remaining constant and of household size remaining the same or declining even more gradually than assumed. The population projections produced a range of 10,300 to 11,400 persons for the year 2010. However, taking into account trends to the extent that they can be evaluated at present, and policies as they are outlined in this report, the projection of 11,400 persons by the year 2010 has been taken as a reasonable planning assumption for North Castle. Based on 11,035 and 11,400 persons, and 2.85% per household in 2000 and 2.70% per household in 2010 (projection "B") there would be 3,872 households in 2000 and 4,222 in 2010. Still, taking into consideration the current lack of job growth, decreased availability of developable land in North Castle, and reduced housing development in Westchester County and the entire New York region, as well as the projected reduction in household size, it is estimated that the Town's population will most likely fall between 10,500 and 11,000 people in the year 2010.

Planning and policy decisions in the Town of North Castle over the next few decades will be affected by many of the factors covered in this

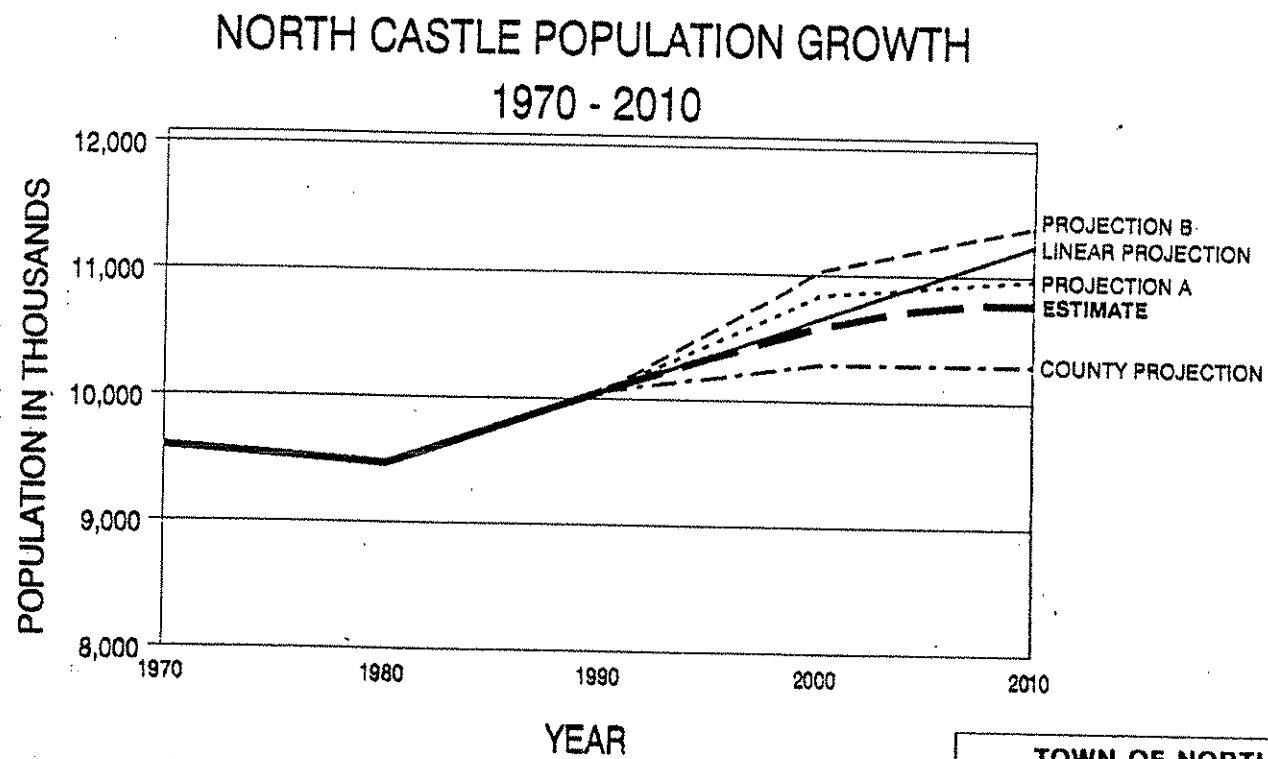
analysis. The major force in the growth of North Castle will continue to be economics, although the decline of the birth rate and the average household size coupled with the general aging of the population and an increase in longevity will also help determine the demand for certain types of housing. The average income in the Town in comparison to that of the County indicates a standard of living which should be maintained, while the cost of housing due to increased construction and land costs and more stringent environmental standards indicates a community in which the needs for affordable housing and alternative housing choices for senior citizens will need to be addressed.



¹ It should be noted that the significant increase in population can be, in part, attributed to the development of the Windmill Subdivision in the late 1950s.

² "Westchester County and Municipal Population Projections: 1985-2010", by Vincent J. Pasquale. The County used the cohort survival method to estimate population growth in the County and then broke this projection down proportionately to obtain the estimates for each municipality.

³ Center for Urban Policy Research, Rutgers, the State University of New Jersey, Westchester County Housing Needs Assessment, August 1991, page xiii.



**TOWN OF NORTH CASTLE
COMPREHENSIVE PLAN UPDATE**
Frederick P. Clark Associates, Inc.
Rye, New York
Chart II-12

II.E. Fiscal Conditions

II.E.1. Introduction

Planning and land-use policy decisions in the Town of North Castle are based on environmental, social, and economic conditions, among others. One important economic aspect is the tax base of the Town. This section presents an analysis of the revenue and tax base trends in North Castle over the last 15 years.

II.E.2. Revenue

II.E.2.a. Funds

Three separate funds and their sources of revenue were examined in this report: the General Fund, the Highway Fund, and the Byram Hills School District. The Town of North Castle is served by five separate school districts: Byram Hills Central School District; Central School District Number 2 (Bedford); Valhalla Central School District; Mount Pleasant Central School District; and Harrison Central School District. Byram Hills serves the largest population and area of North Castle, and was chosen as being representative of the trends being experienced by the other school districts. Also, more than 80% of the school taxes collected by the Town are paid to the Byram Hills School District.

The General Fund is the primary operating fund of the Town. The General Fund receives revenue from essentially four sources:

1. **Departmental Income** — generally includes fees of the various Town departments such as Recreation, Town Clerk, Building Department, Highway Department, Planning Board, etc.
2. **State Revenue** — is composed of funds for programs which the State provides and also the State aid-mortgage tax. However, State aid is declining in importance as a revenue source for Towns and other municipalities.
3. **Property Tax** — is the tax collected against all taxable property in the Town (land and buildings).
4. **Other Sources** — includes interest on investments, fines, licenses, fees, sale of property, sales tax, cable franchise fees, and other categories.

The Highway Fund is considered a special revenue by the Town. This fund is used for highway, road, and bridge maintenance and improvements as defined in the Highway Law of the State of New York. The Highway Fund receives revenue from three general sources: the State, the property tax, and other sources, including sales of equipment, insurance recovery, and interfund revenues (where the Highway Department mechanics fix other Town vehicles and the Highway Department is reimbursed for this service).

The trends for the four categories in the General Fund have fluctuated since 1975. The revenue from departmental income has steadily risen over the fifteen-year period. This rise in departmental revenue indicates that the costs of specific services required by individuals are now actually being paid by those individuals. The amount of State revenue has fluctuated from a high of 11.6% in 1985 to a low of 7.9% in 1990. It is likely that the unsteady and downward trend of State revenue will continue. Revenue from other sources reached a high in 1980 at 15.3% of the total and has steadily declined since. Although the property tax has continued to be the primary source of revenue for the Town, it has fluctuated between 72% and 78% over the past fifteen years. Currently, the property tax provides over three-quarters of the Town's revenue.

While the property tax also remains the primary source of revenue for the Highway Fund, at around 90%, it has been declining as a source of revenue. State revenue has also been declining, while revenue from other sources has been increasing. This is mainly because payments for snow and ice removal from the County and State and interfund revenue have increased.

II.E. Fiscal Conditions

Table II-16

Amount of Revenue by Source, 1975 to 1990, Town of North Castle

Revenue	1975		1980		1985		1990	
	Dollar Amount	Percentage of Total	Dollar Amount	Percentage of Total	Dollar Amount	Percentage of Total	Dollar Amount	Percentage of Total
General Fund								
Departmental Income	\$52,290	3.9%	\$99,827	4.2%	\$188,819	4.5%	\$441,352	6.0%
State Revenue	141,029	10.5%	207,585	8.7%	482,201	11.6%	582,778	7.9%
Other Sources	102,371	7.7%	368,441	15.3%	506,040	12.1%	771,498	10.5%
Property Tax Revenue	1,041,221	77.9%	1,723,001	71.8%	2,995,775	71.8%	5,585,701	75.6%
Total	\$1,336,911	100.0%	\$2,398,854	100.0%	\$4,172,835	100.0%	\$7,381,329	100.0%
Highway Fund								
State Revenue	\$35,975	6.6%	\$39,805	5.1%	\$45,322	3.4%	\$68,126	3.4%
Other Sources	4,968	<1%	25,343	3.3%	77,021	5.7%	176,066	8.8%
Property Tax Revenue	506,531	92.5%	708,955	91.6%	1,227,632	90.9%	1,754,188	87.8%
Total	\$547,474	100.0%	\$774,103	100.0%	\$1,349,975	100.0%	\$1,998,380	100.0%
School District								
State Revenue	\$1,385,910	17.7%	\$1,532,000	15.3%	\$1,997,845	14.0%	\$2,214,715	11.0%
Other Sources	553,300	7.1%	404,950	4.0%	747,054	5.2%	1,189,387	5.9%
Property Tax Revenue	5,884,548	75.2%	8,102,968	80.7%	11,529,912	80.8%	16,767,461	83.1%
Total	\$7,823,758	100.0%	\$10,039,918	100.0%	\$14,274,811	100.0%	\$20,171,563	100.0%

Source: North Castle Annual Financial Reports 1975-1990

Town Comprehensive Plan Update

The School District is not accounted for under the Town financial statements since school districts are independent entities which often cross municipal boundaries. Each school district has its own budget. The Byram Hills District obtains revenue from the State, from property taxes, and from other sources including fees, donations, and rental of buildings. A summary of all School District, General, and Highway Funds for the period 1975–1990 is shown on Table II-16.

The property tax is also traditionally the largest source of revenue for a school district, and the Byram Hills School District is no exception. In 1975, property taxes accounted for three quarters of the School District's appropriations. Revenue from the State was also a significant factor. Since 1975, however, the proportion of property tax has continued to rise, while State revenue has declined. In constant (1975) dollars, total School

District revenue has only increased 7% over the last 15 years. Property tax revenue (in both actual and constant dollars), however, has steadily been rising.

The average gross appropriation and property tax revenue per student in actual and constant dollars has been calculated (see Table II-17). The average gross appropriation and property tax revenue increased in each five-year interval even when the

Table II-17

School District Appropriations and Property Tax Revenue Per Student, 1975 to 1990, Byram Hills School District

Year	Enrollment*	Average Gross Appropriations Per Student in School District				Property Tax Revenue Per Student from North Castle			
		Actual Dollars	Compound Annual Growth Rate**	Constant (1975) Dollars	Compound Annual Growth Rate**	Actual Dollars	Compound Annual Growth Rate**	Constant (1975) Dollars	Compound Annual Growth Rate**
1975	2,185	\$3,592	—	\$3,592	—	\$2,693	—	\$2,693	—
1980	1,979	5,073	7.1%	3,563	-0.2%	4,094	8.7%	2,875	1.3%
1985	1,609	8,722	11.4%	4,623	5.3%	7,166	11.8%	3,798	5.7%
1990	1,700	11,883	6.4%	4,943	1.3%	9,863	6.6%	4,103	1.6%

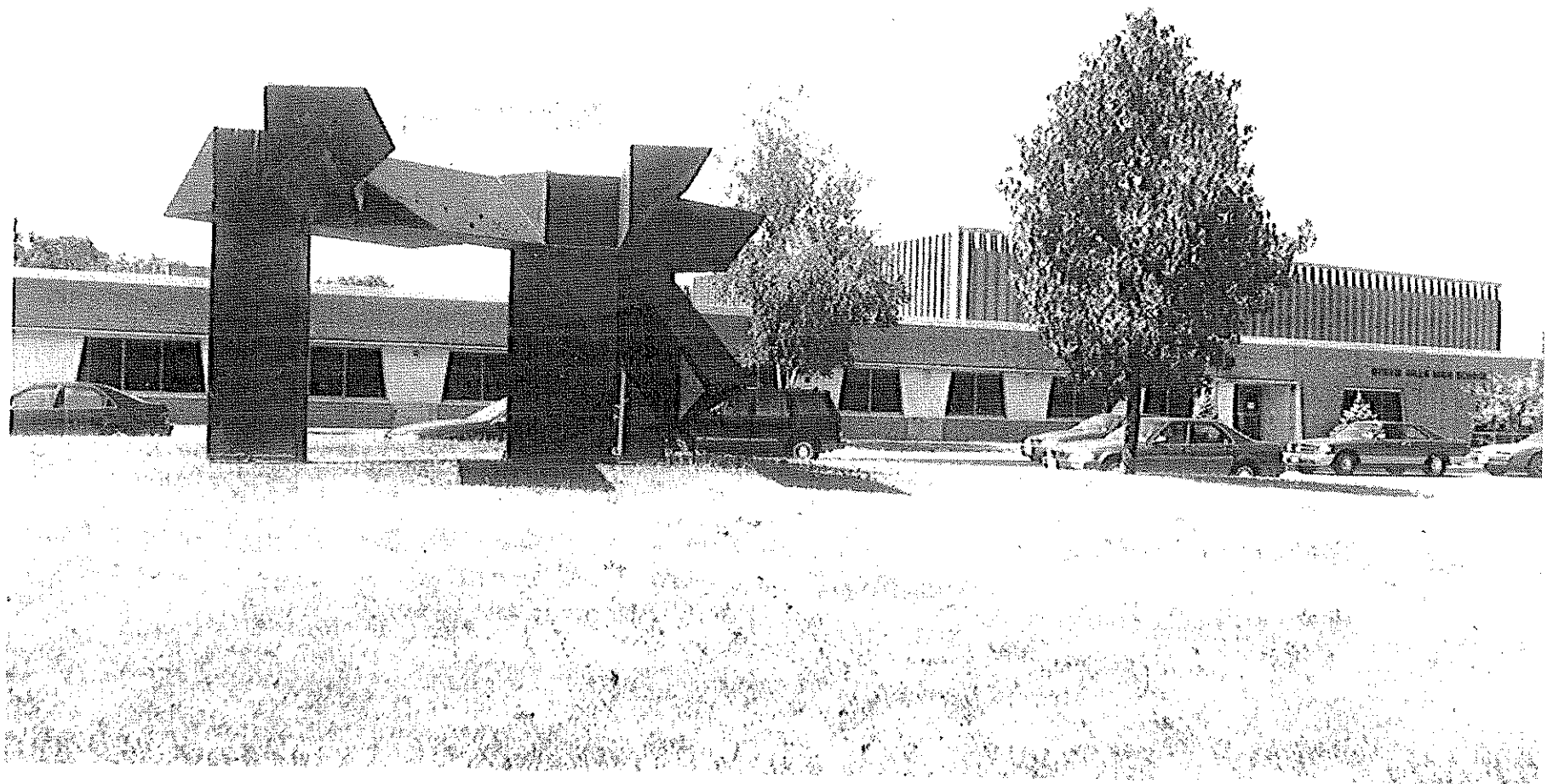
*Enrollment as of the end of each school year.

**A compound growth rate is a rate of growth algebraically derived by calculating rate of increase (or decrease) on (i) a constant base plus (ii) all subsequent increases in the base.

Note: The Consumer Price Index for the first calendar year of each school year was used.

Sources: Byram Hills School District Administration Office

U.S. Department of Labor — Bureau of Labor Statistics, Consumer Price Index, All Urban Consumers, N.Y., N.Y. — Northeastern, N.J.



number of students was held constant. The increases are actually more dramatic since the number of students has generally been declining since 1975. The 1985 figures in both actual and constant dollars show significant increases due to the large drop in enrollment from 1980 to 1985.

The property tax has been and is expected to continue to be the primary source of revenue for the Town and the School District unless there is a major change in the way in which Towns and School Districts are financed in New York State.

II.E.2.b. Property Tax Rates

A study of the Town and School District tax rates from the period 1975 through 1990 was also completed. Tables II-18 and II-19 show the tax rates in current and constant dollars. The analysis of the Town tax rate in constant (1975) dollars shows a slight decline from 1975 to 1980 and a rising average increase from 1980-1990.

The analysis of the School District tax rate in constant dollars actually reveals a steady decline in tax revenue over the 15-year period.

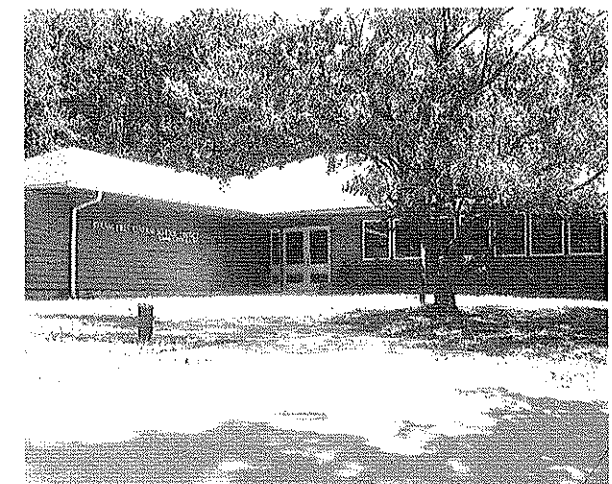
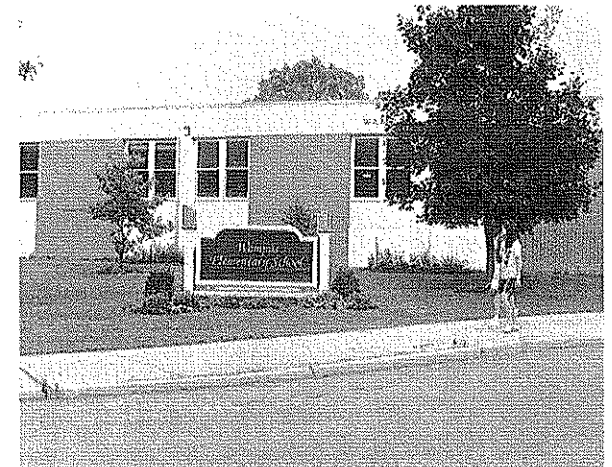


Table II-18

Changes in the Town Tax Rate, 1975 to 1990, Town of North Castle

Tax Rate (Dollars Per \$1,000 Assessed Valuation)				
Year	Actual Dollars	Compound Annual Growth Rate*	Constant (1975) Dollars	Compound Annual Growth Rate*
1975	18.57	—	18.57	—
1980	25.45	6.5%	17.88	-0.75%
1985	39.91	9.4%	21.15	3.4%
1990	63.89	9.9%	26.57	4.7%

*A compound growth rate is a rate of growth algebraically derived by calculating rate of increase (or decrease) on (i) a constant base plus (ii) all subsequent increases in the base.

Sources: Actual dollars from the North Castle Receiver of Taxes records, 1975-1990 Constant (1975) dollars derived from the U.S. Department of Labor — Bureau of Labor Statistics, Consumer Price Index, All Urban Consumers, N.Y., N.Y. — Northeastern N.J.

II.E. Fiscal Conditions

II.E.3. Expenditures

II.E.3.a. General Fund

The Town of North Castle has increased in population, housing units, and non-residential development since 1975. As the Town has grown, so has the cost of providing services. The General Fund has continued to increase from 1975 to 1990, although in the past few years growth has been slower. Table II-20 shows that even when

corrected for inflation, the General Fund increased between 1980 and 1990.

The General Fund has been analyzed in more detail than the other categories since it is such a broad category. Table II-22 shows a breakdown of the General Fund in actual dollar amounts and percentage of the total by type of expenditure.

Throughout the 15-year period, public safety remained the category with the highest percentage of expenses at about one third of the total budget.

General government expenditures and employee benefits were consistently the next highest categories. Although there has been some fluctuation in the percentages over the years, the only category which has shown a marked change in percentage has been home and community services. This category comprised close to 2% of the budget in 1975 and in 1985 this figure had increased to 18%, around where it currently remains.

Also, whereas interfund transfers comprised 10% and 9% of the budget in 1975 and 1980, respectively, this category now is about 4% of the budget. The dollar amount has remained fairly constant, but the entire budget has increased, thus, lowering the percentage in this category. The economic assistance category (mainly programs for the aging) was transferred to the culture-recreation category between 1980 and 1985. It should be positively noted that the Town has kept debt service extremely low over the last 15 years.

II.E.3.b. Highway Fund

The Highway Fund expenditures have shown only modest increases in constant dollars from 1975 to 1990 (see Table II-20).

Table II-19

Changes in the Byram Hills School District Tax Rate, 1975 to 1990, Town of North Castle

Tax Rate (Dollars Per \$1,000 Assessed Valuation)				
Year	Actual Dollars	Compound Annual Growth Rate*	Constant (1975) Dollars	Compound Annual Growth Rate*
1975	115.12	—	115.12	—
1980	138.37	3.7%	97.19	-3.3%
1985	166.05	3.7%	88.02	-2.0%
1990	200.45	3.8%	83.38	-1.0%

*A compound growth rate is a rate of growth algebraically derived by calculating rate of increase (or decrease) on (i) a constant base plus (ii) all subsequent increases in the base.

Sources: Actual dollars from the North Castle Receiver of Taxes, 1975-1990. Constant (1975) dollars derived from the U.S. Department of Labor — Bureau of Labor Statistics, Consumer Price Index, All Urban Consumers, N.Y., N.Y. — Northeastern N.J.



Table II-20

**General and Highway Fund Expenditures, 1975 to 1990,
 Town of North Castle**

General Fund

Year	Actual Dollars	Compound Annual Growth Rate*	Constant (1975) Dollars	Compound Annual Growth Rate*
1975	1,403,185	—	1,403,185	—
1980	2,144,520	8.9%	1,506,227	1.4%
1985	3,972,618	13.1%	2,105,753	6.9%
1990	6,654,817	10.9%	2,768,271	5.6%

Highway Fund

Year	Actual Dollars	Compound Annual Growth Rate*	Constant (1975) Dollars	Compound Annual Growth Rate*
1975	554,922	—	554,992	—
1980	835,341	8.5%	586,711	1.1%
1985	1,245,549	8.3%	660,224	2.4%
1990	1,756,847	7.1%	730,813	2.1%

*A compound growth rate is a rate of growth algebraically derived by calculating rate of increase (or decrease) on (i) a constant base plus (ii) all subsequent increases in the base.

Sources: Actual dollars from the North Castle Annual Financial Reports, 1975-1990 Constant (1990) dollars derived from the U.S. Department of Labor — Bureau of Labor Statistics, Consumer Price Index, All Urban Consumers, N.Y., N.Y. — Northeastern N.J.

II.E. Fiscal Conditions

II.E.3.c. Byram Hills School District

Expenditure per pupil has continued to rise since 1975 in both actual and constant dollars. The dramatic increase from 1980 to 1985 reflects the significant drop in enrollment during that period. As fixed costs, such as school buildings and other overhead, generally remain constant and enrollment declines, the cost of educating each student rises. Therefore, as enrollment has levelled off (though at a figure significantly lower than the 1975 figure, when enrollment was at its peak), the cost per pupil has also levelled off, but at a much higher amount (see Table II-21). It should be noted that the 1991-92 actual cost per pupil increased to \$12,962.

Table II-21

Expenditures Per Pupil, Byram Hills School District

Year	Enrollment	Cost Per Pupil*	Five-Year Percentage Change	Constant (1975) Dollars	Five-Year Percentage Change
1975	2,185	\$3,486	—	\$3,486	—
1980	1,979	\$4,974	42.7%	\$3,494	<0.1%
1985	1,609	\$8,571	72.3%	\$4,543	30.2%
1990	1,700	\$11,139	30.0%	\$4,634	2.0%

*In actual dollars

Source: Byram Hills School District

II.E.4. Tax Base Analysis

II.E.4.a. Definitions

The property tax is the largest source of revenue to the Town of North Castle. The property tax assessment rolls contain an inventory of every property in the Town. The *assessed value* of a property is that value assigned to each parcel of land and the improvements on it (building, structure, etc.) by the Tax Assessor, based on factors such as size of structure and parcel, location of parcel, type of building (office, residential, etc.), and building features, among others. Undeveloped parcels include only an assessment on the land.

The *tax rate* (usually expressed as a dollar amount per \$1,000 of assessed value), is then multiplied by the assessed value of a property to determine its tax liability. The tax rate is determined by dividing the amount of property tax revenue needed by the taxing district by the total taxable assessed valuation available in that district. Some properties, including publicly- and charitably-owned lands, are not included in the taxable assessed valuation since they are tax exempt.

The *equalized value* is used to compare the property value of one municipality with another where these municipalities pay a common tax, for instance, the County portion of the property tax.

The latest Townwide reassessment was conducted in 1965.

II.E.4.b. Tax Base Composition

The tax base is composed of the following property categories: agricultural, residential, vacant land, commercial, recreational, community services, industrial, public service, park, and forest, unclassified parcels, and wholly exempt parcels. The composition of the Townwide 1990 assessed valuation (including tax exempt parcels) is graphically illustrated in Chart II-13.

Town Comprehensive Plan Update

Table II-22

General Fund Expenditures, 1975 to 1990, Town of North Castle

Expenditures	1975		1980		1985		1990	
	Actual Dollar Amount	Percentage of Total	Actual Dollar Amount	Percentage of Total	Actual Dollar Amount	Percentage of Total	Actual Dollar Amount	Percentage of Total
General Government	331,258	23.6	457,862	21.4	804,582	19.8	1,380,585	20.0
Public Safety	481,928	34.3	754,517	35.2	1,301,921	32.0	2,133,736	30.9
Health	3,402	0.2	2,350	0.1	2,200	0.0	3,800	0.0
Transportation	33,583	2.4	56,405	2.6	101,670	2.5	125,614	1.9
Economic Assistance	400	0.0	18,216	0.8	—	—	—	1.8
Culture-Recreation	143,835	10.3	204,345	9.5	324,110	8.0	778,520	11.3
Home and Community Services	25,464	1.8	51,614	2.4	741,373	18.2	1,172,718	17.0
Employee Benefits	214,016	15.3	404,854	18.9	678,964	16.7	1,056,776	15.3
Interfund Transfers	145,105	10.3	186,000	8.7	90,186	2.2	254,631	3.7
Debt Service	24,194	1.7	8,357	0.4	17,798	0.4	3,068	0.0
Total	1,403,185	100	2,144,520	100	4,062,804	99.8	6,909,448	100

Source: North Castle Annual Financial Reports, 1975-1990

II.E. Fiscal Conditions

Table II-23 shows the trends in the Town's tax base composition since 1980. Residential development continues to be the largest component of the tax roll. It has steadily increased from 1980 to 1990 to constitute half of the total assessed value in the Town. The next largest component is commercial development. Commercial development has increased on a parallel trend to residential development. Commercial and industrial development together account for over one quarter of the total assessed value of the Town. The public services category, which includes watershed land, constitutes the next highest total, over 13%.

Wholly exempt properties, as noted above, are the part of the assessment roll which are not taxable, but are still classified as a particular land use. These wholly exempt properties are found within the property type categories listed in Table II-24. In 1980, the first year for which the data is available, wholly exempt properties were assessed at approximately \$9.9 million and included 11.5% of the tax roll. By 1990, wholly exempt properties were assessed at \$8.8 million and made up only 8.8% of the tax roll. Even though this figure has been steadily declining, the percentage of wholly exempt properties in the Town still remains high.

Table II-23

Trends in the Composition of the Gross Assessment Roll, 1980 to 1990, Town of North Castle

Property Type	1980		1985		1990	
	Assessed Value	Percentage of Total	Assessed Value	Percentage of Total	Assessed Value	Percentage of Total
Agriculture	\$154,700	0.2	\$161,200	0.2	\$605,500	0.6
Residential	37,821,950	44.1	42,242,400	46.7	49,262,495	49.3
Vacant	2,573,050	3.0	3,206,250	3.5	3,278,000	3.3
Commercial*	18,139,000	21.1	20,937,850	23.1	25,059,050	25.1
Recreation	1,497,000	1.7	1,488,000	1.6	1,351,800	1.3
Community Service	8,229,050	9.6	7,149,250	7.9	5,671,750	5.7
Industrial	359,500	0.4	370,200	0.4	370,000	0.4
Public Service	9,714,700	11.3	13,858,567	15.3	13,243,282	13.2
Park/Forest	1,002,400	1.2	1,076,100	1.2	1,080,100	1.1
Unclassified Parcels**	6,368,548	7.4	0	0	0	0
Total Assessment Roll	\$85,859,898	100.0	\$90,489,817	99.9	\$99,922,177	100.0

* Condominiums and apartments are classified as part of the commercial portion of the assessment roll.

** These are parcels which do not fit into the other categories of land use above or parcels which have been incorrectly classified.

Source: North Castle Tax Assessor's Office Annual Reports, 1981-1990

Table II-24

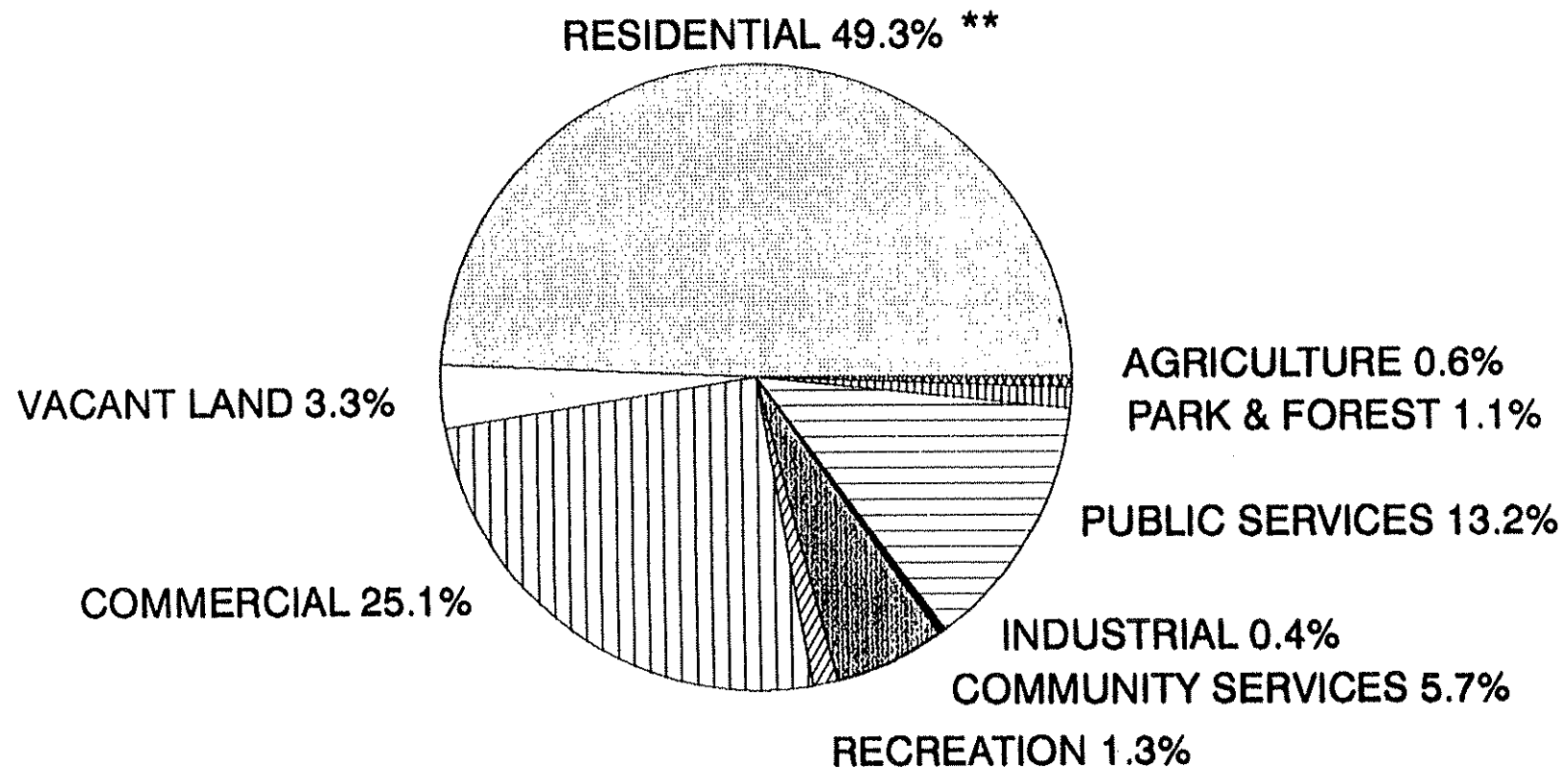
Proportion of Gross Assessment Roll Consisting of Wholly Exempt Properties, 1980 to 1990, Town of North Castle

Nontaxable Property	1980		1985		1990	
	Assessed Value	Percentage of Total	Assessed Value	Percentage of Total	Assessed Value	Percentage of Total
Wholly Exempt	\$9,872,950	11.5	\$9,308,550	10.3	\$8,824,150	8.8

* Wholly exempt properties are found within the property type categories listed in Table 10.

Source: North Castle Tax Assessor's Office Annual Reports, 1981-1990

PERCENT OF TOTAL ASSESSED VALUATION BY PROPERTY CLASS (1990) *

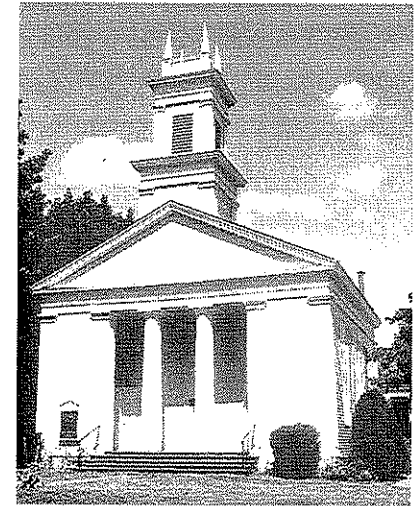
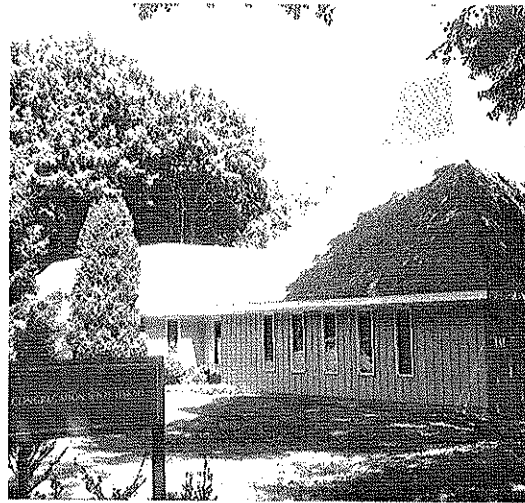
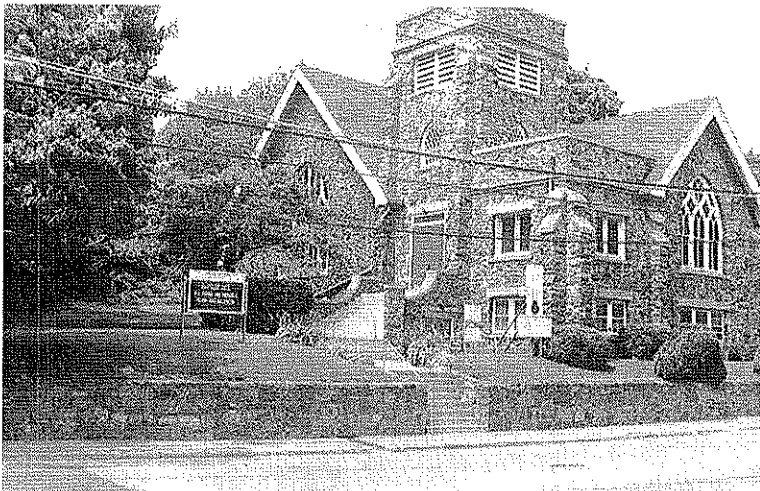
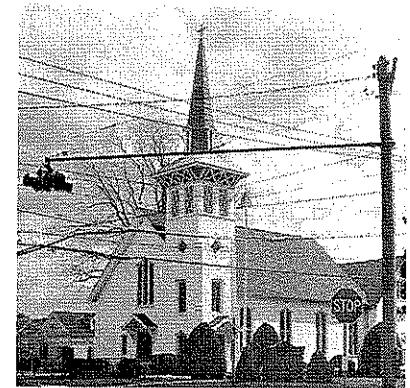
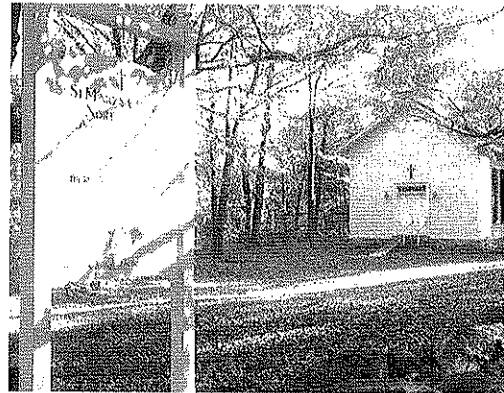


*These numbers include exempt properties. A breakdown excluding exempt properties is unavailable.

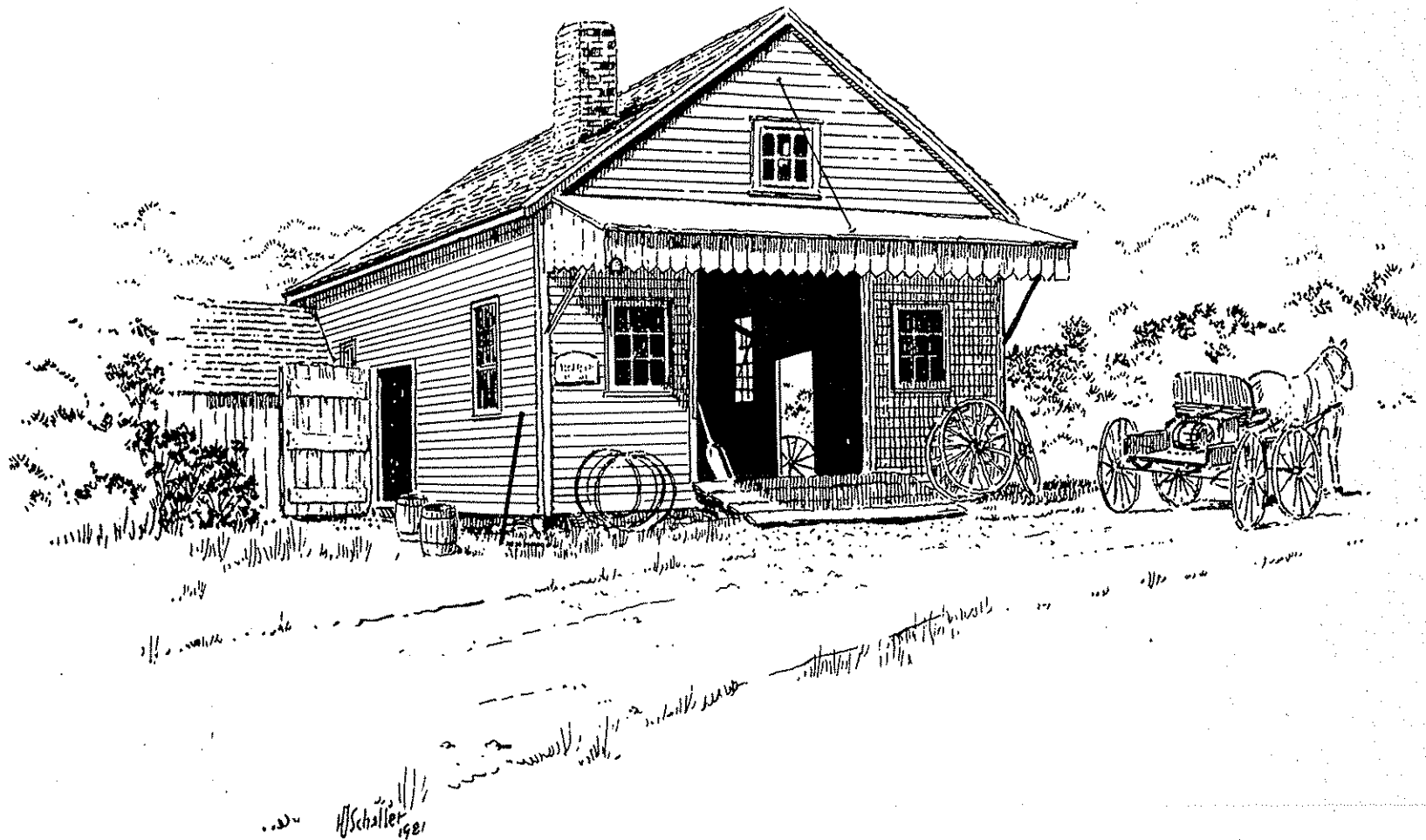
**Land use categories are defined in the New York State Property Type Classification Codes.

**TOWN OF NORTH CASTLE
COMPREHENSIVE PLAN UPDATE**
Frederick P. Clark Associates, Inc.
Rye, New York
Chart II-13

II.E. Fiscal Conditions



III. Planning Analyses



The Brundage Blacksmith Shop. Built about 1850. In continuous use by members of the Brundage family from 1870 until the death of Harry Brundage in 1954. Now restored on The North Castle Historical Society's property.

III.A. Residential Development

III.A.1. Introduction

Although North Castle has expanded its non-residential base since the last Town Development Plan, it continues to remain a primarily residential community. Past concerns and other external factors, such as the Berenson decision and general economic conditions, have shaped the residential policies which were formulated and the development that has taken place over the last 20 years.

Some planning policies expressed in the previous Town Development Plan regarding residential development, which are still valid today, were as follows:

1. Continuation of single-family detached homes at low densities;
2. Allowance for more diverse development to accommodate all types of lifestyles;
3. Protection of the environment;
4. Provision of moderate-income housing, primarily accomplished through regulatory control of private developers; and
5. Maintenance of the Eastern District's rural development densities since no public sewer and water facilities are proposed for this area of Town.

III.A.2. Berenson Decision and Its Results

In 1977, the New York State Supreme Court Special Term declared the Town of New Castle Zoning Ordinance unconstitutional and invalid on the basis that it failed to allow the opportunity for multi-family housing in the Town and failed to consider regional housing needs. This judgment, later sustained by the Appellate Division Second Department, came after the Court of Appeals of the State of New York determined that a two-branch test must be used to decide such matters. The first branch examined "whether the board has provided a properly balanced and well ordered plan for the community". The second branch looked at whether the Town, in enacting the Ordinance, gave due consideration to regional housing requirements.

The development of the two-branch test and the fact that the Town of New Castle failed on both branches prompted other towns, including North Castle, to rethink their policies on providing a variety of types of housing opportunities. Within the Town's ability to ensure a housing balance through its zoning and planning powers, the following Zoning Ordinance provisions were adopted to increase the variety of housing

opportunities for all economic segments in the Town:

1. The R-MF (multi-family) District was created to increase the supply of units suitable for smaller families or individuals and to increase the supply of moderate-cost housing, among other things;
2. A provision to allow accessory rental apartments in single-family homes was added to the Zoning Ordinance;
3. The R-2F (two-family) District in North White Plains was further developed; and
4. The use of the conservation subdivision technique was expanded to allow attached cluster housing in the Town.

The Town has also always provided a wide variety of single-family districts. The minimum lot sizes start at 5,000 square feet in North White Plains and parts of the Armonk hamlet, where there is a historically more dense development pattern and public sewer and water facilities are available. The largest lot sizes are four acres in the rural area of the Eastern District where road access is limited, roads are narrow, no public utilities are available, and other significant environmental constraints exist.

III.A.3. Existing Development

III.A.3.a. Single-Family Development

III.A.3.a.i. Introduction

North Castle has been and continues, for the most part, to remain an attractive, low-density residential community. The character of the Town is essentially based upon its single-family home development and its abundant open space. Most of the single-family development in recent years has taken place in the northern and eastern portion of Armonk and in the Eastern District, although some has occurred on small lots in the hamlet areas. It is important to note that most of the residential development in North White Plains was established prior to the last Town Development Plan.

III.A.3.a.ii. Conservation/Cluster Subdivisions

Conservation (or cluster) development had been encouraged in the 1974 Plan in order to provide increased open space preservation, improved site design, and alternative housing opportunities. It allows for the flexible arrangement of development on a site without any increase in density. During the 1970s and early 1980s, the Town Board granted the Planning Board authority to

Table III-1

Cluster/Conservation Subdivisions (Approved Under Section 281 of Town Law, As of June 1, 1993)

Development/Applicant	Number of Lots Built/Approved	Location	Date Approved
Castlebrook	16/49	Smith Farm Road, Apple Orchard Lane, Carey Drive, Hissarlik Road (partial)	3/24/86
Castle Glen/ Reservoir Road Associate	21/21	Reservoir Road	6/27/85
Mancini/Ciola	27/27	Woodcrest Drive and Woodcrest Court	6/6/77
Mianus River Estates	6/7	Meadow Lark Lane	9/18/75
Northbrook Knolls/ Round House Associates	20/24	Hobby Lane/ Hobby Farm	2/8/88
Oregon Trails	10/20	Oregon Road/ Oregon Hollow	11/10/86
Round House Court	2/11	Round House Road	7/27/92
Troy	22/26	Hissarlik Road/Cat Rocks	1969-1975
Wampus Close	18/18	Bedford Road	1/27/92
Whitewood	9/9	Finch Lane	7/2/82

implement conservation developments on a case-by-case basis; a 1984 amendment to the Zoning Ordinance expanded and formalized the process.

Cluster developments are an important tool in the preservation of open space and environmentally sensitive lands. Initially conservation developments dealt only with single-family detached homes. Over ten single-family subdivisions have been developed using the conservation regulations with the result that hundreds of acres have been preserved as permanent open space (see Table III-1).

The Planning Board also works during the development review process to acquire and protect environmentally sensitive features of proposed development sites by the use of conservation easements and/or buffers. Examples of appropriate places for this use are along the Mianus River or other streams or areas with scenic vistas. The Board also tries to link the existing trail system and to look for potential recreation sites in concert with the Conservation Board and Parks and Recreation Board.

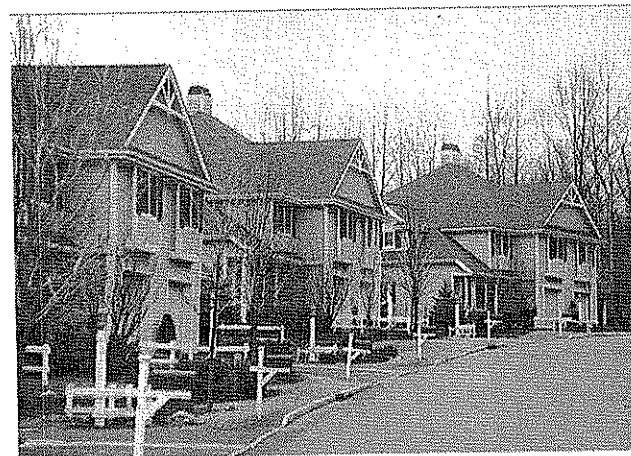
III.A.3.a.iii. Conyers Farm Residential Subdivision

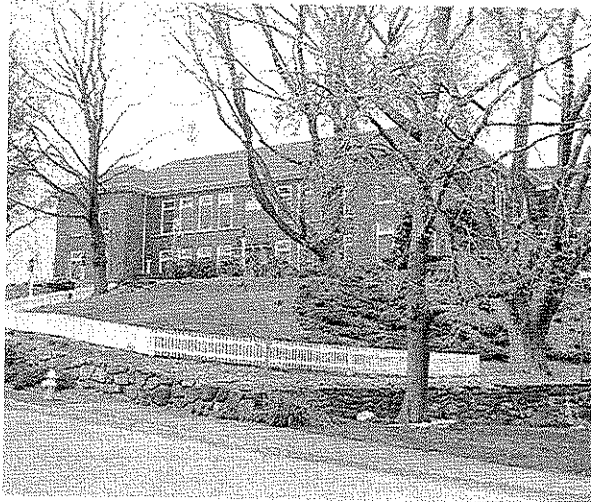
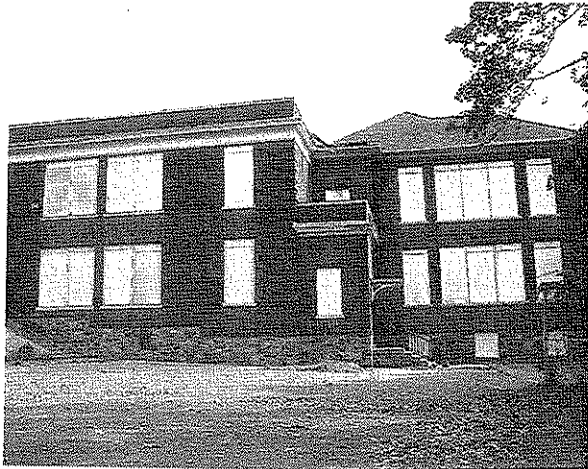
The Conyers Farm Subdivision, with a total of 1,473.9 acres, is located in both the Towns of

North Castle and Greenwich. Through a restrictive covenant on the property, the minimum size for a lot in the development is ten acres, although the zoning in North Castle is R-2A. While these may seem like large lots, much of the lot area which can be developed is limited by the topography and wetlands.

The original concept of the subdivision was to provide a residential environment where horses were allowed. A polo field, viewing stand, and bridle trails exist to serve the residents of this development.

The design component in the subdivision is handled by the Conyers Farm Architectural Review Committee, which regulates the style of the structures built. Development in the subdivision also must obtain all required permits and approvals from the appropriate Town authorities. In 1993, there were 13 unsold lots in the North Castle portion. One large tract of land is a horse farm, which helps to provide welcome green space to the Eastern District. The white fences and horses grazing in the pastures create a rural atmosphere and can be viewed from both Mead Road and Round Hill Road.





III.A.3.b. Multi-Family Development

III.A.3.b.i. R-MF District

The R-MF District was created in the text of the Town Zoning Ordinance in 1978. Two proposals for multi-family housing in Armonk with access from Old Route 22 (Kent and Whippoorwill Ridge) were submitted to the Town, and after site-specific environmental impact statements were reviewed and accepted, both sites were rezoned for multi-family use. The Town had concerns about the physical overdevelopment of the sites because of their environmental constraints including steep slopes, wetlands, streams, etc. The result of the environmental review process was a decrease in the number of units and the limiting of unit sizes to no more than an average of 2,200 square feet per unit. The site plan for the Whippoorwill Ridge project on Old Route 22 was approved by the Planning Board in 1990 and the site will be developed with 50 market value and five affordable units.

III.A.3.b.ii. Whippoorwill School

The former Whippoorwill School building, located in downtown Armonk, is in the PBO-2A District. An application for conversion to multi-family housing use, which is allowed by special permit, has been approved. The project will be served by Water District Number 4.

III.A.3.b.iii. Conservation Subdivisions — Attached Housing

Along with the use of the conservation development approach in single-family subdivision, the 1974 Plan called for an examination of using this procedure to provide for attached housing as well. Since that Plan, two projects have been approved on that basis. One project, Castle Glen, located along Reservoir Road in North White Plains, is now occupied. Wampus Close, which has been approved for both attached and detached cluster development in Armonk, opened model units in 1992 and was completed in 1993.

III.A.3.b.iv. Accessory Apartments

In order to encourage the development of smaller, rental units to meet the needs of a segment of the Town's population otherwise not adequately served, to efficiently use the Town's existing housing stock and accessory buildings, and to provide economic support for existing homeowners, legislation allowing accessory apartments by special permit in single-family districts was enacted in 1984.

The special permit requires that the owner of the house must occupy the larger unit, the lot must meet all area, yard, and coverage requirements, adequate off-street parking must be provided, and sewer and water system approval must be obtained

from the Westchester County Department of Health. Finally, no changes to the exterior of the house which would affect its single-family appearance are permitted. To date, 36 accessory apartments have been approved by the Town (see Existing Land Use Map, Figure II-2).

III.A.3.b.v. Residences in the Hamlets

Dwelling units in the CB, CB-A, CB-B, and GB Districts of the hamlet areas are allowed by special permit as an accessory use. The expansion of the sewer and water districts in the Armonk hamlet should allow for increased opportunities for developing such residences in an environmentally sound manner. The opportunity exists for the Town to expand its stock of affordable rental apartment units by allowing the downtown stores to add a second floor for small residential units. Although the downtown property owners expressed some interest in the concept, the current economic climate has not stimulated local property owners to proceed. There are some apartment units over the stores in each of the hamlet areas which were in existence prior to the enactment of the CB-A and CB-B zoning, which allows a density incentive for residential units and the formation of a parking district.

III.A.3.c. Housing Needs of Senior Citizens

III.A.3.c.i. Introduction

Since the last Town Development Plan was written, there have been changes in the demographic characteristics of Westchester County and the Town of North Castle. Senior citizens have increased in absolute numbers as well as in the percentages of the Town population they represent. This suggests that alternative housing choices for this segment of the population will be needed in the future. In implementing the Comprehensive Plan, the Town will need to decide whether to allow these uses within "floating zones" or by "special use permit". The Town may also wish to explore the option of density bonuses to encourage this type of development.

In the past, certain housing projects have been targeted exclusively to senior citizens; however, these projects have not survived court challenges based on age discrimination. One project in Somers, Heritage Hills, was marketed exclusively to seniors when it was first built, and a majority of its residents are still in this age group. It is an example of a condominium with a number of recreational opportunities and other support facilities specifically geared for seniors. Citizens who reside in projects of this type are healthy and can live independently. Seniors who require

constant care often choose to live in skilled nursing facilities or nursing homes. Nursing homes are currently allowed under the Town of North Castle Zoning Ordinance, although none has, as yet, been built. Many senior housing developments in other places combine independent apartment units with an array of additional housing options which are described below.

III.A.3.c.ii. Congregate Care Housing

Congregate Care Housing is the term used to describe senior housing which is similar to hotel service. Residents are able to maintain a significant degree of independent living. The physical structure of the facility often resembles a hotel and has central halls, lobbies, and central dining rooms, although each unit is equipped with a kitchen. These units are usually available as yearly rentals with the price range at double or triple the market value of comparable units. Also, there is usually a requirement that residents contract for one or two meals a day. There are also recreational and some limited transportation opportunities offered. The facility may also offer an on-site health center which operates with medical practitioners from the community. This type of housing choice is targeted for upper income seniors. Many senior housing developments in

Table III-2

Existing Housing Stock by Zoning District, Town of North Castle

Zoning	Residence	North White Plains District	Armonk District	Eastern District	Total
R-4A	Single-Family	—	—	103	103
	Two-Family	—	—	2	2
	Multi-Family	—	—	—	—
	Accessory Apt.	—	—	2	2
R-2A	Single-Family	—	668	453	1,121
	Two-Family	—	—	—	—
	Multi-Family	—	—	—	—
	Accessory Apt.	—	12	3	15
R-1.5A	Single-Family	—	256	—	256
	Two-Family	—	—	—	—
	Multi-Family	—	—	—	—
	Accessory Apt.	—	—	—	—
R-1A	Single-Family	4	574	5	583
	Two-Family	—	12	2	14
	Multi-Family	—	4	—	4
	Accessory Apt.	—	5	—	5
R-3/4A	Single-Family	—	29	—	29
	Two-Family	—	—	—	—
	Multi-Family	—	—	—	—
	Accessory Apt.	—	—	—	—
R-1/2A	Single-Family	60	—	—	60
	Two-Family	2	—	—	2
	Multi-Family	—	—	—	—
	Accessory Apt.	—	—	—	—
R-10	Single-Family	73	219	—	292
	Two-Family	—	14	—	14
	Multi-Family	—	12	—	12
	Accessory Apt.	2	—	—	2
R-5	Single-Family	84	75	—	159
	Two-Family	6	4	—	10
	Multi-Family	15	—	—	15
	Accessory Apt.	9	3	—	12
R-2F	Single-Family	82	—	—	82
	Two-Family	257	—	—	257
	Multi-Family	32	—	—	32
	Accessory Apt.	—	—	—	—
R-MF	Single-Family	—	1	—	1
	Two-Family	—	—	—	—
	Multi-Family	—	—	—	—
	Accessory Apt.	—	—	—	—
RO	Single-Family	—	3	—	3
	Two-Family	—	—	—	—
	Multi-Family	—	—	—	—
	Accessory Apt.	—	—	—	—

other places combine independent apartment units with an array of other housing options which are described below.

III.A.3.c.iii. Assisted Living Facilities

Assisted living adds another category of services to the hotel type of living arrangement. Practitioners are available to offer personal assistance in various types of living activities such as dressing, personal hygiene, eating, and mobility. These residents, however, do not require skilled nursing care. These additional services are usually available as an additional cost item or as a percentage of the base cost. The persons may live in various wings of the facility with a clustering of those residents who are not fully capable of independent living.

III.A.3.c.iv. Life Care Facilities

Life care facilities offer a third type of assisted senior housing. These facilities combine a full range of options at one site — independent living, hotel services and assisted living services. They also provide a skilled nursing facility, either on-site or by affiliation nearby.

III.A.3.d. Summary

Table III-2 shows a complete list of the Town's housing stock by zoning district, based on the 1990 Land Use Survey. The Land Use Survey identified a total of 3,163 housing units — 657 in

Existing Housing Stock by Zoning District, Town of North Castle (CONTINUED)

Zoning	Residence	North White Plains District	Armonk District	Eastern District	Total
DOB-20A	Single-Family	—	3	—	3
	Two-Family	—	—	—	—
	Multi-Family	—	—	—	—
	Accessory Apt.	—	—	—	—
PBO	Single-Family	—	6	—	6
	Two-Family	—	—	—	—
	Multi-Family	—	—	—	—
	Accessory Apt.	—	—	—	—
PBO-2A	Single-Family	—	1	—	1
	Two-Family	—	—	—	—
	Multi-Family	—	—	—	—
	Accessory Apt.	—	—	—	—
RB	Single-Family	—	1	—	1
	Two-Family	—	2	—	2
	Multi-Family	—	—	—	—
	Accessory Apt.	—	—	—	—
CB-A	Single-Family	—	1	—	1
	Two-Family	—	—	—	—
	Multi-Family	—	—	—	—
	Accessory Apt.	—	—	—	—
CB-B	Single-Family	—	—	4	4
	Two-Family	—	—	2	2
	Multi-Family	—	—	—	—
	Accessory Apt.	—	—	—	—
CB	Single-Family	5	8	—	13
	Two-Family	—	2	—	2
	Multi-Family	—	—	—	—
	Accessory Apt.	—	—	—	—
GB	Single-Family	—	—	8	8
	Two-Family	—	—	4	4
	Multi-Family	—	—	—	—
	Accessory Apt.	—	—	—	—
IND-A	Single-Family	6	—	—	6
	Two-Family	4	—	—	4
	Multi-Family	4	—	—	4
	Accessory Apt.	—	—	—	—
Totals	Single-Family	314	1,845	573	2,732
	Two-Family	269	34	6	309
	Multi-Family	51	16	4	71
	Accessory Apt.	11	20	5	36
Grand Totals		645	1,915	588	3,148

Town Comprehensive Plan Update

North White Plains, 1,919 in Armonk, and 587 in the Eastern District.¹ The majority of units (86%) were single-family, 10% were two-family, and multi-family units and accessory apartments constituted 2% each. North White Plains had the most two-family and multi-family units while Armonk had the most single-family units and accessory apartments. It should be noted that the total housing figure differs from that of the 1990 Census, which counted 3,522 units.

III.A.4. Development by District — Summary

Since the 1974 Town Development Plan, much of the land zoned for two-family homes in North White Plains has been developed. Also, land along the boundary of White Plains and the reservoir has been developed with single-family homes.

In Armonk, residential subdivision development has continued to occur to the north and east of the hamlet center, including the Whippoorwill area.

Large parcels, such as nurseries, have been converted to residential subdivisions.

Uses in the Eastern District, except for the Banksville area, remain virtually all rural residential and park/open space. As in Armonk, large nurseries and estates have been converted to residential use.

III.A.5. Development in Progress

By necessity, Town Comprehensive Plans are based upon a particular point in time. However, development is a continual process. Development projects often take many years from the date they are first proposed to the date of completion of construction and occupancy. An examination of current projects, which are at various stages in the development process, provides additional information for understanding land use trends. Table III-3 shows residential developments in various stages of the review process. These developments have been considered throughout this Town Comprehensive Plan.

III.A.6. Residential Development Potential Under Existing Zoning

III.A.6.a. Introduction

Future residential development potential under existing zoning has been estimated based upon the amount of privately-owned undeveloped land and studies of average lot yield in subdivisions of comparable minimum lot sizes. This approach accounts, to some degree, for environmentally sensitive lands (wetlands, slopes, flood plains), area required for roads and recreation reservations, design inefficiencies, etc. However, even though

these issues have been considered, calculation of development potential is considered to be maximum and theoretical only. Some of the land that is currently zoned for residential use will be used for open space, recreation, and public and semi-public facilities, as it has been in the past. Consideration of these factors will, therefore, result in significantly reduced actual future development. For this reason, a range of estimated total development potential has been calculated.

Under current zoning, it is estimated that there exists a maximum theoretical potential for the development of approximately 2,400 additional residential dwelling units. A more realistic potential, however, is 1,900 units. In either case, there would be approximately 100 units in 50 two-family houses and 300 units of multi-family development. The two-family units would be in already developed areas, and the multi-family figure is based upon existing zoning and current proposals. The projected number of single-family homes lies between 1,500 and 2,000. The more realistic projection of 1,900 additional dwelling units represents a 60% increase over the approximately 3,200 dwelling units presently existing in the Town (based on the land use field survey).

Almost half of the remaining residential development potential is found in the R-2A district,

approximately equally divided between Armonk and the Eastern District. The R-1A district (especially in Armonk) and the R-MF district, also in Armonk, contain the next highest potential for dwelling units. Development potential for all of the residential zoning districts is shown on Chart III-1.

While the greatest potential for dwelling unit growth is in Armonk (1,240 units), the greatest potential for land area to be developed for residential use is split evenly between Armonk (2,500 acres) and the Eastern District (2,500 acres).

In order to analyze potential impacts on community services, employment, and shopping opportunities, the population in these additional housing units must be projected. By using factors for average household size in single- and two-family units and multi-family units (3.0 and 2.5 persons per household, respectively) and accessory apartments (1.25 persons per household), and then introducing a unit vacancy rate (2.5%), potential population can be derived. Using all of these multipliers, the projection of potential additional population for the entire Town is estimated at approximately 5,600 persons. This is based on approximately 1,900 new units and the

Town Comprehensive Plan Update

Table III-3

Residential Development in Progress, Town of North Castle (As of June 1, 1994)

Project Name/Location	Total Units (Built/Approved)	Total Acres	Zoning	Date and/or Status of Approval	Estimated Completion Date
Castlebrook/Smith Farm Road, Carey Drive, Apple Orchard Lane, Hissarlik Road (partial)	16/49	248.00	R-2A	Final 3/24/86	1995
Castle Glen/Reservoir	21/21	3.45	R-5	Final 10/15/84	Completed
Conyers Farm*	6/39	453.00	R-2A	Final 7/9/84	Unknown
Deerfield Farm, Phase I Fawn Lane	5/9	23.80	R-2A	Final 3/26/90	1994
Deerfield Farm, Phase II Fawn Lane	Under Review	22.00	R-2A	Environmental Review Pending	Unknown
Dellwood/Hammond Ridge High Street	0/43 (North Castle only)	96.65	R-3/4	Lapsed 6/1/89	Unknown
East Middle Patent Hidden Valley Way	1/5	22.89	R-4A	Final 10/25/87	Unknown
Fareri Estates Sunrise Drive	2/6	31.05	R-2A	Final Amended 4/26/93	1995
Green Acres Route 443/North Greenwich Road	0/11	13.30	R-2A	Final 3/19/89	Unknown
Hickory Kingdom Estates Hickory Kingdom Road	15/25	78.00	R-2A	Final 12/10/84	Unknown
Hopes Farm Hopes Farm Lane	5/12	63.57	R-2A	Final 5/11/92	1995

III.A. Residential Development

Table III-3

Residential Development in Progress, Town of North Castle (As of June 1, 1994) (CONTINUED)

Project Name/Location	Total Units (Built/Approved)	Total Acres	Zoning	Date and/or Status of Approval	Estimated Completion Date
Henker Farm Bedford-Banksville Road	0/10	23.9	R-2A	Final 7/25/94	1998
Kent Development Old Route 22	0/242 (24 Middle Income)	79.60	R-MF	Rezoned 11/30/89	Unknown
Leisure Associates Cox Avenue	Not Available; Under Review	51.31	R-1A	Environmental Review Pending	Unknown
Middle Patent Farm Claire Perkins Bedford-Banksville Road	1/5	24.67	R-2A	Preliminary 6/14/93	Unknown
Mountain Laurel Sarles Street	0/18	47.43	R-2A	Final 12/15/92	Unknown
Northbrook Knoll Round House Road, Hobby Farm Road	20/24	50.37	R-1A	Final 2/8/88	1994
North Castle Associates Sarles Street	0/9	33.89	R-2A	Final 4/15/91	1996
Piping Brook Piping Brook Road	21/23	66.74	R-2A	Final 3/14/83	1995
Red Brook Glen Route 22	Under Review	39.07	R-2A	Environmental Review Pending	Unknown
Round Hill Farms Round Hill Road	5/20	65.28	R-2A	Final 5/8/89	1995
Round House Court Round House Road	2/12	14.00	R-1A	Final 7/27/92	1995
SAH I Byram Ridge Road	0/1	35.35	R-1A	Final 2 /4/91	1995

Town Comprehensive Plan Update

Table III-3

Residential Development in Progress, Town of North Castle (As of June 1, 1994) (CONTINUED)

Project Name/Location	Total Units (Built/Approved)	Total Acres	Zoning	Date and/or Status of Approval	Estimated Completion Date
SAH II Byram Ridge Road	0/4	37.00	R-1A	Preliminary 10/26/92	1996
Sands Mill Route 128	0/42	102.00	R-2A	Pending FEIS	Unknown
Schulman/Round Hill Road/ Gifford Lake Drive	2/9	35.97	R-2A	Final	1995
Thomas Wright Route 128	0/28	92.85	R-2A	Final 8/10/92	Unknown
Wampus Close Bedford Road	18/18	4.18	R-5	Final 1/3/92	1993
Whippoorwill Commons (School) Whippoorwill Road East	0/22	2.20	PBO (with special use permit)	Final 2/27/90	1995
Whippoorwill Ridge/Perbar Old Route 22	0/55 (10 Middle Income)	24.00	R-MF	Final 7/24/89	1995
Whippoorwill Road East (Michaan) Whippoorwill Road East	1/6	15.24	R-3/4	Preliminary 1/11/93	Unknown
Winkler's Farm Bedford-Banksville Road	7/20**	47.67	R-2A	Final 10/2/89	1995
Wood Hollow Estates (Formerly Wampus Estates***) Route 128	0/25 (North Castle only)	74.95	R-2A	Inactive	Unknown
Total		1,999.48			

*Conyers Farm — In North Castle Only

**Winkler's Farm — Includes Park and Fire Department Parcels

***The maximum numbers of units which were discussed in the GEIS and are located in the Town of North Castle. The North Castle portion of the project was acquired by a North Castle developer and is now called Wood Hollow Estates.

III.A. Residential Development

assumption that the present average household size will remain constant. Other population projections are considered more thoroughly in the Section II-D "Demographic Analysis", above. Based on the estimate in Chart II-12, the projection of additional population by the year 2010 would be less than 700 persons, and would only require a few hundred new units.

In 1990, the 3,500 dwelling units in the Town represented an increase of 700 over the last 20 years, an average of about 35 per year. If this trend were to continue, it would take 54 years for the Town to reach its projected ultimate development potential. Even this, however, is unlikely to occur since, as less land remains for development, the pace of development is expected to slow proportionally. Also, growth is dependent on the demand. North Castle's growth, therefore, will depend, in large part, on the economy of the entire New York Metropolitan Region. At this point, both the demand and the economy of the region are at low points.

Table III-4, below, shows a comparison of units added in surrounding towns over the twenty-year period between 1970 and 1990.

The number of units added per year depends not only on the economy, but on the amount of land available for development, the size of the community, and the community's regulatory controls. A general trend, which can be seen, is that over the last 20 years more development has been occurring further north in the County.

III.A.6.b. North White Plains

Only 9% of the land in North White Plains is undeveloped, and the residential development potential is the lowest of all the geographic districts. Approximately 100 acres of residentially zoned land remains, most of which is in the R-1A zone. The next largest category is the R-2F zone.

The realistic additional development potential for housing in North White Plains, considering that a percentage of the land will likely be developed for other purposes, is 170 dwelling units (9% of the Town's potential). Total population projected to result from these 170 units and accessory apartments is 550.

III.A.6.c. Armonk

The residential development potential in Armonk is the highest of the three districts. Approximately 2,500 acres of residentially zoned land is undeveloped. The zoning categories with the

highest potential are R-2A and R-1A (46% and 28% of the potential, respectively).

The realistic potential number of dwelling units is approximately 1,240. This constitutes two thirds of all the potential new units in the Town.

Table III-4

Average Housing Units Added Annually, 1970-1990

Town	Average Annual Housing Units
Yorktown	242
Cortlandt	192
Somers	189
Lewisboro	125
Bedford	86
New Castle	84
Mount Pleasant	76
Harrison	74
Pound Ridge	38
North Castle	35

Source: US Census, 1970-1990

Armonk could have the largest growth in population of the three districts, with a potential increase of 3,600 persons.

III.A.6.d. Eastern District

Even though a great deal of residential development has taken place in the Eastern District since 1971, significant development potential still exists. Approximately 2,500 acres of residentially zoned land remain in private ownership and are undeveloped. Of that, about half is in the R-2A District and half in the R-4A District.

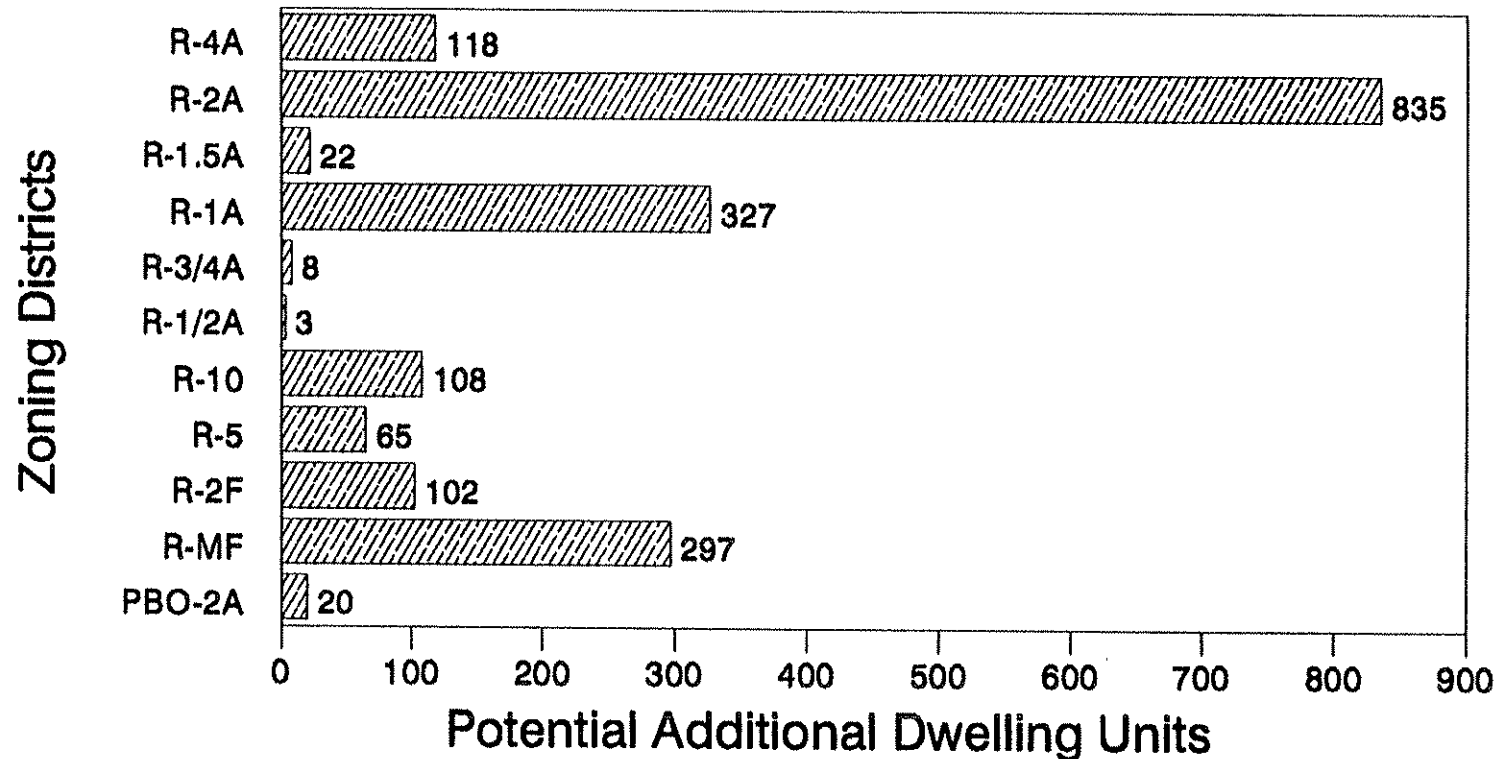
Assuming that some of the residentially zoned land will be developed for other permitted uses, the realistic potential is approximately 470 dwelling units (24% of the Town's total). The resultant population increase would, therefore, be approximately 1,450 persons.

¹ Based on further research, the number of housing units in the Town was revised to the number provided on Table III-2. The revised total is 3,148 housing units — 645 in North White Plains, 1,915 in Armonk, and 588 in the Eastern District.



Estimated Development Potential*

Town of North Castle



Estimated Total Potential: 1905 Units

*No Specific Time Frame

TOWN OF NORTH CASTLE
COMPREHENSIVE PLAN UPDATE
Frederick P. Clark Associates, Inc.
Rye, New York
Chart III-1

III.B. Retail and Service Business

III.B.1. Introduction

Town policy concerning retail development has not significantly changed over the last 35 years. The main function of retail development has been, and continues to be, to serve the local shopping needs of existing and future residents of the Town. It has been assumed that regional shopping needs can be met, without undue inconvenience, by shopping mall development in surrounding areas, such as White Plains and Stamford. Other policies are as follows:

1. Limit retail and service business development to existing retail centers (the hamlet areas);
2. Establish off-street parking districts at the rear of stores in both Armonk and Banksville;
3. Create a special parking district in Armonk to finance the West Main Street joint parking areas;
4. Establish more restrictive development standards in the Banksville commercial area; and
5. Provide for the retail and service requirements of daytime transient workers, in addition to the needs of the Town's resident population.

In addition, the *Banksville Area Study* (1986) recommends the continued support of the commercial use of the Banksville hamlet since it, along with Greenwich, "is the only commercial center where staples can be purchased for a radius of at least 3-1/2 miles". Most existing local shopping facilities are on the Greenwich side.

An analysis of existing development, developments in progress, development potential, and the future need for retail and service business space is presented below.

III.B.2. Existing Development

Retail and service business uses (including automotive uses), occupy approximately 95 acres, or less than 1% of the developed land in the Town. If automotive uses are not counted (as they were not in the 1974 Town Development Plan), the current total area is 81 acres; this is twice as much as in 1971. Of the 184 acres zoned for retail/service use, approximately 80% has been developed for all uses, over half of which is for retail/service uses.

III.B.3. General Trends

Since the 1974 Plan, North White Plains has seen the addition of Sir John's Plaza and the conversion

of several industrial sites along the southern portion of Virginia Avenue to retail and service business uses.

Although slightly less land in Armonk is now zoned for retail and service business use than in 1974, development in Armonk has increased with the addition of the Elide Shopping Plaza, the Ramada Inn in Westchester Business Park, and several smaller uses along Route 128 and Old Route 22. Several zoning districts which were retail in 1974 were converted to office and professional office districts.

Banksville contains 58 acres of land zoned for retail and service business purposes, 36% of which remains undeveloped and only 41% of which is actually used for such purposes. One sixth of the retail and service business consists of automotive and storage uses. The hamlet has increased its retail and service business use by only four acres since the 1974 Plan. Much of this is in the automotive and storage categories. Banksville's proximity to retail and service businesses in Greenwich and the fact that residents of the Eastern District also shop in Bedford Village may explain this small increase.

III.B.4. Proposed Developments

There are approximately 65,000 square feet of retail and service business and mixed use development proposed or recently completed in the Armonk area (see Table III-5).

III.B.5. Development Potential

III.B.5.a. Introduction

Retail and service business development has a theoretical limit to growth. The limitation is set forth in the zoning regulations in the form of floor area ratio (FAR), plus, in some districts, a partial subtraction for wetlands and steep slopes. A more realistic development potential, based upon other

environmental features such as wetland buffers and moderate slopes, as well as the availability of public sewerage, was also formulated for each zoning district and geographic area.

Uses were divided into retail/personal service and office/business service. This last category contains uses often found in the second story of hamlet center buildings (e.g. accounting, law, travel, and insurance). A key assumption was made in projecting future use breakdowns: commercially zoned land would contain two-thirds retail/personal service uses and one-third office/business service uses. Each geographic district was analyzed separately. Total development potential for each type of use is presented in Table III-6, and

associated potential jobs are shown in Table III-7. It is estimated that the entire Town of North Castle currently has a total future additional retail/personal service and office/business service development potential of 505,000 square feet and a potential of 1,260 jobs.

III.B.5.b. North White Plains

North White Plains, which is sewerred, contains ten acres of undeveloped business zoned land, five of which are in the CB District. This area is one of the most intensely zoned of all the Town's commercial districts. North White Plains has an additional retail and service business development potential of approximately 75,000 square feet, or about one seventh of the entire Town's potential.

Table III-5

Retail and Mixed Use Developments in Progress, Town of North Castle (As of January 1, 1994)

Project Name	Location	Use	District	Size	Status
Tutor Time Courtyard at Armonk* (Valenti Armonk Corp.)	Old Route 22	Retail Shopping Center	Armonk	10,735 s.f.	Fully Leased
Heritage Square (Holmes & Kennedy)	East of Main Street; North of Bedford Road; South of Maple Avenue	Mixed (Primarily Retail)	Armonk	47,800 s.f.	Inactive; Lapsed
Shoppes of Armonk	Route 128	Retail Shops	Armonk	7,700 s.f.	Partially Leased

*Includes second floor area of middle store

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III.B.5.c. Armonk

The Armonk hamlet area is partially sewerred and is awaiting the further extension of Sewer District Number 2. This hamlet has a future development potential (assuming the entire area is sewerred) of approximately 220,000 square feet of retail and service business (almost half of the Town's total additional development potential).

Table III-6

Retail and Service Business Development Potential by District, Town of North Castle (In '000' of Square Feet)

Land Use	North White Plains	Armonk	Eastern District	Total
Retail/ Personal Service	50	150	140*	340
Small Office/ Business/ Service	25	70	70*	165
Total	75	220	210	505

*Includes potential redevelopment of existing residences in the business district.

III.B.5.d. Eastern District

The Eastern District (Banksville) has no sewer system, and none is anticipated. This District has an estimated future development potential of 135,000 square feet based upon its 21 acres of undeveloped land. Seven acres of land in the business district are currently residentially developed. If these parcels were redeveloped for

Table III-7

Potential Retail and Service Business Jobs by District, Town of North Castle

Land Use	North White Plains	Armonk	Eastern District	Total
Retail/ Personal Service	125	375	350*	850
Small Office/ Business/ Service	60	175	175*	410
Total	185	550	525	1,260

Note: Estimated employment = 2.5 jobs/1,000 square feet

* Includes potential redevelopment of existing residences in the business district.

business uses, the development potential would increase by 75,000 square feet. This figure, plus the development potential for undeveloped land, produces a total potential of 210,000 square feet.

III.B.6. Need Versus Development Potential

Retail and service business needs for existing and future population have been calculated based upon an average estimated need of 25 square feet per resident. The existing population in each district was derived from the 1990 Census and the land use survey conducted for this update; then the business square footage needed for this population was calculated. The same method was used for the projected additional future population. Existing square footage was obtained from the tax assessor's office, and development potential was calculated by multiplying undeveloped and underdeveloped land by the permitted floor area ratio. A surplus/deficit was then calculated for each area. These figures did not consider the fact that some people from other places shop in North Castle and some people from North Castle shop outside the Town. For the purpose of this analysis, these figures were assumed to approximately balance.

III.B. Retail and Service Business

Table III-8

Existing and Potential Retail and Service Business Development, Town of North Castle

Geographic Area	Existing Population	Estimated Present Business Space Needs (sf)	Existing Business Space (sf)	Projected Additional Population	Estimated Additional Business Space Needs (sf)	Zoned Development Potential (sf)	Surplus Development Potential (sf)
North White Plains	2,152	53,125	97,683	550	13,750	75,000	105,808
Armonk	6,312	157,800	196,095	3,700	92,500	220,000	165,795
Eastern District	1,597	39,925	39,386	1,450	36,250	210,000*	173,211
Total	10,061	250,850	333,164	5,700	142,500	505,000	444,814

Notes:

(1) Sf is Square Feet.

(2) The estimated retail and service business floor space needed is 25 square feet per resident.

(3) Business includes retail, service, and local office development.

* Includes potential redevelopment of existing residences in the business district.

Table III-8 shows that the existing amount of business development is more than adequate to serve the existing population. In all three districts, existing development would also appear to be more than adequate to serve the potential additional future population. In total, the Town's business development potential under existing zoning appears to far exceed estimated local convenience shopping needs.

III.C. Office and Industrial Development

III.C.1. Introduction

North Castle has continued to expand its office and industrial base in the almost two decades since the current Town Development Plan was prepared. The development of Westchester Business Park and Labriola Court and the addition of such establishments as MBIA and the IBM Management Development Center and IBM's new corporate headquarters have strengthened North Castle's position in Westchester County as a prime area for high quality office and light industrial development.

Normally, the greatest concern with respect to such development is its potential traffic generation, and its greatest benefit is its contribution to the tax base. These factors are addressed in detail in other sections of the Town Comprehensive Plan Update.

One of North Castle's assets is its accessibility. The Town is served by two full-movement interchanges with I-684, contains a portion of the Westchester County Airport, and has access to the Metro North Railroad Harlem Line in North White Plains.

The office and industrial development policies include:

1. Maintain or improve the current ratio of business to residential taxes;
2. Locate office and industrial facilities so as not to disturb the residential character of the Town and to take best advantage of North Castle's access to major highways and the Westchester County Airport;
3. Prohibit large-scale office or industrial development, other than local offices, in the Banksville area; and
4. The area bounded by the Armonk retail center to the north, Westchester County Airport and the watershed lands to the south, I-684 on the east, and the RELIP District on the west should be rezoned from residential to office use with floor area ratio (FAR) controls to regulate the intensity of development. (Most of the King Street and New King Street area has since been rezoned and is being developed for campus office uses.)

III.C.2. Existing Office Uses

III.C.2.a. Introduction

Approximately 560 acres of land are zoned for office use; this is approximately the same acreage as in the 1974 Town Development Plan. (Office

use, as used in this report, does not include local offices or professional offices, such as medical and dental offices. These uses are discussed in the Retail and Service Business section, above.) The acreage is approximately the same due to the elimination of the OB District in North White Plains and the creation of two additional zones: DOB-20A and PBO-2A, both in Armonk. Almost all of the land zoned specifically for office use is in Armonk.

Most of the office development that has taken place has occurred in Armonk in the DOB-20A, OB, IND-AA, PLI, and RELIP Districts. Developments include those on King Street, the New King Street area, Westchester Business Park, and Labriola Court. Although the PLI and RELIP Districts are generally industrial, some office uses have been developed there.

Approximately 300 acres of land are currently developed for office use; 70% of this land is in districts zoned specifically for such use (OB, DOB-20A, PBO and PBO-2A). Office use represents 2.5% of the Town's developed land. At present it is estimated that there are approximately 1.3 million square feet of office space in the Town. Office development has generally taken two forms in the Town: campus office and general office development.

III.C. Office and Industrial Development

Table III-9

**Office Developments in Progress,
Town of North Castle (As of June 1, 1993)**

Project Name	Location	Use	District	Size (Sq.Ft.)	Status
Armonk Business Park, Phase I	Old Route 22	Office	Armonk	50,275	Approved
Armonk Business Park, Phase II	Old Route 22	Office	Armonk	50,275	Approved
Armonk Professional Center (Existing Building)	Route 128	Office	Armonk	13,836	Existing
Armonk Professional Center— Two Additional Buildings (Velsey)	Route 128	Office	Armonk	23,000	Lapsed
Fletcher	North Broadway	Office	North White Plains	3,250	Approved
IBM (Potential Expansion)	Route 22; 120	Office	Armonk	922,914	Not Proposed
Kingswood Corporate Center, Phase I	King Street	Office	Armonk	360,000	Approved
Kingswood Corporate Center, Phase II	King Street	Office	Armonk	360,000	Pending
Lashins III	Business Park Drive	Office	Armonk	110,000	Approved Footings Poured; Inactive
Silverman (Formerly Fusco)	Business Park Drive	Vacant	Armonk	82,100	Partially Occupied
Whippoorwill Association	Route 128; Whippoorwill Road East	Vacant	Armonk	3,600 2,400	Inactive Inactive
Willow	Business Park Drive	Vacant Commercial Land	Armonk	234,000	Approved; Road Built
Total				2,215,650	

III.C.2.b. Campus Office Development

This type of development is generally characterized by single users or large office space users, which are located either in one large building or in a group of buildings in a campus-like setting. These settings contain large amounts of landscaping with minimal site disturbance. Buildings are well set back and buffered from roadways and from adjacent properties. Environmental regulations also protect sites in this category from excessive environmental disturbance.

The impact that employees from campus office commercial facilities have on local businesses is relatively minor because many such facilities have their own cafeterias and even some accessory retail/service areas. In cases where they do not, local businesses that would most likely be impacted are restaurants and banks. Examples of existing office campus developments include:

1. IBM Corporate Headquarters (561,000 square feet) (to be sold);
2. IBM Management Development Center (183,200 square feet);
3. MBIA (158,826 square feet, including 1992 expansion); and
4. New IBM Corporate Headquarters (283,000 square feet).

Several large parcels along King Street (Route 120) had been recommended for such use in the 1974 Plan. These parcels have since been rezoned for office purposes and are either developed or are being planned for such development.

Along with the parcels described above, another 26-acre parcel along King Street, owned by Primerica, was recommended for campus office development in the 1974 Plan. This use is still recommended since the parcel is already part of the larger existing Primerica office site in Greenwich, is surrounded by similar uses and zoning, and is close to I-684. In 1995, this parcel was acquired by The Travelers and rezoned. Construction of a new corporate conference center has begun (1995).

III.C.2.c. General Office Development

This type of development is found in the PBO, PBO-2A, and CB Districts in Armonk and North White Plains. Development of such office buildings has also occurred in Westchester Business Park, adjacent to the Armonk hamlet. These are generally free-standing, multi-tenant office buildings. They normally do not contain amenities of the type described above and are normally located close to or in "downtown" areas. As a result, they tend to have more of an impact on businesses in the Town's hamlet centers.

III.C.3. Proposed Office Developments

Approximately 320 acres of land zoned for office use remain undeveloped. Of this total, 128 acres (40%) are slated for the campus office development known as Kings Wood Corporate Center on Route 120. A phased site plan for 720,000 square feet of office space has been under review by the Planning Board. IBM's holdings, which are in the OB District, constitute another 185 acres (58%) of the undeveloped office-zoned land (approximately 900,000 square feet of office space). The unbuilt Willow office building, in the PLI District, has approval for 233,000 square feet of office space.

There are approximately 1.9 million square feet of office development proposed or approved but not yet built in North Castle, 99% of which is in Armonk (see Table III-9)¹. The addition of 1.9 million square feet would be a 150% increase in the Town's current office space (which is approximately 1.3 million square feet).

All of the proposed projects, with the exception of those in North White Plains, were also treated in both the 1984 and May 1991 Armonk Area Land Use and Traffic Studies. These two studies analyzed existing and future development in Armonk and made determinations as to what



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roadway improvements would be necessary to accommodate such growth.

Based upon the two land-use and traffic studies and the resultant policies established by the Town Board, it is anticipated that all the local share of the funding for these necessary roadway improvements would be the responsibility of the individual developers of each project. The coordination of this funding would be accomplished through the Town's establishment of a Development Facilitation Improvement District. The developers would make monetary contributions to this District in an amount related to the size of their proposed development. The roadway improvements which would be funded in this way are above and beyond those normally required along each site's frontage. It has been assumed that the developers of each site would dedicate the requisite amount of frontage of their respective properties.

III.C.4. Existing Industrial Uses

III.C.4.a. Introduction

There are 466 acres of industrially zoned land in the Town. Of that total, 39 acres are used for industry, 83 are developed for office and retail uses, 161 acres constitute the Airport, and 121

acres comprise roads, highways, and railroads. There are approximately 735,000 square feet of industrial/warehouse development in the Town.

III.C.4.b. North White Plains

All of the industrial land in North White Plains is zoned IND-A. The concentration of industrial uses, including warehouses, manufacturing, and extractive operations occurs along Virginia Road and Lafayette Avenue. Since the last Town Development Plan, some of this industrial land has been converted to office/warehouse and/or retail uses.

III.C.4.c. Armonk

Armonk contains the greatest amount of industrially zoned land. Half of this industrial land includes the Airport and the area around New King Street. Despite the industrial zoning, many of the uses around New King Street are of the office type. There is some remaining development potential in that area.

The other half of the industrially zoned land in Armonk is in the Westchester Business Park (PLI) and Labriola Court (RELIP) areas. Some of the sites in Westchester Business Park have been developed for office purposes and some are developed as warehouses and distribution facilities;

there is also a motel. Development in Labriola Court has mostly been warehouse/distribution facilities with some associated office space.

III.C.4.d. Eastern District

Although the GB Zone is classified in the Zoning Code as a business zone, it has many of the characteristics of a heavy commercial or industrial zone. The Eastern District, specifically Banksville along Bedford-Banksville Road and Banksville Avenue, contains three areas which are zoned GB. Development in these Districts has been of a heavy commercial nature, particularly automotive-related businesses and storage facilities. However, since GB is classified as a Business Zone, the development potential and associated jobs were assigned to the retail and service business categories.

III.C.5. Proposed Industrial Developments

Sixty-two of the 466 acres of industrially zoned land in the Town remain undeveloped. Most of this undeveloped land is in the PLI and RELIP districts in Armonk. There are no currently proposed industrial developments.

III.C. Office and Industrial Development

III.C.6. Office and Industrial Development Potential

III.C.6.a. Introduction

As with residential and retail and service business development, office and industrial development has a theoretical limit of growth under the Town's zoning. In this case, the theoretical limitation is the permitted floor area ratio (FAR), plus, in some districts, a partial subtraction for wetlands and steep slopes. A more realistic development potential, based upon other environmental features such as wetland buffers and moderate slopes, as well as the availability of public sewerage, has also been formulated as part of this analysis for each zoning district. Uses were divided in the following manner: warehouse/industrial and office. It was assumed that industrially zoned land would average 80% warehouse/industrial use and 20% office use. Each geographic district was analyzed separately. Totals for each type of use, by geographic district, are presented in Table III-10 and associated potential jobs are shown in Table III-11.

Based upon the analysis of undeveloped land in these zones, it is estimated that the entire Town of North Castle currently has an additional development potential of 1,975,000 square feet of

office space and 245,000 square feet of industrial/warehouse space. Based on these figures, office space would increase 1½ times and industrial/warehouse space would increase by one-third.

III.C.6.b. North White Plains

North White Plains contains ten acres of undeveloped land, five of which are in the IND-A District. This District is one of the most intensely zoned of all the non-residential districts in the Town. It has an office and industrial development potential of approximately 90,000 square feet.

North White Plains is anticipated to have 16% of the future warehouse/industrial development of

Table III-10
Office and Industrial Development Potential by District, Town of North Castle (In '000' Square Feet)

Land Use	North White Plains	Armonk	Eastern District	Total
Warehouse/Industrial	70	175	—	245
Office	20	1,955	—	1,975
Total	90	2,130	0	2,220

the Town and 2% of the office development. This translates into approximately 90 warehouse/industrial jobs and 60 office jobs.

III.C.6.c. Armonk

Armonk is partially served by sewers and is planning an extension of Sewer District #2. This hamlet contains the most office and industrial development potential — a total of 2.13 million square feet including 1.96 million square feet of

Table III-11
Potential Office and Industrial Jobs by District, Town of North Castle

Land Use	North White Plains	Armonk	Eastern District	Total
Warehouse/Industrial ⁽¹⁾	90	225	—	315
Office ⁽²⁾	60	5,200 ⁽³⁾	—	5,260
Total	150	5,425	0	5,575

Notes:
(1) Warehouse/Industrial = 1.3 jobs/1,000 square feet
(2) Office = 3 jobs/1,000 square feet
(3) Corporate Headquarters - 2.2 jobs/1,000 square feet

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office space. The majority of the development potential is in the DOB-20A and OB districts.

Armonk has a total warehouse/industrial development potential of 175,000 square feet. This land is located in two main areas: New King Street and Labriola Court.

Armonk, since it has the most development potential, also has the highest potential for future employment. It is estimated that there will be potentially 225 warehouse/industrial jobs and about 5,200 office jobs.

III.C.6.d. Eastern District

The Eastern District is not specifically zoned for either office or industrial development, although the GB District is a hybrid zoning classification

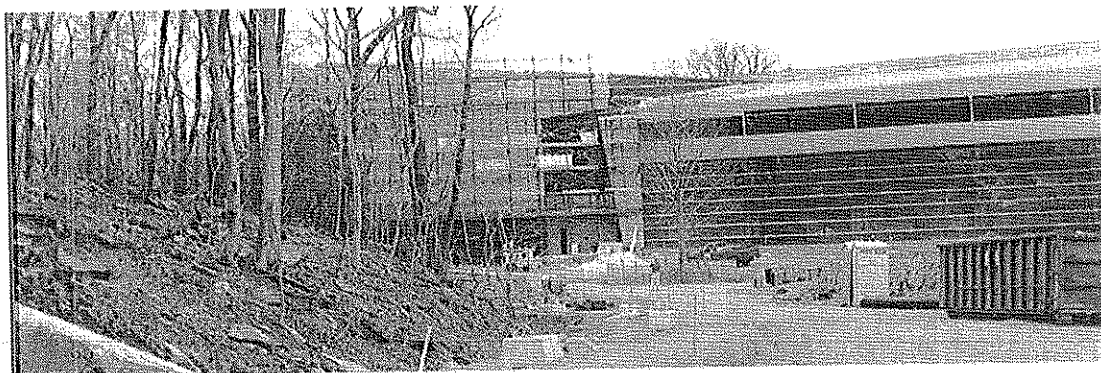
which contains some uses normally considered to be industrial in nature.

III.C.7. Potential Jobs Created Versus Potential Workers

Presently there are an estimated 5,600 workers living in North Castle and just over 5,000 jobs in the Town (other than municipal, school, utility and construction jobs): 960 warehouse/distribution, 3,230 office, and 830 retail and service business. The number of workers is estimated based upon a total of 3,500 dwelling units, as per the 1990 U.S. Census, and a ratio of 1.6 workers per dwelling unit, as per the 1980 U. S. Census (latest available information concerning this statistic).

The potential jobs for each geographic area have been described and shown in Table III-11. It is estimated that full development under existing zoning could produce approximately 5,600 office and industrial jobs and, as shown in Table III-7 of the "Retail and Service Business" section, 1,260 retail, service business, and local office jobs, for a total of more than 6,800 jobs. It is projected that the total number of new workers who will be living in future residential developments in the Town, as described in the "Residential Development" section, is approximately 3,000. This is based upon the same figure of 1.6 workers per dwelling unit.

From the above analysis, it is determined that the Town currently maintains a general balance between workers and jobs. It is estimated that with the addition of potential future population and employment growth, there will be approximately 11,800 jobs and 8,600 resident workers. This indicates that there will continue to be a general balance between jobs and workers in the future, with North Castle actually importing workers.



¹ Approximately 900,000 of the 1.9 million square feet consists of the development potential at the IBM facility. Such development has not been proposed for approval as of the publication of this update.



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III.D.1. Introduction

Preservation of fragile natural resources, provision and maintenance of a passive and active park system, and furnishing challenging recreational opportunities for all age groups are important concerns in North Castle. Since the 1970s, in response to development and population growth, Town government has implemented a number of policies which address both the "quality of life" needs of Town residents and preserve and protect natural resources.

The Town's Parks and Recreation Department is responsible for the management of 239 acres of undeveloped open space, 130 acres of active and passive parklands, a community center, and programming of leisure time activities. The Department is also responsible for intermediate and long-range planning for a unified park and recreation system to meet future needs of Town residents.

III.D.2. Open Space

Open space is often defined as a land or a water resource in its natural state. A more appropriate interpretation is a physiographic resource where there is an absence of intrusive man-made structures. North Castle's 239 acres of designated

open spaces are different in size, location, and ecological function. Each is unique, encompassing a number of open-space functions: wildlife habitat, erosion control, filtration, wetlands, a variety of flora and fauna, air shed, tree lots, steep slopes, visual relief, and panoramas. The majority of these parcels were acquired during the past 20 years as a result of subdivision activity in the Town.

Each open space is significant within itself, and each provides relief from the regular forms and impervious surfaces of the man-made world. They present an atmosphere of relaxation and tranquility. In addition, North Castle residents have access to over 1,500 acres of open space at the Westmoreland Sanctuary, Mianus River Gorge, Eugene and Agnes Meyer Preserve, Nichols Sanctuary, and several large parcels belonging to The Nature Conservancy.

Some of the Town-owned open-space parcels suitable for recreational development serve as land banks for meeting the recreational needs of the Town's future generations.

Since the 1974 Town Development Plan, about 900 acres have been preserved for public and quasi-public recreation and conservation plus over 400 acres for privately-operated recreation. The

latter were, for the most part, developed into golf courses and private tennis clubs (see Table III-12).

Table III-12

Town of North Castle Open Space and Recreation Land, 1971 and 1990

Type of Open Space/ Recreation Land	1971 Acres	1990 Acres
Cemetery	20	20
Nursery/Horse Farm/ Stable	483	186
Private Recreation	428	359
Public Open Space and Recreation	894	1,712
Public Schools	162	138*
Watershed/ Water Supply	2,872**	2,958**
Total	4,859	5,373

*Includes 15 acres of undeveloped land owned by the Byram Hills Central School District.

**This figure includes water as well as land. This difference in acreage is based on differences in measuring techniques from the 1974 Plan to this Plan.

III.D. Open Space and Recreation

The Town's open-space quality is further supported by approximately 3,000 acres of protected water-supply lands with limited access to the public. Close to 600 acres of open space are utilized for private recreation and environmental education.

Non-intensively developed lands — school district lands, burial grounds, historic sites, and conservation easements — by their dedicated uses are also considered open space. While other lands utilized for equestrian and horticultural uses are not permanently dedicated to open space, they add to the rural character of the Town.

Open space is vital to a community since it:

1. Provides and encourages recreational diversity;
2. Protects ecological functions;
3. Maintains the natural character of the Town;
4. Provides pleasant views and vistas;
5. Sustains and enhances value of adjacent properties; and
6. Facilitates balanced planning and environmentally sensitive growth.

The natural environment is further enhanced by more than 285 acres of open space and 32 acres of parklands maintained and operated by Westchester County Department of Parks and Recreation. (Section 8, below, further describes the County facilities.) As a result, the residents of the Town of

North Castle enjoy an extensive open-space network which contributes to sustaining the natural scenic beauty that is typical of the mid-eastern section of Westchester County.

Table III-13 further categorizes the public open-space and recreation category into preserves, Town land, and County land.

III.D.3. Open Space Index

Maintaining the open-space quality of the Town of North Castle is important to future generations. The North Castle Conservation Board conducted a professional assessment of the properties included on the Open Space Index for the Town of North Castle.

The findings and recommendations provide direction in decision making as they relate to land uses, recreational planning, and preservation. The assessment's recommendations included:

1. Preserve areas adjacent to Mianus River Gorge Nature Conservancy Land;
2. Preserve the Piping Brook corridor;
3. Preserve all golf courses, obtain "right-of-first refusal," encourage clustering if development is proposed so that golf course use can be retained for at least a portion of the property;
4. Preserve the Red Brook corridor;

5. Visually link certain parcels to the Wampus River Corridor;
6. Preserve Bear Gutter Creek corridor;
7. Preserve areas around aquifer recharge areas;
8. Preserve open areas adjacent to the larger office developments in the Town; and
9. Acquire land adjacent to Town Hall.

Table III-13

Public Open Space and Recreation Land, 1990

Public Open-space/Recreation ¹	Acres
The Nature Conservancy	819
Meyer Nature Preserve	232
Mianus River Gorge Conservancy (Includes Nichols Sanctuary 78.49)	335
Town of North Castle (Total)	359
Open Space ²	229
Active	32
Passive	98
Westchester County Parklands (Total)	317
Active	32
Passive	285
Westmoreland Sanctuary	225
Total	2,287

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Since the 1987 Study, the Conservation Board has identified additional sites and areas within the Town that have important open-space or recreational attributes. These are shown on the Town Comprehensive Plan Map. Recognizing the high cost of acquiring privately held land for open space, the study detailed a number of acquisition and preservation alternatives. These alternatives to direct acquisition at market cost are: conservation easements, gifts, income tax incentives, long-term leaseholds, purchase and resale, and transfer of development rights. Since the completion of the report, open-space has been preserved by the Town and conservation groups using one or more of the alternative methods to direct acquisition.

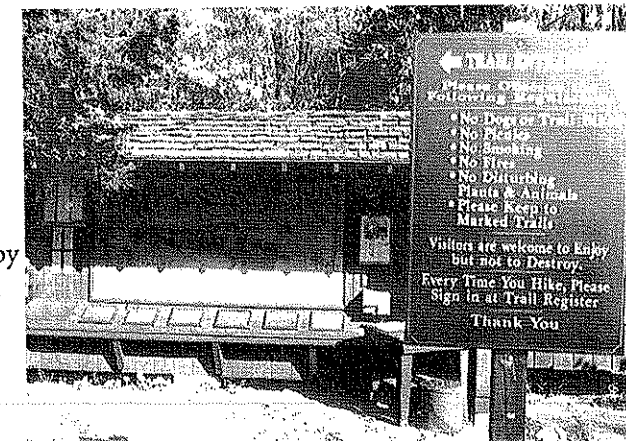
The Town's Open Space Index is updated annually. It is an important planning tool and will serve to facilitate the making of informed decisions in the future. Those decisions will determine the future uses of numerous parcels constituting the Town's remaining 5,500 acres of undeveloped land. Of these, approximately 3,600 acres are in parcels of ten acres or more and have one or more environmental development constraints. As custodian of the open space, under state law, the Conservation Board reviews development proposals for sites of ten acres or more. In addition, many such proposals are Type I Actions

under the New York State Environmental Quality Review Act (SEQRA) or the Town Environmental Quality Review (TEQR) law and require a full environmental assessment (EAF) and analyses. The majority of undeveloped land is primarily in the Eastern District.

III.D.4. Recreation Land — Active and Passive

Recreational facilities can be separated into two basic recreational categories: active and passive. Often a recreational facility will contain both uses. Active recreational facilities offer play areas and equipment, picnic areas, and fields and courts for organized activities such as softball, baseball, tennis, football, soccer, and golf, and swimming pools. Most of these recreational activities require special facilities or regulation-sized fields. They also include indoor facilities.

Passive recreational activities are usually not organized and do not require specific rules, facilities, or supervision. They are often pursued by individuals and or small groups for activities such as bird identification, nature study, collecting wildflowers, enjoying fall foliage, walking, and jogging. Open space may also be utilized as an outdoor classroom. Facilities supporting passive



recreation include: park benches, gazebos, trails and paths, open spaces, vistas, landscaping areas, and access to water bodies for fishing.

The North Castle Recreation and Parks Department maintains five active parks, three passive facilities, the North White Plains Community Center, and program space in the Town Hall Annex in Armonk and the Recreation Building located in Lombardi Park.

During summer months and seasons when organized sports are in high demand, the Department establishes programs for a number of fields at local schools. This provides the Town with additional facilities without investment in more capital facilities. The Department's summer camps utilize school and other facilities as well. In addition, indoor school gymnasium facilities are utilized by the Department when available. This cooperative usage makes sports programming available to all age groups on a year-round basis.

III.D.5. Recreation Programs

The North Castle Recreation and Parks Department sponsors recreational and instructional activities throughout the year. Programs include indoor activities and outdoor sports, sports clinics and instruction, summer day



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camps for pre-school and primary grade students, bowling, dance, karate, painting, seasonal events focusing on family participation, teen trips, crafts, cooking, exercise and fitness, environmental awareness, Red Cross courses, ceramics, and many more.

During the summer, special daytime and early evening programs for children in different parks feature mimes, story telling, face painting, and music.

Annual programs include the Fishing Derby, Easter Egg Hunt, Santa Hotline, Christmas Holiday Party, Fall Festival, and Halloween Carnival. Two other major events which are held in the Town's parks and open-space parcels are the Lions Club Spring Fol-de-Rol and the Armonk Art Show, which both raise money for many local worthy causes.

An Adult Club for senior citizens meets year-round at the Town Hall Annex and the North Castle Community Center. The Club's programs are tailored to provide socialization, exercise, crafts, topical speakers, and passive activities. Transportation to these programs, which is often difficult for the frail elderly, is available.

Another important program is directed at meeting the recreational and socialization needs of disabled

residents. As a result of the formation of a consortium of ten Northeast Westchester communities, year-round, structured programming for the disabled has been made possible. Activities such as Special Olympics, summer day camps, and other professionally guided programs can be enjoyed by North Castle's disabled residents. This program is an example of the Department's philosophy of finding creative solutions to residents' recreational needs and interests.

The Town is able to supplement its facilities and services by cooperative arrangements with the Byram Hills and Valhalla School Districts and the North Castle Public Library System. In addition, the Department works with private recreation facilities, non-profit organizations, and religious groups such as the Hillside Church and Methodist Church, to increase recreational programs during the Summer months.

These Town-sponsored programs, in tandem with leisure-time activities offered by local private recreation facilities such as the fitness, golf, and tennis clubs, combine to offer a broad range of recreational opportunities and options to Town residents.

III.D.6. Recreational Program Fees

Recreational programs and activities are offered on a seasonal basis. Each household in the Town receives a seasonal catalog offering varied structured activities for all age groups. User fees help to defray most of the costs of providing these programs, but scholarships based on need are available.

III.D.7. Facility Development

In 1974, the North Castle Town Board enacted legislation establishing a special fund for capital projects to expand parks and recreational facilities in the Town. Fees of \$3,500 per new building lot, created during the subdivision process, support the special fund as of July 1990. The fund currently has a reserve balance of \$612,000. The newest Town recreational facility, donated by the Winkler family, on 1.4 acres of the former Winkler Tree Farm located in the Eastern District, was developed with monies from the special fund.

III.D.8. Facilities

The Town of North Castle Recreation and Parks Department provides a varied program to serve the needs of all segments of the community and operates eight developed parks, plus the Town Hall

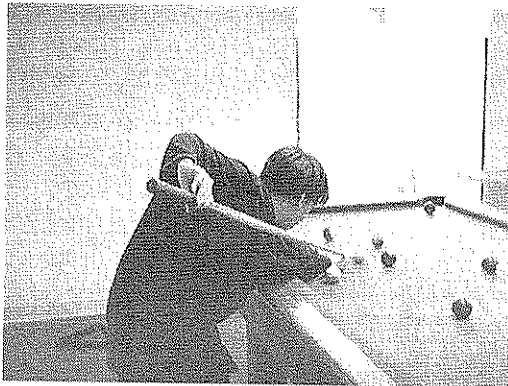
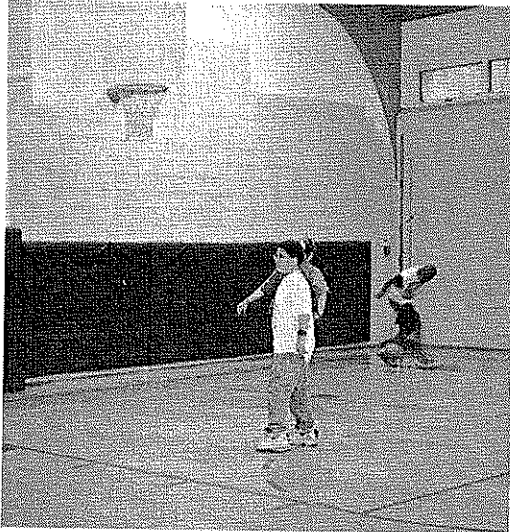


Table III-14A

Town Recreation Facilities and Services, North White Plains

North White Plains	Location	Acreage
Clove Road Complex	N. Broadway/Clove Road	13.11
The complex, including Fountain Park, contains a community center, with a gymnasium, game room, playground area, multi-purpose field and Little League field, branch library, reading rooms, and other sports facilities.		
Miller Park	N. Broadway/Reservoir Road	0.75
Landscaped park and gateway to the Town.		
Quarry Park	Old Orchard Street/Quarry Heights	0.84
The park contains a playground and grass play area.		
Strauss Park	Old Orchard Street/Quarry Heights	7.69
The park contains an open grass ballfield.		

site and one multi-purpose community center located in Clove Road Park (see Table III-14).

In addition to the Town-owned and operated parks and recreation facilities, there are several County parks located within the Town. All of the County parks and facilities are located in the western portion of the Town (see Table III-15).

Silver Lake Park is located mostly in the Town of Harrison; however, a small sliver is located in North Castle. Total acreage of County parkland/ open space is approximately 317.

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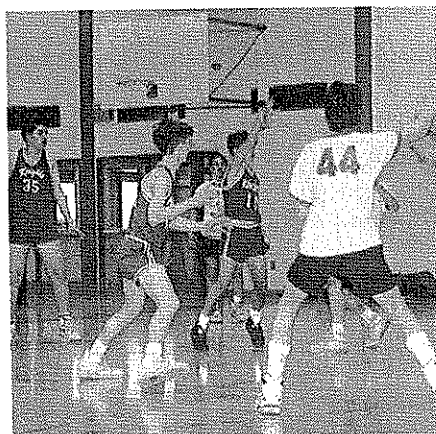


Table III-14B

Town Recreation Facilities and Services, Armonk

Armonk	Location	Acreage
John A. Lombardi Park	85 Cox Avenue	14.96
The park contains two multi-purpose ballfields, 1-1/4 mile fitness trail, parking area, basketball court, tennis courts, playground, and picnic pavilion. The Parks and Recreation Offices and Maintenance Facility are also located on this site.		
Johnston Site	45 North Greenwich Road	9.94
The site was bequeathed to the Town for school, playground or park purposes.		
Town Hall Site	Bedford Road	4.0
The site includes a nonregulation-size softball diamond, parking facilities, rose garden, patio, and pond area. The North Castle Adult Club uses the Town Hall Annex for its programs and meetings.		
Wampus Brook Park	Maple Avenue	28.53
The park contains a gazebo bandstand for concerts, quiet sitting areas, pathway system, water fowl, and a stocked pond for resident anglers 15 years and younger.		
Whippoorwill Ridge Park	Old Route 22	69.0
This conservancy is ideal for hiking, bird watching, and nature observation. It contains a small pond, stream, woodland, and two marked trails. A small parking area will be constructed in the near future on Old Route 22. Access is obtained from Shippen Road and Old Route 22.		

III.D. Open Space and Recreation

Table III-14c

Town Recreation Facilities and Services, Eastern District

Eastern District ³	Location	Acreage
Cat Rocks Park The park was designated as a nature preserve; ideal for hiking, wildlife observation, and other passive recreational activities.	Bedford-Banksville Road (entry from Hissarlik Way)	101.74
Cedar Hill Site Open space/ natural area.	Cedar Hill Road	18.0
Winkler Park The site includes a tot lot/playground, basketball court, two tennis courts, and parking area.	Bedford-Banksville Road	1.37

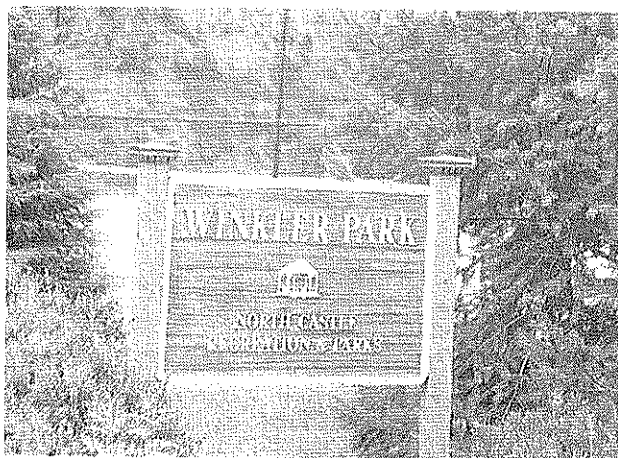


Table III-15

County Parkland/Open Space Located in the Town of North Castle

Name of Park	Location	Acreage
Bronx River Parkway	South of Kensico Dam	34.4
Cranberry Lake Park	Old Orchard Street	135.0
Kensico Plaza	Kensico Dam	6.2
Miller Hill	Dunlap Way	3.0
Silver Lake	Buckout Road	9.2
Sochurek Parcel	Old Orchard Street	21.9
Wampus Pond Park	Route 128	73.0
Washington's Headquarters ⁴	Virginia Road	0.8
Total		283.5⁵

III.D.9. School District Facilities

The Byram Hills School District also provides active recreational facilities for residents of the Town of North Castle. Those facilities which are located in the Town of North Castle are described in Table III-16. Facilities in school districts outside of North Castle which serve Town residents are described in Section III-E, "Community Facilities and Services".

III.D.10. Membership and Private Recreation Facilities

III.D.10.a. Anita Louise Ehrman Recreation Center

The Center contains a main pool, kiddie pool, two tennis courts, open sports field, locker rooms, and snack bar. Membership is available on a family or individual basis to all residents of the Town of North Castle and the Byram Hills School District. The center was provided by the Frederick L. Ehrman family in memory of their daughter and is governed by the Ehrman Foundation as a private, non-profit corporation. It is funded, in part, by a trust. It is open seven days a week for the summer season.

III.D.10.b. Private Recreational Facilities

The following facilities are available to members only or on a fee-paying basis: Armonk Bowl, Armonk Tennis Club, Canyon Club (sponsored membership), Daniel Grey Fishing Club, the Grand Slam Health and Tennis Club Limited, Whippoorwill Club (sponsored membership), White Plains Health and Racquet Club, and Windmill Club (for residents of Windmill Farms). IBM has recreational facilities for its employees (tennis courts and ballfields) adjacent to the Town-owned parcel at Westchester Business Park. This will shortly be donated by IBM to the Town.

III.D.11. Recreation Development Plan, 1990

In January 1989, the Town of North Castle contracted to have a Plan developed for its Recreation and Parks Department. The purpose of the report was to inventory and evaluate the existing recreational facilities within the Town to see if they were adequate to serve the current and future needs of the community.

The Study analyzed the Department's operation and programming. A recreational needs assessment survey was mailed to local residents. The survey

returns and study findings served as the basis for a number of long-term recommendations concerning Department operations and facility needs. Recommendations and portions of this section of the Town Comprehensive Plan were derived from that report.⁶

¹ Additional land has been acquired since the 1990 Land-Use Survey. This is reflected in these figures; however, it is not reflected in Table III-12 or in the Existing Land-Use section.

² This land was classified as undeveloped in the 1990 Land-Use Survey described in this Town Comprehensive Plan Update.

³ Banksville Community Center. Located in the Town of Greenwich (Connecticut), the community center contains a meeting room, kitchen, game room, parking lot, playground, basketball court, and ball field. The Center serves both North Castle and Greenwich residents.

⁴ The renovated house and grounds served as Washington's headquarters during several campaigns in the Revolutionary War and is a Town, County, State, and National Historic Landmark.

⁵ Thirty-two acres in active recreational uses.

⁶ Total Recreation Management Services, Inc. and John J. Kassner and Co., Inc., *Town of North Castle Development Plan for Park and Recreation Facilities*, sponsored by the North Castle Recreation and Parks Department, 1990.

III.D. Open Space and Recreation

Table III-16

School District Recreational Facilities Located in the Town of North Castle

School Name/Acreage	Facilities	
Wampus Elementary School 25 Acres	<ul style="list-style-type: none"> 2 Softball Fields 1 Baseball (Hunter Field) 1 Informal Ballfield 1 Soccer Field 2 Play Area 1 Gymnasium – 50 x 70, 2 Stations 1 Cafeteria 	<p>Each year, the Summer Daycamp (Camp Chippewa) serves 450 children between the ages of six and 12 years for a six-week period.</p> <p>Hunter Field is used for men's recreation softball and Armonk Baseball Little League, April through August. Hunter Field is also used by the American Youth Soccer Organization, which involves two fields during the spring and fall, and the Lions Club Annual Fol-De-Rol.</p> <p>A foot trail connects the Wampus facilities with Lombardi Park and Wampus Brook Park. The Gym is available for Community recreational programs during the winter months after school. Restroom facilities are not available for outside recreational activities during the spring and fall season.</p>
Crittenden Middle School 18.9 Acres	<ul style="list-style-type: none"> 4 Soccer, Lacrosse, Field Hockey Fields 1 Multi-purpose Field 1 Multi-purpose Play Area 1 Gymnasium – 70 x 100, 2 Stations 	<p>The recreational programs utilize the gymnasium during the School year on Saturdays and evenings and are used for gymnastics, baseball, and basketball (not available after school during winter months). These programs serve more than 200 children between the ages of three years to fourteen years.</p> <p>The American Youth Soccer League uses the Soccer fields every Saturday and Sunday during the spring and fall. The baseball fields at Lombardi Park are used by the Athletic Department for Crittenden programs when available.</p>

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Table III-16

School District Recreational Facilities Located in the Town of North Castle (CONTINUED)

School Name/Acreage	Facilities	
Byram Hills High School 66.2 Acres	<i>(facilities continued)</i>	Gymnasium use is permitted during the evenings and Saturdays for "Open Gym" for Adult Volleyball and Basketball. It is not available after school during the winter months.
Facilities	1 Baseball Field	
1 Practice Football Field	4 Tennis Courts	Informal pathways connect this site to local streets at three locations.
1 Football Field	1 Multi-Purpose Paved Area (Handball/Basketball)	
1 Varsity Baseball Field	4 Outdoor Basketball	
2 Soccer Fields	Hoops, Cross Country	
1 All-Purpose Field	Running Course, Shotput,	
(Hockey, Lacrosse, Golf/Archery Practice)	Javelin, Long Jump, Broad Jump, etc.	
1 Outdoor Track	1 Gymnasium, 2 Stations with Spectator Space	
1 Softball Field		
Coman Hill Elementary School 15.9 Acres	50 x 70 Gymnasium (with All-Purpose Room)	After-school and Saturday utilization for after-school recreational programs and basketball.
	1 Play Area, 2 Stations	
	1 Paved Multi-Use Play Area	
	1 Playground Area, with Equipment	
	1 Informal Play Field	
	1 Softball Field	
	(not well defined)	

III.E.1. Introduction

The quality of a community's public services is one of the amenities which make it a desirable and pleasant place in which to live. The future satisfaction of residents with the quality of life in the Town of North Castle will depend in part on the Town's continued ability to provide efficient and effective service to increasing numbers of Town residents. To plan realistically for this projected growth requires an analysis of the current scope and adequacy of existing public facilities. Existing Townwide facilities are shown in Figure III-1.

III.E.2. Town Government

The administrative functions of Town government are carried out in the Town Hall, located in the Armonk hamlet on Bedford Road, and in the Town Hall Annex Building, located across a green directly behind the main building. Both buildings are handicapped-accessible and have been expanded to accommodate Town personnel. The offices of Supervisor, Town Clerk, Court Clerk, Highway Department, Finance Department, and their support staffs are located in the Town Hall, as are the Police Department and the Court Room/ Meeting Room. In the Annex Building are the Receiver of Taxes, Tax Assessor, and Building and



Town Comprehensive Plan Update

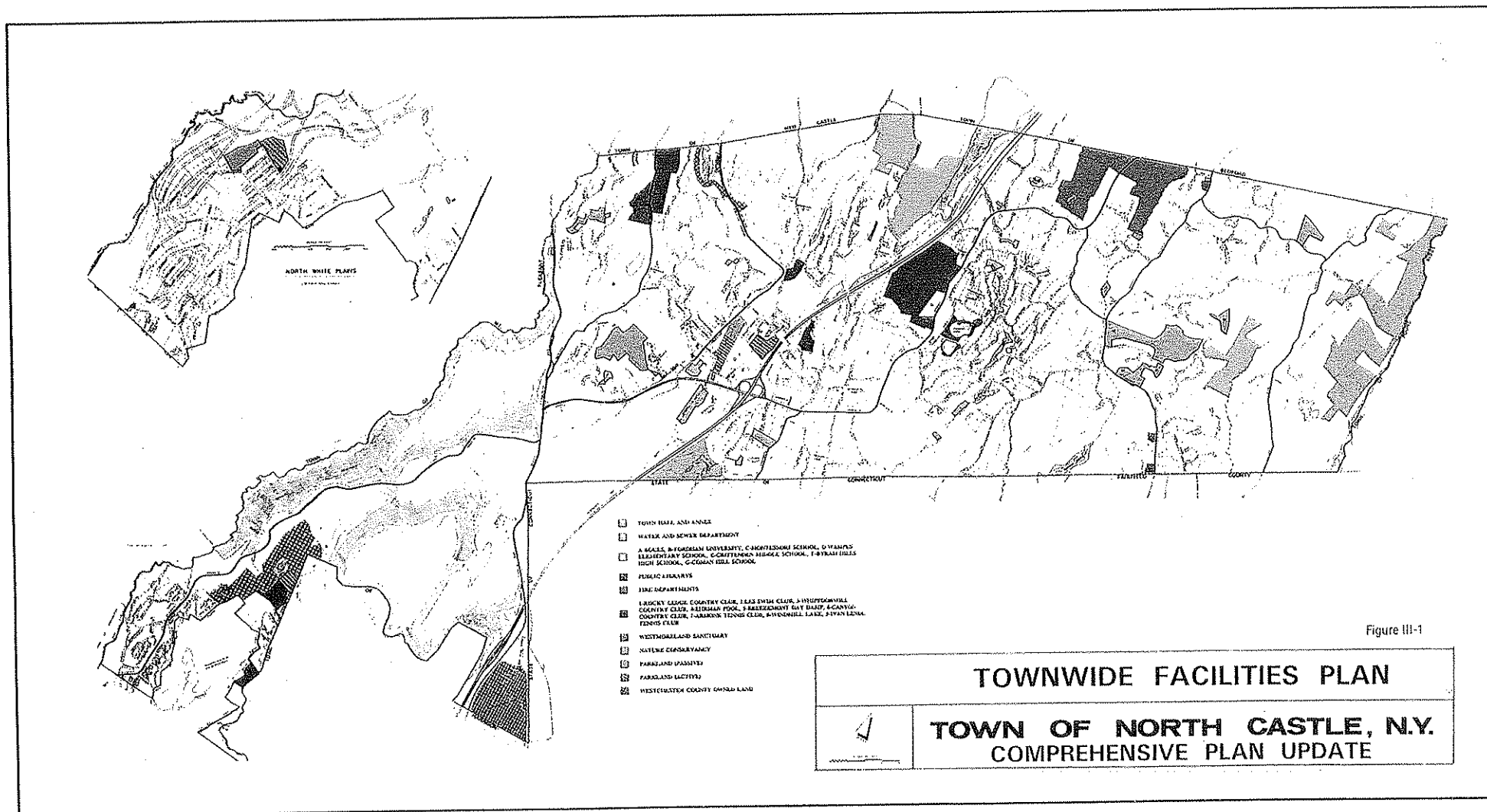
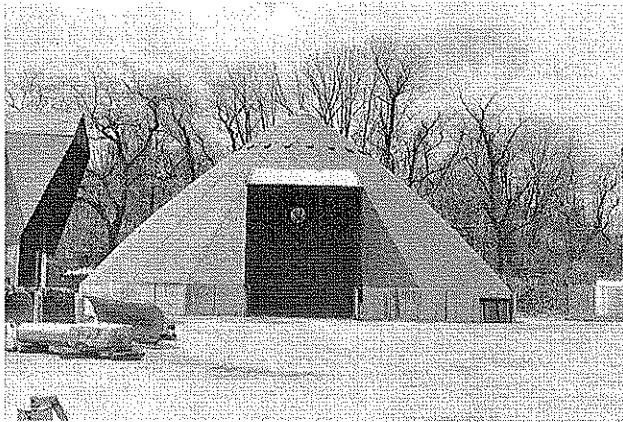


Figure III-1

III.E. Community Facilities and Services



Planning Departments. (The locations of the Town's recreation facilities are discussed in a separate section of this Town Comprehensive Plan.)

The Town Clerk is the Records Management Officer for the Town and has completed an inventory of all existing Town records. The renovation of the attic portion of Town Hall provides additional storage for Town records. The "old Telephone Building" on Whippoorwill Road East is used to house all the archival and inactive records of the various Town Departments.

III.E.3. The Highway Department

The Highway Department is located at the rear of the Town Hall complex, adjacent to the Annex Building. The Highway Department is responsible for the maintenance of all Town roads and drainage courses, leaf and brush removal, repair of guide rails, and other Town maintenance. Leaves are collected by the Highway Department by truck and composted. Leaf mulch and wood chips are made available for local home gardeners.

The Highway Department is also responsible for snow removal, salting, and sanding of Town roads. The Town, under special contract, also maintains New York State and Westchester County roads located within its boundaries. All parkways are

maintained by the County, and the Interstates are serviced by the State.

The Highway Department has an extensive equipment inventory, including dump trucks, pick-up trucks, loaders; snow plows and salt spreaders; and landscaping equipment such as chippers, vacuums, and mowers. The Department has a capital plan for equipment replacement which is reviewed at least annually during the Town's Budget Review Process. Equipment which is only used occasionally is either rented or borrowed and/or shared with other Town Departments and/or neighboring communities.

With a well-stocked inventory of spare parts, the Highway Department services its own vehicles as well as the cars used by the other Town Departments.

III.E.4. Emergency Services

III.E.4.a. Police Protection

The Police Department occupies about one third of the Town Hall building but it will need more room for additional personnel, records, storage, and future expansion. At the present time, there are 29 full-time law enforcement officers including the Chief, two Lieutenants, two Detectives, five Sergeants, and one Youth Officer. The support staff is composed of two dispatchers, two full-time



III.E. Community Facilities and Services

and two part-time clerical personnel. There is also an Animal Warden/Parking Enforcement Officer who works 35 hours per week and is on call for animal emergencies.

A small kennel, located near the Highway Garage, has room for two dogs for short stays (seven to nine days). If the owners of impounded animals cannot be found, the animals are placed for adoption with resident volunteer families. The Town also has a contract with the Animal Shelter in Briarcliff which allows animals to be taken there.

The Police Department patrols in eight squad cars with uniformed officers, four unmarked cars, one animal control vehicle, one trail bike, and a boat to handle emergency situations on the Town's waterways. All motorized equipment is stored in the Town Hall parking lot or the Town Hall Garage.

III. E.4.b. Fire Protection

Fire protection service is provided to each hamlet by volunteer fire companies. The Town of North Castle is served by two Fire Districts (North White Plains and Armonk) and one Fire Protection District (Banksville). The fire and ambulance districts are shown on Figure III-2. The fire districts are run by boards of publicly elected fire

commissioners, and services are provided by each fire district. Members of the Town Board serve as the commissioners of the Banksville Fire Protection District and contract with the Banksville Independent Fire Company for fire protection.

III. E.4.b.i. North Castle South Fire District Number 1

The North Castle South Fire District Number 1 is located on North Broadway in North White Plains near the Town line with the City of White Plains. It operates two engines and a Hurst "Jaws of Life" Tool, and occupies a two-story building. The existing building has very limited automobile parking for volunteers and visitors. In addition, the present location on North Broadway (Route 22) has extremely heavy traffic during peak periods and the road is rather narrow for the turning radius of a fire truck. Although the Fire Company would like to construct an extension to the existing building, this proposal was not approved by local voters.

III.E.4.b.ii. The Armonk Fire District Number 2

The Armonk Fire District headquarters is located on Maple Avenue. It operates four pumpers, each of which carries 500 to 600 gallons of water, plus a 3,200 gallon tanker, a Lukas "Jaws of Life" Tool,

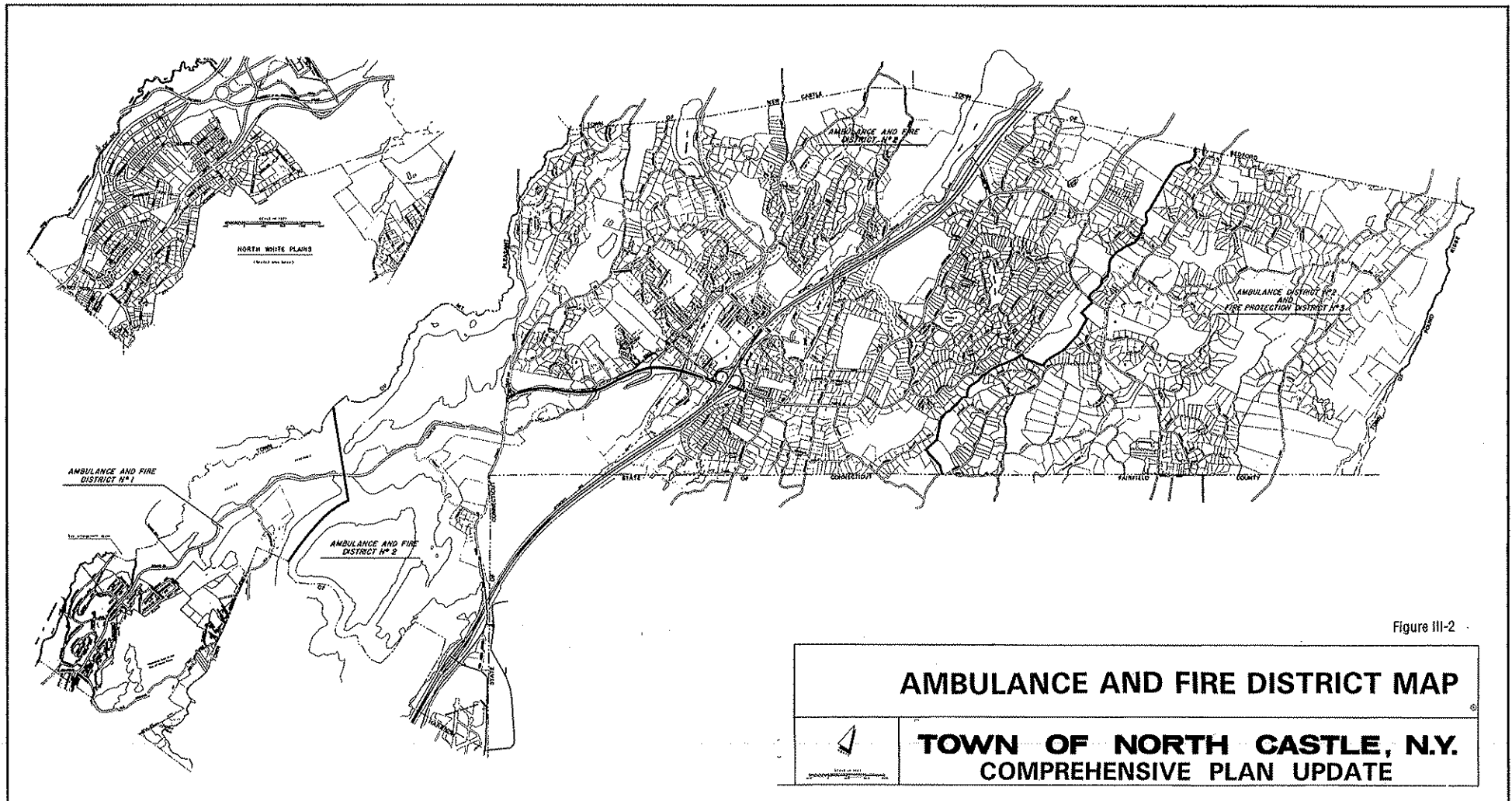
the Chief's Car, trail bikes for off-road duty, and a motor boat for water rescue.

Fire hydrants have been installed to serve the downtown hamlet area (Water District Number 4) but these hydrants will not be fully operational until the Town's water storage tank is built. The fire department will continue to seek access to local water bodies as necessary to refill for firefighting.

The second floor of the firehouse is used for meetings and administration. There are 49 volunteer fire-fighters and an active Ladies Auxiliary. There are some firefighters who are also trained as Emergency Medical Technicians (EMTs) and First Responders.

III.E.4.b.iii. The Banksville Independent Fire Company

The Banksville Independent Fire Company, Inc., with its headquarters on Bedford-Banksville Road near the Connecticut line, operates two pumpers capable of carrying a combined total of 1,250 gallons of water. It also has a 3,000-gallon tanker. This capacity is supplemented by pumping from ponds, streams, and swimming pools. The Company also has a 4-wheel drive brush fire unit, a hose wagon, a Hurst Tool and a patrol/rescue unit. It is served by 35 active volunteers including



III.E. Community Facilities and Services

EMTs, 30 other members, and a 10-member Ladies' Auxiliary. The Company also provides service to part of the Town of Greenwich, Connecticut, on a contract basis.

The fire house was recently refurbished and re-landscaped, and an additional parking lot was installed. This has helped to beautify the Banksville hamlet and improve the quality of service provided by the fire-fighters. The top floor of the fire house is used for meetings and is available to the public although it is not accessible to the handicapped.

The Fire Protection District has recently received a gift of a 1.7-acre parcel on Bedford-Banksville Road as a practice drill area; it also has a pond which the Fire Company can use as a source of water.

III.E.4.b.iv. Water Availability for Fire Protection

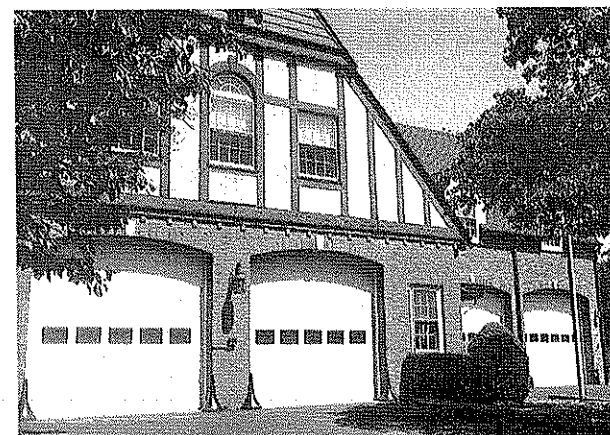
Public water is available in North White Plains, however, some of the area is served by six-inch water mains which date back to 1927 and provide less than optimal water flows. A 600,000-gallon water tank was built in the 1960s. Given the existing level of development, the two-story height of most of the buildings, and the cost of replacing the water mains, no major improvements to the

distribution system are contemplated at this time. Many of the owners of newer commercial buildings have elected to install sprinklers to lower the cost of their fire insurance and provide better fire protection.

Public water and fire hydrants are also available in the Windmill area of Armonk. The Planning Board, when reviewing new subdivisions, works closely with the three local fire departments to develop dry hydrants and other sources of water for fire-fighting, such as small ponds and retention basins.

Fire hydrants were installed in the downtown Armonk hamlet area as part of the creation of Water District Number 4. However, as mentioned, they will not be fully operational until the Town's water storage tank is installed.

Fire protection is a direct function of the promptness with which emergency services can be delivered. Although the narrow local roads provide the Town of North Castle with some of its scenic character, they do sometimes hamper efficient travel by the local fire departments. New subdivisions provide better accessibility for fire trucks and other emergency vehicles since they have been built using better road design standards than previously required.



III.E. Community Facilities and Services

III.E.4.c. Ambulance Services

North White Plains has formed a new ambulance district, Ambulance District Number 1, which shares the services of Valhalla Ambulance Corps with the Valhalla community (see Figure III-2). Each North White Plains homeowner is assessed for this service. This is an excellent example of the municipal cooperation and joint service delivery which has helped to keep the Town's operating costs under control.

The Ambulance Corps has the following equipment stored at its headquarters: two fully stocked ambulances including all necessary equipment for emergency medical transport to local hospitals, e.g. oxygen and oxygen masks, KEDs (portable backboards) to preserve spinal immobilization, longboards, trauma kits, and other equipment recommended by New York State. The headquarters is located just over the Town line (over the Reservoir) at the corner of Westlake Drive and Prospect Avenue in Valhalla. There are over 50 riding members in addition to 30 associate volunteers providing round-the-clock voluntary coverage in at least two-person teams.

Armonk Fire District Number 2 provides ambulance service to its fire district as well as the Eastern District. The Fire District operates two



ambulances and is assisted in the Eastern District by the EMTs from the Banksville Fire Protection District.

The Eastern District should make arrangements for its own ambulance service.

III.E.4.d. Enhanced-911 Service

On July 12, 1993, the Town, in conjunction with the other municipalities in Westchester County, implemented the Enhanced-911 (E-911) service. This service allows any person in Westchester to dial "911" and receive help in an emergency. The state-of-the-art system provides residents with a nearly instant link to police, fire, or medical assistance.

In North Castle, the police dispatchers know where callers are and how to get help to them immediately, even if the person dialing 911 for help is a stranger to the community or a young child, has a hearing or speech impairment, or does not speak English. When a 911 call is received, the system automatically displays the telephone number from which the call is placed, the address where the telephone is located, and which police, fire, or emergency medical service is responsible for bringing help.

The Town of North Castle provides for all police, fire, and emergency medical services responses with Town facilities. Some EMS (ambulance) service for North Castle is handled by contract with Valhalla. In the rare event that the 911 system were out of commission, all North Castle 911 calls would be automatically routed to the Town of Bedford Public Safety Answering Point (PSAP).

To enable emergency teams to find every location in North Castle as quickly and efficiently as possible, in 1992 the Town enacted a law governing the numbering of all buildings. In addition to requiring that each number be posted conspicuously, the law ensures that all addresses run sequentially on every street.

III.E.5. Utilities

III.E.5.a. Wastewater

Due to the rural nature of the Town, most dwellings are served by individual septic systems; conversely, substantially all commercial buildings are now, or will soon be, connected to sewers. Those portions of the Town not served by septs are included in three sewer districts and are served by one local sewage treatment plant and three plants operated by other municipalities. The Town's sewage conveyance system contains

approximately 79,000 linear feet of collector mains, 17,500 linear feet of laterals, and seven pump stations equipped with remote monitoring devices and auxiliary power sources.

In 1968, a comprehensive sewage study of Westchester County established the framework for all future sewage disposal. In 1977, The Areawide Waste Treatment Management Plan (also referred to as the Northern Westchester County 208 Study), set forth details for future sewer service. Sewage planning in the Town of North Castle has not changed from these studies except in two instances: the approved extension of the Blind Brook Sewer system to accept effluent from North Castle Sewer District Number 3 and the extension of North Castle Sewer District Number 2.

The three North Castle Sewer Districts are shown in Figure III-3 and are as follows:

III.E.5.a.i. Sewer District Number 1

Sewer District Number 1 serves North White Plains, except Quarry Heights. It consists of 35,960 linear feet of collector mains and 15,000 linear feet of laterals; 65% (Morningside Place and Clove Road south to the City of White Plains line) of this area's effluent is discharged into the Bronx Valley Sewer District and flows south to be

III.E. Community Facilities and Services

processed by the City of Yonkers Treatment Plant. This effluent receives primary and secondary treatment from the Yonkers Treatment Plant, which is currently being improved, and the effluent is discharged into the Hudson River. A small area along the southwest portion of Route 22 (the North White Plains Shopping Center and the adjacent Castle Glen multi-family development) is in the Mamaroneck Valley Sewer District. This effluent flows south to be processed by the Mamaroneck Treatment Plant. Final discharge is into Long Island Sound. Overlook Road and Morningside Place in North White Plains have some homes which are not hooked up to public sewers although sewer connections are available.

III.E.a.ii. Sewer District Number 2

Sewer District Number 2 serves downtown Armonk from School Street south to the IBM buildings and from I-684 West to Main Street/Route 128. It consists of approximately 30,000 linear feet of collector mains, 2,500 linear feet of laterals, and four pump stations. All of this area's effluent is discharged into the Armonk Municipal Treatment Plant, located on the west side of Armonk Business Park. Final discharge is

into Wampus Brook, which eventually flows into Long Island Sound.

The Phase I Extension will be completed in 1994 and includes Wampus and Crittenden Schools, the New York Telephone building on Whippoorwill Road East, and four projected developments on Route 128 (North) and Cox Avenue. The second phase expansion of the collection system was completed in 1995. Phase III may include the Ehrman Pool, three properties in the Kaysal/Labriola Court area, and homes on small parcels on several streets such as Orchard, Annadale, Rose Hill, Old Mount Kisco Road, Cox Avenue, and School Street. The Armonk Sewage Treatment Plant will be expanded concurrently (with Phase III) to serve these additional users.

III.E.5.a.iii Sewer District Number 3

Sewer District Number 3 serves commercial properties on King Street (Route 120), New King Street, and certain portions of Westchester County Airport that are in North Castle. The District consists of 13,000 linear feet of collector main and three pump stations. All of this area's effluent is discharged into the Westchester County Blind Brook sewer plant at a connection point near Airport Access Road, just north of the Westchester County Airport toll booth. The sewer main begins

at the Westchester County Airport (at the North Castle Town line), follows New King Street to its intersection with King Street, continues along King Street to its intersection with Cooney Hill Road and thence into the Kings Wood property. There are three lift stations and two pressurized mains which carry the effluent in a hanging sleeve, installed on the existing bridge across Interstate Route I-684. The Blind Brook plant discharges into Long Island Sound. The Town Sewer and Water Department maintains Sewer District Number 3, and the Town owns all the appurtenances.

It is estimated that the properties mentioned above have a potential total future effluent flow of approximately 130,000 gallons per day (gpd). A dry sewer main was constructed to allow connection by the neighboring Cooney Hill residential subdivision at some future time. Residents of Cooney Hill may petition the Town Board to tie into the District when they are ready. This will require a future District expansion and the requisite approvals from all the affected levels of government, including the Town of North Castle and Westchester County.

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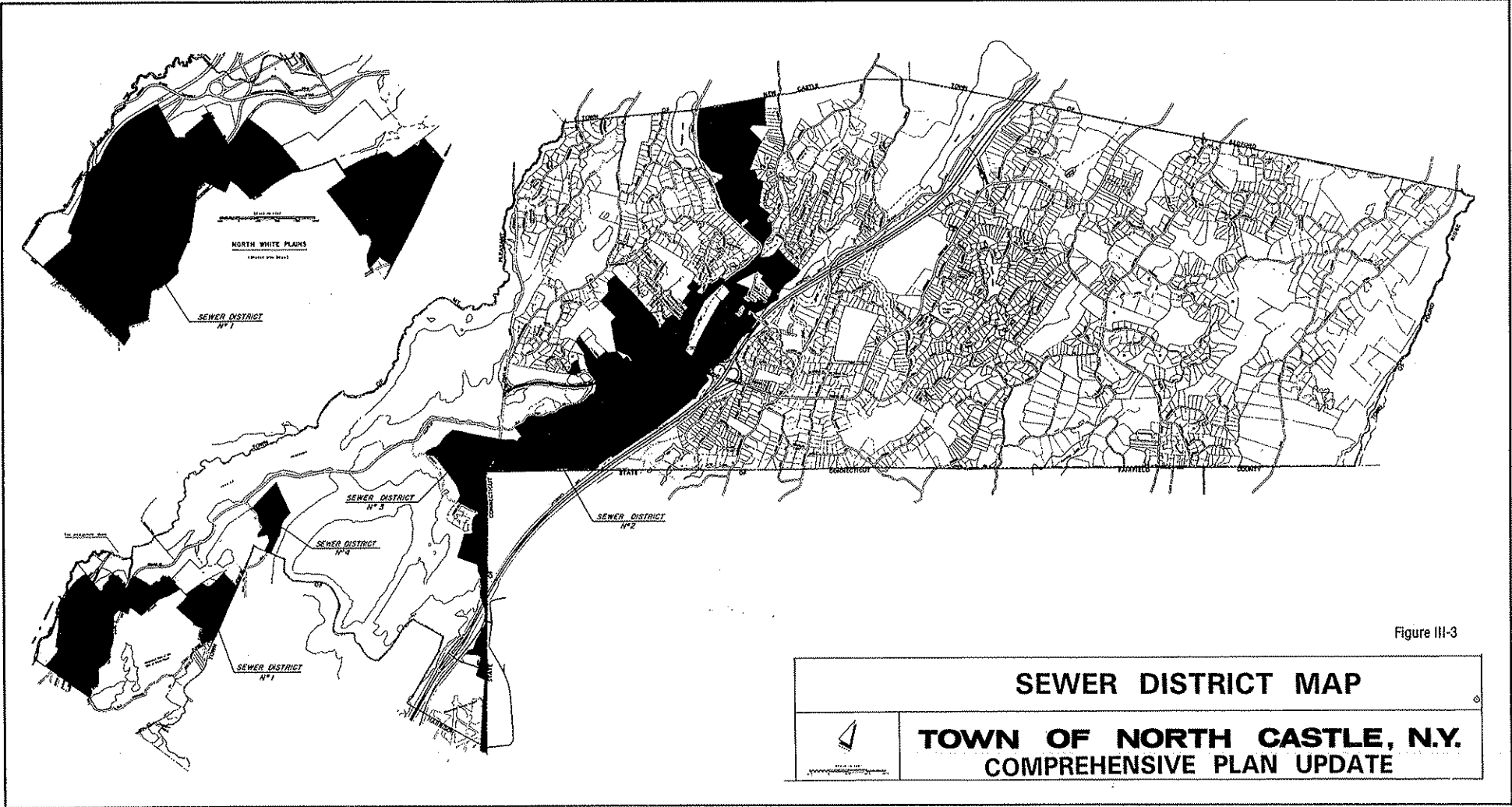


Figure III-3

III.E. Community Facilities and Services

III.E.5.i.v. Proposed Additional Sewer Districts

1. Quarry Heights

The Town has been exploring the possibility of working in cooperation with the contiguous Town/Village of Harrison to extend the sewer and water lines which were installed in 1992 and were operational by 1994. At the present time, this isolated and rocky area of North Castle is served exclusively by septs and wells on small lots which have little space for septic field expansion or replacement.

Two facilities for exceptional and physically challenged students which are located in Quarry Heights, BOCES and the Jennie Clarkson Home, have expressed an interest in tying into the Harrison sewer and are working with the Town Board to accomplish this goal. The BOCES site also has a bus storage and garage facility. There is a plan, Sewer District Number 4, to serve these two facilities and the seven properties on Old Orchard Street with sewers by 1997, since grants have been secured to finance these improvements.

The cost for the extension of water and sewer lines to the remainder of the North Castle section of Quarry Heights, however, is likely to be quite high because of the extensive trenching required in the

very rocky (granite) terrain. Any district bonding of the construction might be too expensive to meet the cost thresholds imposed by the State Comptroller's office. The Town is actively pursuing public funding options, such as Federal grant money, the State Revolving Loan Fund, and other grant sources. A preliminary engineering plan for the residential sewer and water connections has been designed, but only tentative discussions have taken place between North Castle and Harrison; the future of the Phase II sewer and water extension project is uncertain.

2. Eastern District (Banksville and Mianus River Watershed)

There are no existing treatment plants or collection systems planned for the Eastern District. While much of the Eastern District is environmentally protected by large-lot residential zoning, the Class AA Mianus River and the downtown Banksville aquifer are fragile and, although not currently planned, any commercial or residential (multi-family) intensification would demand the strictest scrutiny of wastewater treatment.

3. Windmill Farms

The 208 Study and the 1974 Town Development Plan recommended that Windmill Farms be served by a force main/gravity sewer system and pump

station that would tie into Sewer District Number 2 and the Armonk Sewage Treatment Plant. This possibility may be explored in the future, but is not currently contemplated as part of the expansion of Sewer District Number 2. In the absence of a well-funded developer or other outside financing, the cost of such an expansion would probably not meet the State Comptroller's threshold for the cost per resident test.

No new sewer or water infrastructure is planned for the Eastern District, or the northern (Whippoorwill) and eastern (Windmill) portions of Armonk. For this and other reasons, these areas should be maintained in large-lot (R-2A and R-4A), single-family zones.

Some of the Armonk drainage area is served by Sewer District Number 2, whose current boundaries are shown in Figure III-3. This district serves the businesses and residences in the Armonk hamlet area.

In 1993 and 1994, Sewer District Number 2 was extended to serve the Wampus and Crittenden Schools, Telephone property, Wampus Close, the Whippoorwill School, the Leisure property, and the four proposed subdivisions — the Leisure Subdivision on Cox Avenue and the Sands Mill, Thomas Wright, and Wampus Estates (the North

III.E. Community Facilities and Services

Castle portion of the property is called Wood Hollow Estates), all located on Route 128. The sewer main extension generally follows Cox Avenue, NYS Route 128, and the internal roadway network for the properties on Route 128.

The proximity of this area to the new Town wells on School Street mandates the protection of the Town's water supply by the use of public sewerage. The sewer district may also be extended in the future to include other portions of Cox Avenue, Cliff Place, Rose Hill Avenue, and Old Mount Kisco Avenue [these are the areas of the Armonk hamlet with existing homes on small lots (less than 1 acre)] as well as other small lots on Whippoorwill Road East, Annadale Avenue, and Orchard Drive. The proposed areas being considered for sewer extension are shown in Figure III-3. (The future sewer district expansion area boundaries had not been finalized when this section of the Update was revised.) In the past, the Town has allowed an area or neighborhood to enter the District if the sewer extension was close by and if a majority of the property owners petitioned the Town Board to join the extended District.

III.E.5.b. Armonk Sewage Treatment Plant¹

The downtown Armonk hamlet area is served by Sewer District Number 2, which discharges into the Armonk Sewage Treatment Plant.² While the District has been extended three times to include several new commercial businesses and the multi-family projects, the plant itself has never been expanded since its completion in 1984, and changes in New York State sewer standards dictate that a general upgrading is required in the future.

The Town's sewage conveyance system consists of approximately 25,000 linear feet of gravity sewers and laterals (of varying sizes), four sewage pumping stations, and approximately 4,000 linear feet of force mains of varying sizes. Each pump station is equipped with a standby power source in the event of power failure.

The Armonk treatment plant is an advanced secondary-level facility designed to treat an equalized flow of 380,000 gallons per day (gpd) of domestic wastewater. As part of the two extensions to Sewer District Number 2, the Town's SPDES permit was expanded to 500,000 gpd and all requisite approvals were secured by the Town for the future.

The wastewater first passes through primary clarification and then through the rotating biological contactors. The wastewater then enters

the secondary clarifier and is pumped to the sand filters. Then it is pumped again for disinfection by ultraviolet lights and then reoxygenated with an air mixture before it flows out of the plant into the Wampus River. The accumulated solids (sludge) are treated via aerobic digestion before the sludge is transported off the site.

The proposed expansion of the Service Area of the Plant will require the construction of more gravity sewers, additional pumping stations, and force mains. The improvements to the Sewage Treatment Plant which will be required for the next proposed significant sewer district expansion are projected to cost in the range of \$2 million, including the required engineering, legal, and environmental studies. These improvements include the following:

- Additional equalization tank;
- Tanks and pumps to serve 400 gallons per minute (gpm);
- Additional primary clarifier;
- Rotating Biological Contactor (RBC) (2);
- Ultra Violet Back-up System;
- Grit Removal System; and
- Expanded building to house the above.

It is anticipated that the expanded capacity of the plant will not be exceeded by the projected flows from the proposed expanded new district, and no further plant expansion is planned at this time.

III.E.5.c. Water Supply

Although most of the Town of North Castle draws its water supply from private wells, the Town is served by four public water districts (Water District Number 3 and Water District Number 4 were consolidated in Spring 1994) (see Figure III-4).

III.E.5.c.i. Water District Number 1 — North White Plains

The North Castle Water District Number 1 supplies water to approximately 2,500 persons in the North White Plains area. The District operates two pump houses with 1,250 gpm of pumping capacity and two water tanks with one million gallons of storage capacity. Current demand in the District is approximately 300,000 gpd. The system is hooked up to the New York City water supply as an emergency back-up. Water District Number 1 also provides water to Metro North for its rail facility at the North Castle-Greenburgh boundary.

III.E.5.c.ii. Water District Number 2 — Windmill Farms

The Windmill Farms Water Works was a private company which has been converted into a public district. It serves approximately 1,200 persons, with an average consumption of 115,000 gallons

per day. It has a well capacity of 324,000 gallons per day. The District also serves the Coman Hill Elementary School and the Canyon Club. It owns about 72 acres of land (including a former gravel pit) on Windmill Road and operates four wells located on that property. The District has about 11 miles of water main and 78 hydrants. (The aquifers which provide the source of the water to the Town are discussed in detail in the Environmental Section of the Town Comprehensive Plan.)

III.E.5.c.iii. Water District Number 3 — Armonk Hamlet (Multi-Family)³

In 1985, Blasland and Bouck Engineers, P.C., were retained to report on the creation of a water district to serve downtown Armonk and, the potential to purchase water from the Town of New Castle (obtained from the New York City water system).⁴ While the latter proposal was determined to be infeasible, Water District Number 3 was formed to serve the two proposed multi-family projects (Whippoorwill Ridge and Whippoorwill Hills).

III.E.5.c.iv Water District Number 4 — Armonk Hamlet (Downtown)

Water District Number 4 was created to serve the rest of downtown Armonk after dry-cleaning solvents were detected in 24 downtown hamlet wells. Under a joint EPA-DEC Superfund cleanup

program, the Town used two specially constructed wells on School Street, on land donated by a private developer, as the water source.

Two wells on the Whippoorwill Ridge multi-family site, each with minimum capacity of 25 gpm, were added as back-up sources. A 1 million-gallon water tank, to be built by the Whippoorwill Hills developer, will become the main holding facility for the merged districts.

III.E.5.c.v. Water District Number 5 — Formerly Two Castle Water District

Water District Number 5 was formerly part of the Two Castle Associates (TCA), a not-for-profit membership corporation which operates the water distribution system in the Whippoorwill area of the Towns of North Castle and New Castle.⁵ There are 128 parcels in both Towns in the district, and 83 residences in North Castle draw water from the system. Water District Number 5 includes only the homes in the Town of North Castle. The district buys its water from New Castle and New Castle has built a filtration plant. As the Town's Comprehensive Plan goes to press, the district is also looking at alternative water supply sources.

The Towns of North Castle and New Castle have formed a water district in each Town to serve their

III.E. Community Facilities and Services

respective residents. North Castle and New Castle have entered into an intermunicipal agreement to reimburse North Castle for the complete operation of both districts.

Engineering studies were conducted for the Two Castle District by the firm of Hazen and Sawyer to assess the condition of the existing distribution system and the extent of future capital improvements which should be planned for the system. This study was completed prior to the District becoming a municipal system.

In areas of the Town where no public water systems are available, the Town should continue to require emergency water sources for firefighting purposes in new subdivisions. Both tanks and ponds should have fire hose connections to allow water to be drawn from them without delay. Ponds should be at least six feet deep to prevent complete freezing in winter and to help reduce algae growth in summer.

III.E.6. Education

III.E.6.a. Introduction

The majority of the residents of the Town of North Castle are served by three school districts:

- **The Byram Hills School District**, which serves the largest portion of the Town as well

as the Bear Ridge Section of the Town of Mount Pleasant;

- **The Bedford Central School District**, which serves a portion of the Eastern District; and
- **The Valhalla Public School District**, which serves North White Plains.

Small portions of the Town of North Castle are also served by the Harrison Central School District and the Mount Pleasant Central School District.

Table III-17 below lists the school recreational facilities located outside the Town of North Castle which are used by Town students who attend these schools. School District facilities located in the Town are discussed in Section III-D "Open-space and Recreation".

III.E.6.b. Byram Hills School District

The Byram Hills School District has two elementary schools, a middle school, and a high school. The Wampus Elementary School is located on 25.2 acres in Armonk and contains 25 classrooms. The Coman Hill Elementary School, with 13 classrooms, occupies a 15.9-acre site on Route 22. Two additional classrooms were added in the Fall of 1995. The H.C. Crittenden (Middle) School occupies an 18.9-acre site adjacent to the Wampus Elementary School and contains 34

Table III-17

School District Recreational Facilities Located Outside the Town of North Castle

Bedford Village Elementary School	1 Multi-Use Field 1 Gymnasium
Acreage: 9.4	
Fox Lane High School and Middle School Complex	2 Ball Fields (1 Baseball, 1 Softball) 1 Football Field 3 Lacrosse/Soccer Fields
Acreage: 153	1 Multi-Use Field 1 Running Track 1 Theater-Auditorium 3 Gymnasiums (2 High School, 1 Middle School)
Mount Kisco Elementary School	1 Multi-Use Field 1 Gymnasium
Acreage: 6.7	
Pound Ridge Elementary School	1 Baseball Field 1 Soccer Field 1 Multi-Use Field
Acreage: 13.8	
West Patent Elementary School	1 Multi-Use Field 1 Gymnasium
Acreage: 7.7	

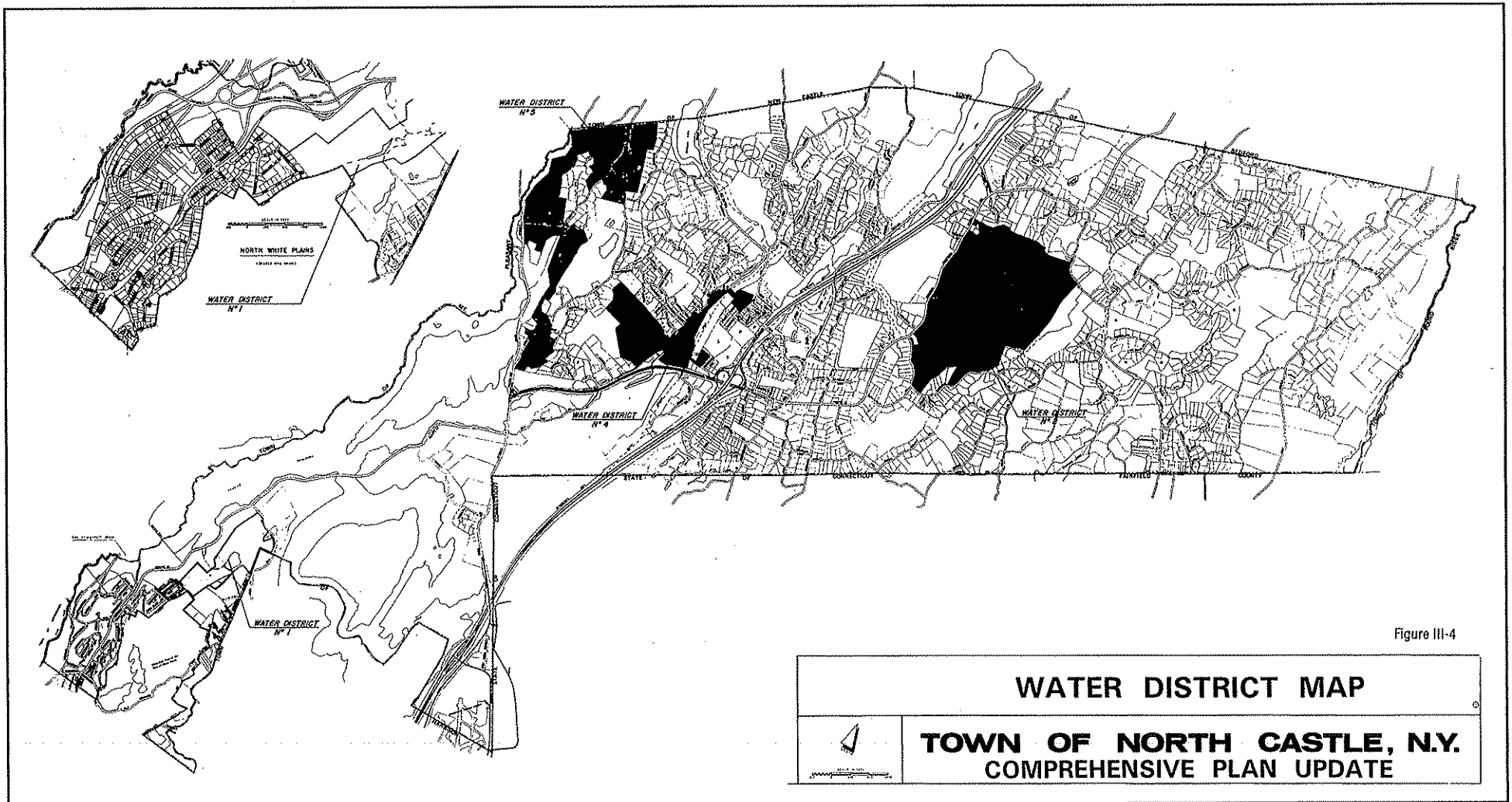


Figure III-4

III.E. Community Facilities and Services

classrooms, including laboratories and special-use rooms. The Byram Hills High School is located on 66.2 acres of land north of the Armonk hamlet between Byram Lake Road and Route 22 and contains 36 classrooms, including laboratories and special-use rooms.

The Byram Hills School District provides a full-day kindergarten, heterogeneous grouping through

grade 7, Orff music program, Reading Recovery, special reading, Junior Great Books, enrichment classes and resource rooms, networked computers in every school, a true middle school, foreign language study beginning at grade 6, a Big Brother-Big Sister program between the high school and elementary schools, mentor program, peer leadership, nine advanced placement (AP) offerings, award-winning science research

program, and comprehensive extracurricular programs. More than 95% of its graduating seniors attend college, about 30% of these at the nation's most competitive colleges and universities.

All of the District's schools are functional and well maintained. Currently, however, the two elementary schools and the middle school are at or beyond their enrollment capacity, based on current class size practices. Total district enrollment has increased 20% in the last five years, placing pressure first on the elementary schools and, most recently, on the middle school. Continuing growth has led the District to begin consideration of a building program in order to preserve its program standards (see Table III-18).

Table III-18

Byram Hills School District, Enrollments and Building Capacities

School	Enrollments					Average Class Size	Building Capacity
	1991- 1992	1992- 1993	1993- 1994	1994- 1995	1995- 1996*		
Coman Hill Elementary School	300	309	315	314	344	23	300
Wampus Elementary School	451	461	509	529	529	22	550
H.C. Crittenden Middle School	538	576	588	604	661	23	750
Byram Hills High School	460	475	467	505	510	22	800
Total	1,749	1,821	1,879	1,952	2,044	22.5	2,400

*District projection.

III.E.6.c. Bedford Public School District

A number of residents of the Middle Patent area are served by the Bedford Central School District. The Bedford Central School District has five elementary schools (grades K-5) as well as the Fox Lane Middle School and High School, both located on a 150-acre campus off Route 172 (see Table III-19.)

III.E.6.d. Valhalla Public School District

The Valhalla School District is a small suburban school district located in central Westchester County. Approximately 220 children from North

III.E. Community Facilities and Services

Table III-19

Bedford School District Enrollments and Building Capacities

School	Enrollments 1994-1995	Building Capacity
Bedford Village Elementary School	340	300-350
Bedford Hills Elementary School	283	300-350
Mount Kisco Elementary School	369	375-425
Pound Ridge Elementary School	281	350-400
West Patent Elementary School	342	350-400
Fox Lane Middle School	680	700-850
Fox Lane High School	823	1,200-1,500
Total	3,118	3,575-4,275

Table III-20

Valhalla School District Enrollments and Building Capacities

School	Enrollments 1994-1995	Building Capacity
Columbus Avenue Elementary School	239	320
Virginia Road Elementary School	262	280
Valhalla Middle School/ High School	520	800
Total	1,021	1,400

White Plains attend school in the Valhalla Public School District.

The district has two elementary schools. Students in grades K-2 attend Virginia Road School, which has a full-day kindergarten program. The Columbus Avenue School contains grades 3-5. The middle school consists of students in grades 6-8 and is organized with "teams" of teachers for each grade level. The high school (9-12) offers a full academic program. Full support services are

provided for all students, ranging from those in need of special education to the academically gifted (see Table III-20).

III.E.7 Child Care Facilities

III.E.7.a. Introduction

The Town of North Castle does not operate any municipal day care or child care facilities. However, there are two private day care centers, which provide full-time services to children from two months to kindergarten age. Both centers are currently considering after-school support services for the older siblings of clients.

III.E.7.b. Current Trends

It is interesting to note that 52% of all the children (nationwide) under the age of one year have full-time working mothers who need some type of child care arrangement.

Many businesses provide day care facilities as an inducement to help attract personnel, especially those where women make up the majority of the work force. Since these day-care facilities are expensive to operate, many communities exclude them from floor area ratio (FAR) standards so that businesses and/or developers of commercial properties will have an incentive to provide them

on the largest scale possible. Other communities recognize the importance of day care to their residents and employees in a number of ways:

1. These facilities are discussed as a community service in the Town Comprehensive Plan;
2. Incentives are provided to developers (such as FAR relief or bonuses) to include on-site child care facilities for employees of commercial projects; and
3. Developers either provide child care facilities in conjunction with their projects or pay to offset the costs of providing these services elsewhere.

III.E.7.c. Planning Considerations

When assigning child-care facilities to a particular zoning district, the criteria used by planners typically include their need and compatibility with existing permitted uses. In the past, it was generally felt that this type of land use was most appropriate for commercial zones. Today, many communities permit and encourage smaller child care facilities, which are geared toward providing care in a family setting for not more than ten children. Locations in residential districts might also be appropriate for these facilities if adequate buffering and off-street parking can be provided.

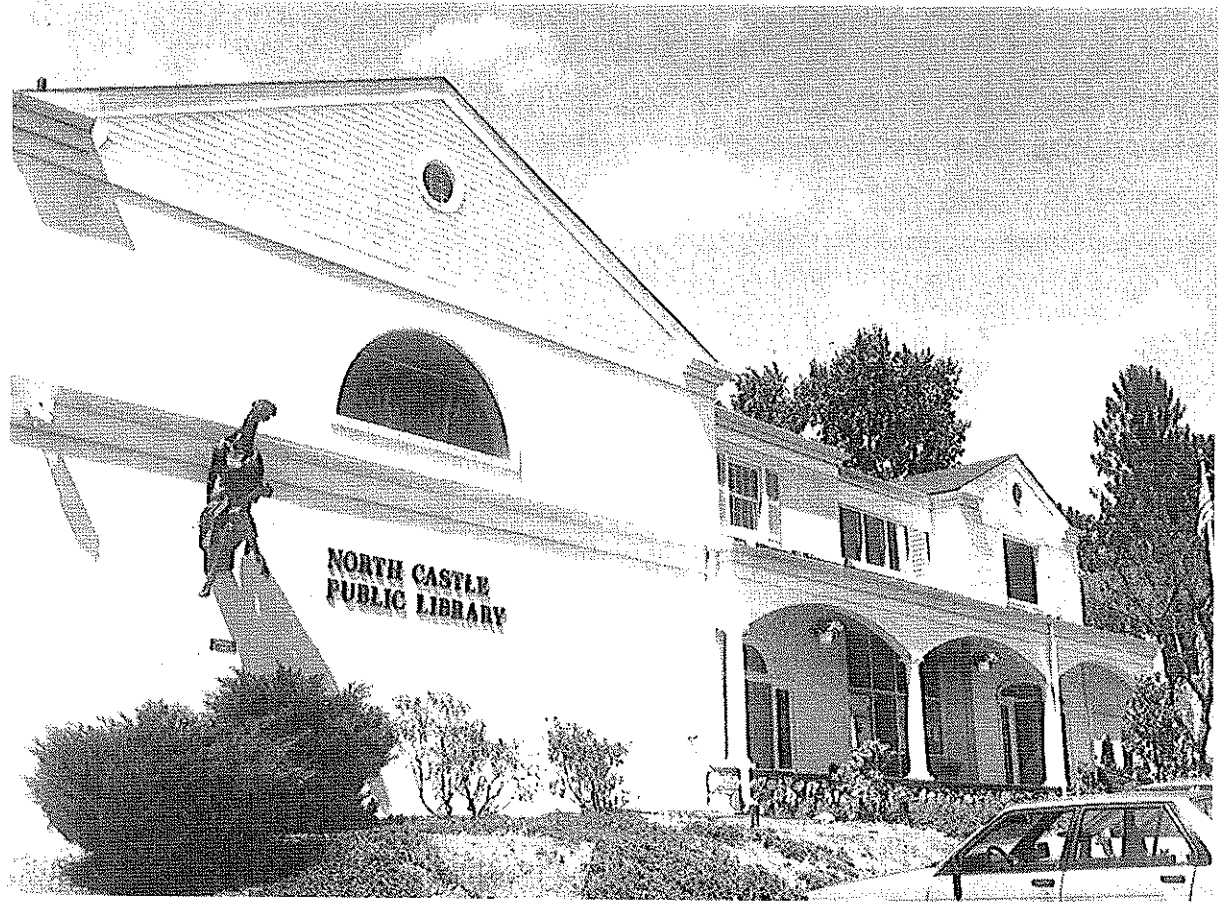


III.E. Community Facilities and Services

Typical zoning standards usually regulate the size, bulk (maximum coverage and height), minimum lot size, setbacks, egress/ingress, off-street parking requirements, frontage on a major or collector road, and architectural style of the facility. (For example, the facility could be designed to look like a typical residential home.) Many zoning ordinances require that play yards and/or employee parking lots be located in the rear or side yards, and require larger buffers, landscaping, and fencing adjacent to other residential uses.

Another mechanism which allows day care is the use of special permits. (The existing privately owned facility was approved under a special use permit.) This zoning technique allows the municipality to keep better control over facilities and to make sure there are no negative impacts to the community.

There is a need for additional child care facilities to serve the corporate, office, and other businesses which are located in the Town. The Planning Board has been exploring the option of making child care a required accessory use for new commercial developments which have 100,000 square feet or more. Kings Wood Corporate Center has proposed providing these services for approximately 100 children.



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III.E.8. Libraries

North Castle's libraries serve as centers of information and community activity. The main library is located in a two-story building on Whippoorwill Road East near Main Street in the Armonk hamlet. A small library branch is located in the North Castle Community Center on Clove Road in North White Plains.

The Armonk library building was recently enlarged to provide a large main reading room and a community meeting room which is available to local groups. The children's library, on the first floor, has been recently renovated. There is also a Young Adult's Room, where many children use the library resources on a regular basis after school for homework and the librarians assist them with their reference questions. There are story hours geared to different age groups serving children from ages 2 to 12.

The Town is a member of the Westchester Library System (WLS) which allows local residents with a library card to use any one of 38 member libraries and branches in Westchester County. Local residents can locate titles held by any of these member libraries using the Westlynx computer system.

The two Town libraries have an excellent collection of fiction and non-fiction books for all age groups, large-print books, books on audio tape, video cassettes, CDs, and magazines available for loan, making a total collection of 52,000 items. The Armonk library has an "InfoTrac" System (a computerized periodical index), and over 200 magazines are available on microfiche, and The New York Times and The Wall Street Journal are available on microfilm.

Both the card catalogue and circulation system are computerized for operating efficiency. The circulation desk loans over 87,000 items a year and deals with 1,400 inter-library loans.

Two Friends of the Library groups, one in Armonk and one in North White Plains, organize cultural programs, and provide help through volunteers and financial support. In 1994, the Friends of the North Castle Library completed and presented to the Town a new community room, with 186 seats in a stepped-seating configuration, a fully lighted stage, sound system, state-of-the-art VCR and screen capabilities, and an expanded children's library. The room is available for multi-media programs for all age and local interest groups.

III.E.9. Solid Waste

III.E.9.a. Background

In 1988, the New York State Solid Waste Management Act amended the General Municipal Law and articulated a formal State policy with regard to solid waste.⁶ The Act established an official policy for solid-waste management priorities (in order of preference): waste reduction; waste reuse (recycling); energy recovery in an environmentally acceptable manner; and waste disposal (primarily landfilling).

The Town of North Castle achieved its goal by increasing the amount of recyclable materials collected from private residences and removing leaves from the waste stream.

III.E.9.b. Collection

The Town of North Castle contracts with private carters for its residential refuse (solid waste) collection service as well as the pickup of recyclable materials and trash. The Town also provides weekly solid-waste collection to local businesses. Local businesses needing additional services contract with private carting firms granted licenses to operate in the Town of North Castle by the Town Board. The term "solid waste" is defined to cover waste from virtually all sources, including

III.E. Community Facilities and Services

residential, municipal, commercial, industrial, tires, ashes, and sludge from sewage treatment facilities.⁷

An annual calendar is circulated to all Town residents detailing when various types of collections occur. There is garbage collection once a week; junk/bulk pick-ups and recyclable materials are collected on the same day. Currently, local residents are able to recycle newspapers, magazines, phone books, junk mail, and commingled recyclables, including plastics, glass, and metals.

III.E.9.c. Composting

As a result of a trial project, the Town is looking for suitable sites for composting leaves and yard waste. To reduce its volume of solid waste, the Town conducted a trial leaf mulching project under the direction of the Highway Department. It has reduced the Town's waste stream by about 2,500 cubic yards of leaves a year.⁸ The composted material — an excellent fertilizer and soil improver — is available free of charge to North Castle residents for home gardening, and can be picked up, while supplies last, at the Highway Department garage behind Town Hall.

¹ Most of the material in this section is derived from the Wastewater Facilities Expansion Study prepared by O'Brien & Gere in January 1985. The information on the new expansion was contributed by Dan Coppelman, from Keane Coppelman, the Town's Sanitary Engineer, and the Town Engineer, Kellard and Federico.

² There were no municipally-owned sewage treatment facilities in the hamlet of Armonk until 1973. However, there were two privately owned treatment plants, one serving the IBM Complex and the other serving Business Park Drive, which have been abandoned. These businesses are now served by the Armonk treatment plant. There is also a package treatment plant at the Canyon Club.

³ Water District Number 3 was consolidated with District Number 4 in 1994 under the designation of Water District Number 4.

⁴ Under the conditions of the Water Supply Act of 1905 which created the New York City Board of Water Supply and allowed New York City to go upstate for its water supply, and under the Administrative Code of the City of New York, any municipal corporation or water district in Westchester County may take water from New York City facilities. The Delaware Aqueduct passes below the Town of North Castle from a point at Seven Springs Farm (Rockefeller University property) west of Byram Lake Reservoir southward to a point near Cooney Hill where it enters Kensico Reservoir, crossing Whipoorwill Road East at the intersection with Annadale Avenue in Armonk. In taking water from the City system, the Town or Water District would pay for the water at a rate agreed upon by the water utility and the City. The rate must not exceed the cost of supplying water to the City exclusive of internal

distribution costs. The amount of water which may be taken at this rate is limited to a per capita rate equal to the per capita rate of consumption in the City. Water takings in excess of this amount are charged at a rate equal to the rates charged in the City including internal distribution costs. In September 1990, the Town of New Castle entered into an agreement with the Bureau of Water Supply of the Department of Environmental Protection of the City of New York to supply New Castle with water from the Catskill and Croton aqueducts.

⁵ The Two Castle Water District was established in 1929, and the system was built at the same time. The TCA was incorporated in 1948 and its easements and appurtenances were conveyed to it by Louis Calder. Water was supplied to the district by a private water company until June 30, 1977. Since July 1, 1977, the District has purchased water from the Town of New Castle, which purchases it from New York City.

⁶ In the last several years, the State has significantly modified the regulation of solid waste and enacted laws to mandate waste reduction and recycling.

⁷ New York State Department of Environmental Conservation (NYSDEC) defines a *solid waste management facility* as "...any facility employed beyond the initial solid waste collection process and managing solid waste including, but not limited to: storage areas or facilities; transfer stations; rail-haul or barge-haul facilities; processing facilities; landfills; disposal facilities; solid waste incinerators; waste oil storage; reprocessing, refining facilities; recycling facilities; and waste tire storage facilities".

All Solid Waste Management Facilities (including composting facilities for yard waste only) fall under the review and approval of New York State Department of

Environmental Conservation (NYSDEC) and require an operating permit and State Environmental Quality Review (SEQR) during the approval and construction processes. Failure to comply with any of NYSDEC regulations is governed by the sanctions imposed by ECL (New York State Environmental Quality Review Act Article 71). The Part 360 regulations also provide requirements for all solid waste management facilities.

⁸ The only exemptions under Part 360-5.1 are for the composting of yard waste on a site that is less than one acre in size and processes less than 3,000 cubic yards of yard waste per year, provided the process follows acceptable methods of composting.



III.F. Traffic and Transportation

III.F.1. Introduction

The North Castle plan for transportation strives to improve traffic flow by upgrading traffic and pedestrian safety, improving access to public transportation, and increasing capacity on certain roadways.

North Castle's road system is the lifeline of the Town, providing access and circulation to every part of the community. Development over the years has followed the path of major roads serving the different areas of the community. Until the construction of Interstate 684 in the late 1960's, all the roads in the Town were two lanes with the exception of the portion of Route 22 which runs along the Kensico Reservoir and through North White Plains. Interstate 684 (I-684) provided a modern six-lane highway with two full-movement interchanges (Routes 120 and 22)¹. With the completion of the highway, access to other parts of the region was greatly improved, reducing travel time and making the community more attractive for further development.

III.F.2. Roadways

The Town is served by several north-south and east-west two-lane roadways, providing access to each section of the Town. I-684 bisects the Town

in a north-south direction and has two interchanges within North Castle at State Routes 22 and 120. Other major State routes include Route 128 and Route 433 (North Greenwich Road). There are also County routes, such as Bedford-Banksville Road and Byram Lake Road, serving other sections of the Town.

Four different roadway classifications are used for the Town. They are limited-access roads, major roads, collector roads, and local roads. To determine the classification of roadways within the Town, an inventory was completed which included an evaluation of type of road, function, land use, intersections, and road length. A roadway classification map which identifies the classification of each road within the Town is presented as Figure III-5.

III.F.3. Existing Traffic Volumes

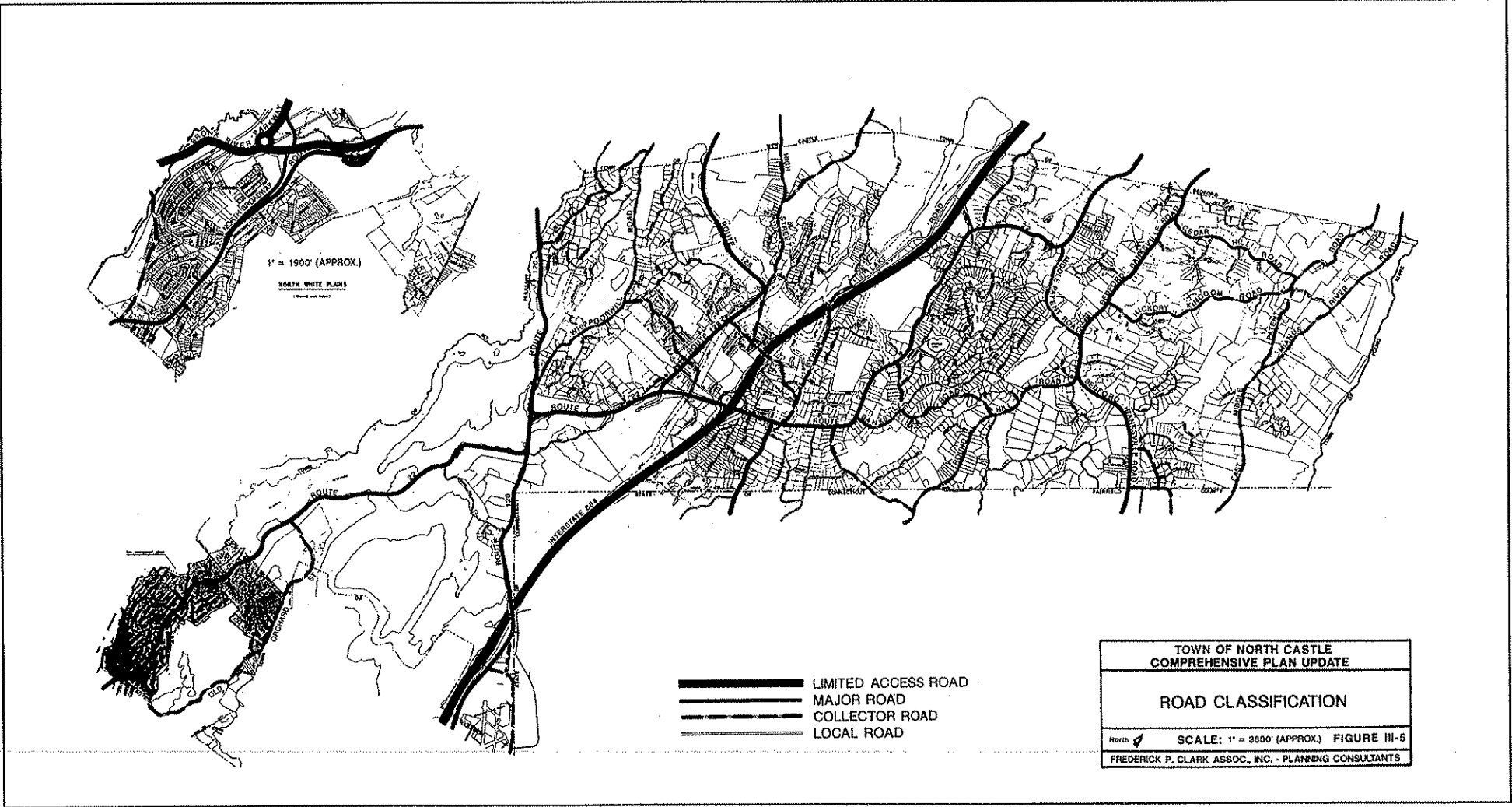
Existing traffic volumes on major area roadways are shown for daily, morning, and afternoon peak hours respectively (see Figures III-6, III-7, and III-8). This data has been obtained from several other reports prepared for the Town. These include the *Armonk Area Land Use and Traffic Study*, dated June 1991, *Banksville Area Road Study*, dated July 1988, and *North White Plains Area-Wide Traffic*

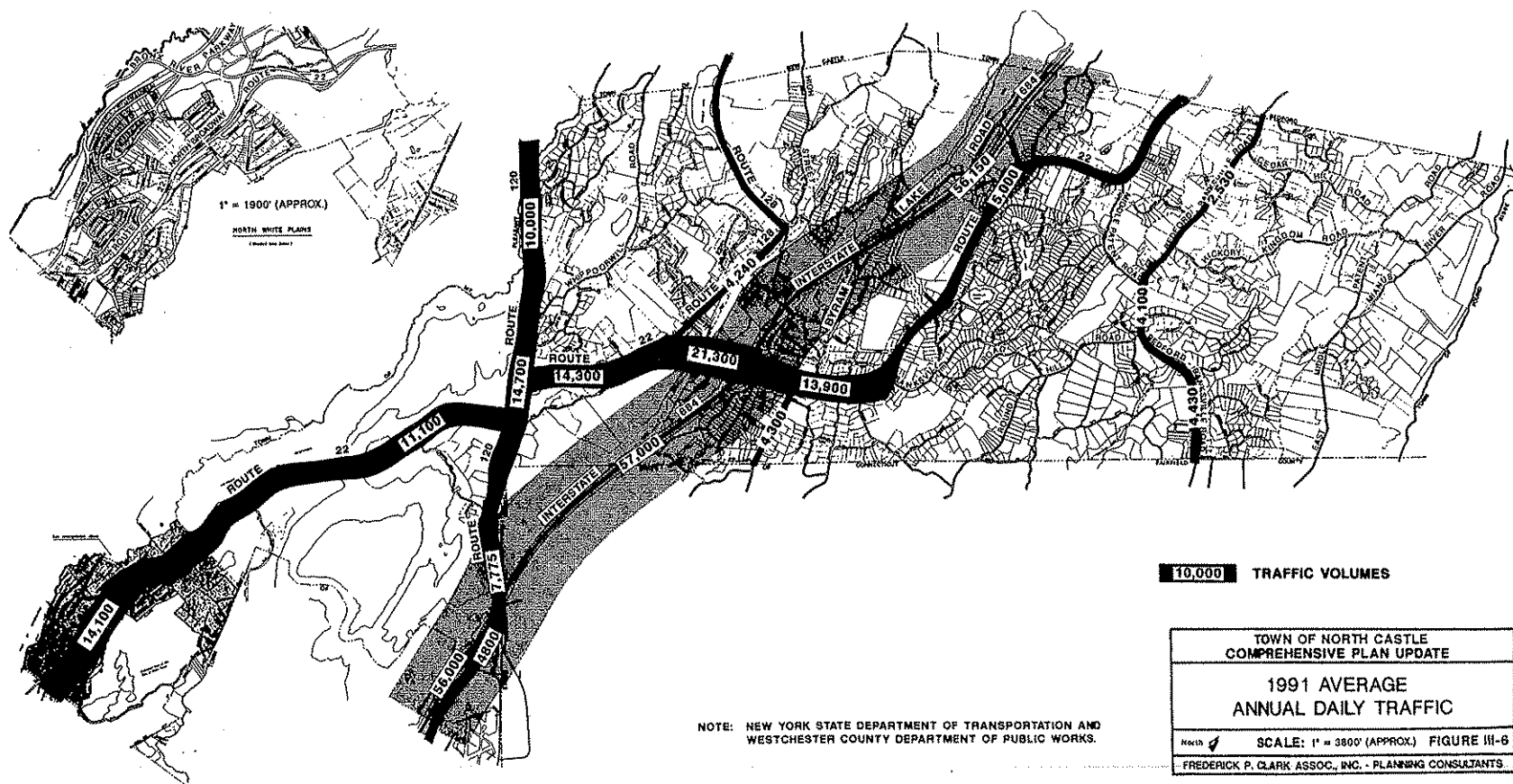
Study, dated September 1987. Traffic volume data from these sources, as well as the NYSDOT² and Westchester County, were expanded to estimate 1991 traffic conditions on area roads.

Interstate 684 carries the highest two-way volume, with approximately 57,000 vehicles traversing the Town on a daily basis. Route 22 carries a two-way volume of 11,100 to 21,300 vehicles between the hamlet of North White Plains and the I-684 interchange in Armonk. Immediately east of the interchange 13,900 vehicles have been recorded. However, traffic volume decreases considerably to the north, with a daily two-way volume of 5,000 vehicles. Bedford-Banksville Road carries a daily volume of 2,530 to 4,430 vehicles.

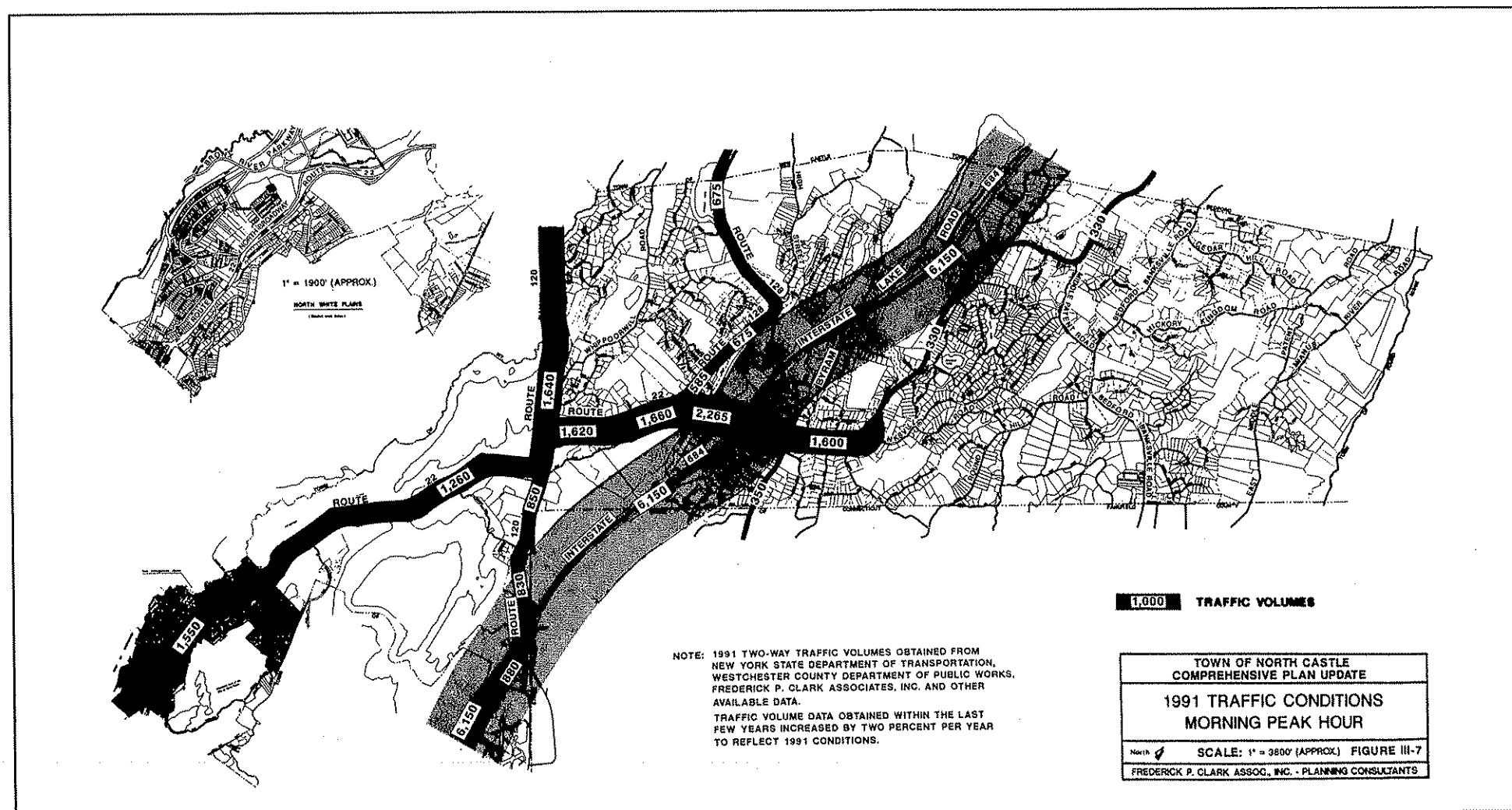
During the weekday morning peak hour, I-684 carries the highest volume, with approximately 6,150 vehicles. Route 22, in the Armonk hamlet, carries approximately 2,265 vehicles. Other sections of this roadway carry 1,200 to 1,600 vehicles during the same time period. North of the Banksville Road intersection, peak-hour volume declines to approximately 330 vehicles. During the afternoon peak hour, similar patterns exist with I-684 carrying approximately 5,700 vehicles. Route 22 in the hamlet area has a volume of 2,200 vehicles with roadway sections to the west carrying

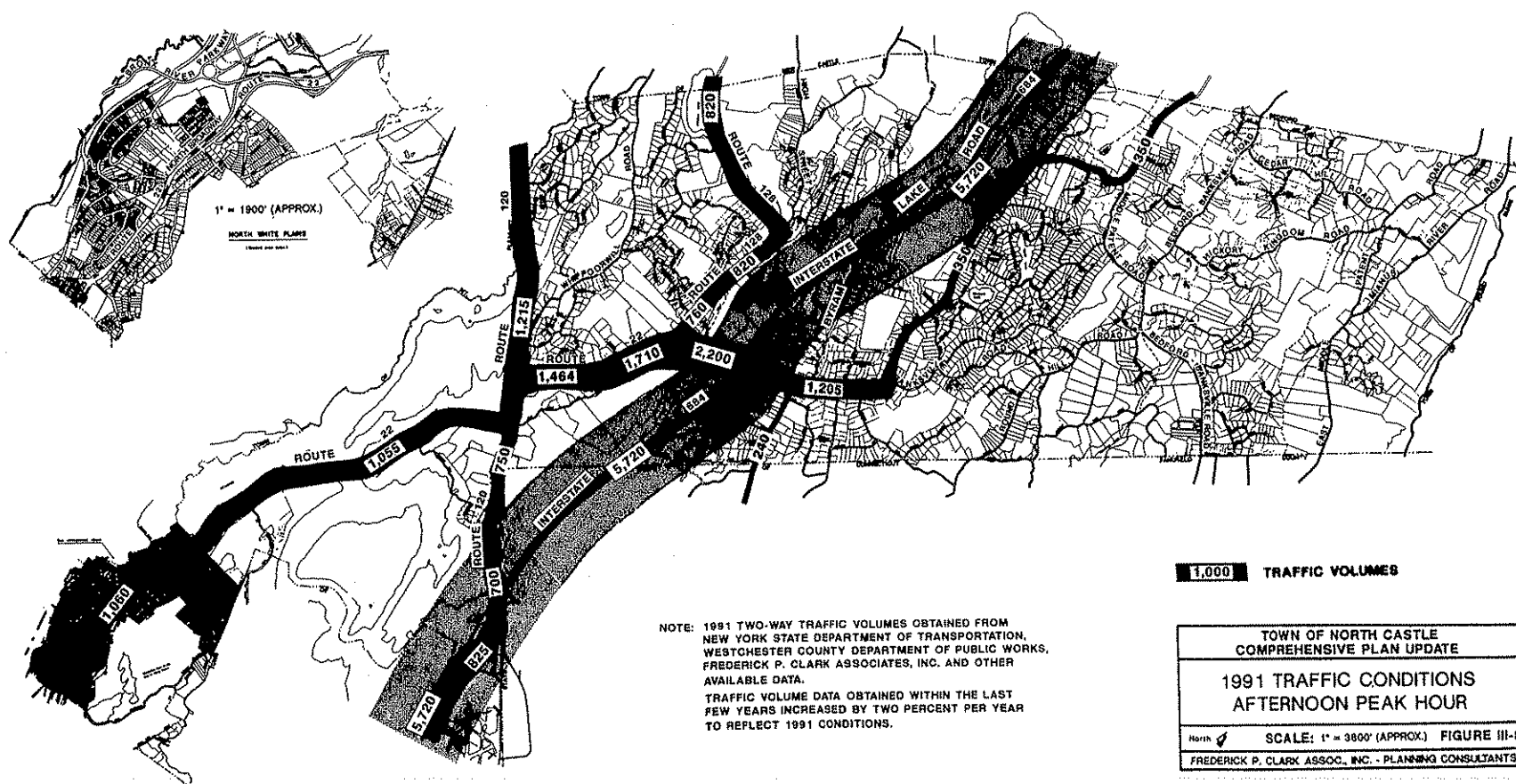
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approximately 1,000 vehicles. North of Banksville Road, Route 22 carries approximately 350 vehicles two-way.

In the reports noted above, detailed traffic analyses were conducted for key intersections in each of the study areas. Those reports are referenced for additional information on traffic at these key intersections.

III.F.4. Existing Road Conditions

The Town contains approximately 140 miles of roadway, excluding the 5.5 miles of I-684. The results of an extensive inventory of the roadway system are presented below.

Tables III-21 and III-22 list intersections and roadway segments which may need to be upgraded in the future. Figure III-9 shows these locations and identifies conditions at each location.

III.F.5. New Town Roads

The 1974 Town Development Plan proposed 14 new local roads; only the extension of Hissarlik Way has been built. The Carolyn Place extension into New Castle has been completed but was not proposed in the 1974 Plan.

Of the 13 remaining originally proposed new roads, 12 are considered infeasible or impractical

to build and are being dropped from further consideration. These are the following:

- A new east-west road between East Middle Patent Road and Mianus River Road north of St. Mary's Church Road.
- A connection from Ledges Road south to Mianus River Road and East Middle Patent Road.
- A connection from East Middle Patent Road to Bedford-Banksville Road.
- Another connection from Bedford-Banksville Road to Hickory Kingdom Road.
- New connections between Chestnut Ridge Road and Route 22.
- The extension of Elm Place to Route 22.
- The extension of Mianus Drive westward and its connection to Middle Patent Road.
- A connection from Route 128 north into the Town of New Castle to connect with High Street.
- A connection from Whippoorwill Road to Tallwoods Road.
- A connection from Whippoorwill Crossing to Bayberry Road.
- The extension of Tripp Lane to Perry Court.
- The connection of Colonial Court to Blair Road.

One of the remaining originally proposed roads should continue to be explored:

- Street connections in the Armonk business center including one from Kent Place to Whippoorwill Road East (now existing as a place where traffic may circulate, but not officially established as a street).

Two new roads should be evaluated for future consideration:

- Extension of Gifford Lake Drive to Green Valley Drive.
- Bypass for Main Street.

Two Town roads with very little traffic have been closed to discourage illegal dumping activities:

- Cooney Hill Road.
- Oregon Road after it reaches the Rockefeller University property, extending into the Town of New Castle.

There are two intersections that need improvement and were not addressed in the 1974 Town Development Plan:

- Route 128 and Cox Avenue/High Street (Armonk): Move reconfigured intersection further south where sight lines are better. The Town expects to obtain the parcel between Route 128, Cox Avenue, School Street, and the aforementioned intersection from the developer of Sands Mill.

Table III-21

Townwide Existing Conditions Summary — Intersections

Roadway Segment	Conditions
North White Plains	
Broadway at Central Westchester Parkway/ Reservoir Road	Limited traffic capacity — high traffic volume
Broadway (Route 22)	Limited traffic capacity — high traffic volume
Route 22 at Kensico Dam Crossing	Limited traffic capacity — on-ramp from Bronx River Parkway creates potential weaving conditions
Virginia Road at Lafayette Avenue	Limited traffic capacity geometry does not meet today's standards
Virginia Road at Washington Avenue	Limited traffic capacity geometry does not meet today's standards
Armonk	
I-684 Interchange 2 ramp intersections	Limited traffic capacity — high traffic volume
Banksville Road at Sniffen Road/Long Pond Road	Roadway alignment and geometry do not meet today's standards
High Street at Greenway Road	Geometry restricts sight distance
High Street at Sarles Street	Geometry does not meet today's standards
Route 120 at Airport Access Road/ I-684 Interchange 2	Limited traffic capacity — high traffic volume
Route 22 at Banksville Road	Limited traffic capacity — unsignalized intersection
Route 22 at Greenwich Road (Route 433)	Limited traffic capacity — high traffic volume
Route 22 at I-684 Interchange 3	Left turning movements have limited traffic capacity
Route 22 at Maple Avenue/Business Park Drive	Limited traffic capacity — high traffic volume
Route 22 at Old Post Road/Old Route 22	Potential limit of traffic capacity — high through traffic volume
Route 120 at Route 22 (North and South Intersections)	Limited traffic capacity — high traffic volume
Route 120 at Whippoorwill Road	Geometry restricts sight distance
Route 128 at High Street/Cox Avenue	Intersection geometry restricts sight distance and limits traffic capacity
Eastern District	
Banksville Road at Round Hill Road/Mead Road	Roadway alignment and geometry do not meet today's standards
Hickory Kingdom Road at East Middle Patent Road/St. Mary's Church Road	Narrow roadways

III.F. Traffic and Transportation

Table III-22

Townwide Existing Conditions Summary — Roadways

Roadway Segment	Conditions
North White Plains	
Lafayette Avenue	Congestion, uncontrolled access to adjacent properties
North Broadway (Route 22), between White Plains City line and Broadway/Route 22 split	High through traffic volumes, uncontrolled access to adjacent properties
Armonk	
Banksville Road, between Sniffen Road/ Long Pond Road	Narrow road, alignment does not meet today's standards, limited sight distance
King Street Bridge over I-684	Narrow roadway, limited capacity
Main Street (Route 128), Armonk hamlet	Congestion, on-street parking
Eastern District	
East Middle Patent Road	Narrow road, alignment does not meet today's standards, limited sight distance, poor pavement conditions (sections)
Hickory Kingdom Road, section east of Kingdom Ridge Road	Narrow road, alignment does not meet today's standards, limited sight distance
Mianus River Road	Narrow road, alignment does not meet today's standards, limited sight distance, poor pavement conditions (sections)
Middle Patent Road, between Route 22 and Bedford-Banksville Road	Narrow road, alignment does not meet today's standards, limited sight distance
St. Mary's Church Road	Very narrow road, alignment does not meet today's standards, limited sight distance, poor pavement conditions

III.F. Traffic and Transportation

- Bedford Road and Maple Avenue (Armonk): Signalize this busy intersection where commercial, residential, church, and school vehicular traffic converges. The intersection and proximate bridge are used to a lesser extent by pedestrians.

III.F.6. Rail Transportation

The Town is served by the Harlem line of the Metro-North Commuter Railroad. The nearest railroad station to the Town's boundary is located in the North White Plains section of the City of White Plains. The railroad, operated by the Metropolitan Transit Authority, provides access to New York City (including seven locations in the Bronx) and to 27 locations north of the City. A major transportation hub during the weekday period, the North White Plains station provides 17 trains to New York City in the 6:00 to 9:00 AM period and 17 trains coming out from the City between 4:30 and 7:00 PM. The number of trains fluctuates by season and may therefore change slightly throughout the year.

Parking is provided at the train station by the City of White Plains, Westchester County, and the Town. The Town parking facility is located on property leased from the County and currently has 79 parking spaces. Many Town residents use the large adjacent commercial parking lot.

III.F.7. Bus Service

The Westchester County Department of Transportation operates four bus routes within the Town. Two routes are on a full-time schedule operation. A third route provides local service only. An express route has one stop in the Town.

Bus Route 6 provides service beginning in Chappaqua and serving Pleasantville, Thornwood, Hawthorne, Valhalla, North White Plains, White Plains, Greenburgh, Ardsley, and Dobbs Ferry, terminating in Yonkers. Within Town boundaries, this route uses Virginia Road/Broadway, providing service to the North White Plains area.

Bus Route 12 begins in Somers and provides service to Yorktown Heights, Millwood, Chappaqua, Mount Kisco, Armonk, Purchase, White Plains, and the Westchester County Airport. Within Town boundaries, this route uses Route 128/Main Street, Route 22, and King Street.

Bus Route 36 provides local service from the North White Plains train station and along Virginia Road within the Town, terminating in Greenburgh to the west.

Bus Route 84 is an express route, designated "Harlem Valley Express", which provides service

between Putnam County and White Plains. This bus stops at the Route 120/I-684 Interchange near the Westchester County Airport.

Table III-23 lists each bus route, communities where service is provided, and roadways within the Town that these bus routes use.

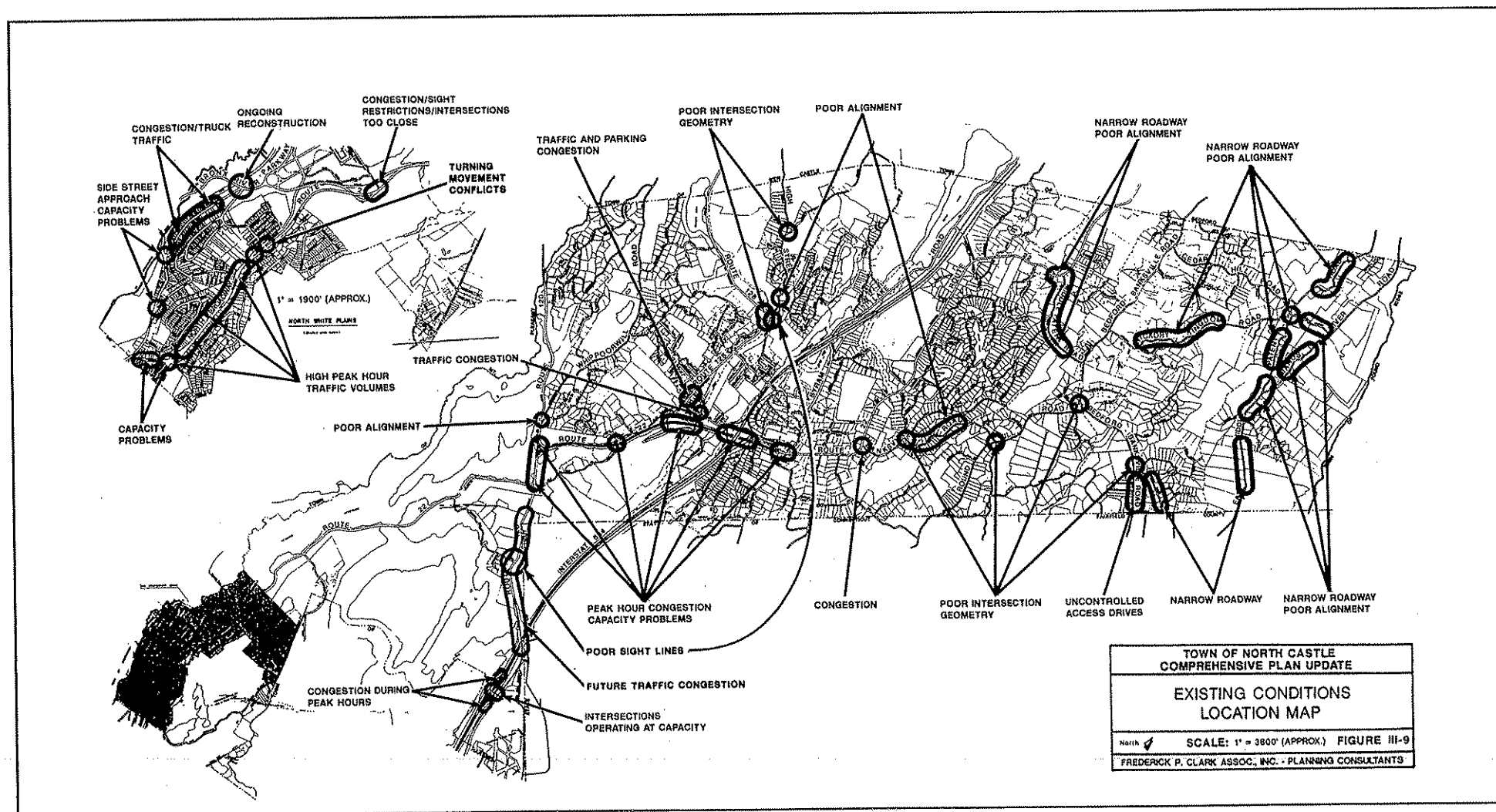
III.F.8. New Development and Traffic

Future commercial development in the Town will focus on the Armonk area, while residential development will continue both in Armonk and in the Eastern District. Commercial development in the Armonk area will occur in the Route 120 and Route 22 Corridors. Development potential in the North White Plains and Eastern District areas is substantially lower.

The New York State Legislature approved the formation of the Town's Development Facilitation Improvement District in 1989 to develop a funding program to implement recommended road improvements in the Armonk area. A consultant for the State is currently studying the Route 120 Corridor, south of Route 22.

Total residential development potential, which represents full build-out of the Town, is approximately 1,900 additional units with possibly 1,240 units in the Armonk area, 470 units in the

Town Comprehensive Plan Update



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Table III-23

"Bee-Line" Ridership

Route #	North Castle Location/Segment	Average Daily Ridership Per Location				Total 1990 Ridership Per Route
		Estimated Riders	Estimated Exits	% Total Riders Per Route	% Total Exits Per Route	
6-NB	North White Plains RR Station	232	491	10.0	21.0	1,100,874
6-SB	North White Plains RR Station	620	364	24.1	13.1	
	120A-Route 22 (Stops: Westchester Airport/ American Can/ Bedford Road, Armonk)	12	98	2.2	17.7	236,032
12-NB	Route 22-120A (Stops: Bedford Road/ Armonk/American Can, Westchester Airport)	39	13	7.7	2.5	
	Westchester Airport	0	56	0	63.6	34,132
	Westchester Airport	49	1	50.0	1.2	
	North White Plains RR Station (AM)	0	11	0	100.0	5,340
	North White Plains RR Station (PM)	8	0	100.0	0	

Source: Westchester County Department of Transportation – "Bee Line" System.

Note (*) = Peak-hour use.

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III.F. Traffic and Transportation

Eastern District, and 170 units in the North White Plains area.

Additional office development in the entire Town could total 1,975,000 square feet of space with the highest level of development in the Armonk area with 2,135,000 square feet of space, including the full development of the IBM parcel. Warehouse/industrial development could total 245,000 square feet of space, with 175,000 square feet of space in the Armonk area. Retail development in the Town could total 340,000 square feet of space with approximately 150,000 square feet of space in the Armonk area (see Tables III-10 and III-6 in Section III-C and III-B, respectively).

Site traffic for ultimate development on IBM-owned land is included in the projections and analyses. This property represents one of the largest commercial parcels in the Town. Current development will add traffic to area roadways.

It is estimated that total development of the Town would generate an additional 4,925 and 6,435 vehicle trips on area roads during typical weekday morning and afternoon peak hours, respectively.² During the morning peak hour, 78% of the additional traffic would be generated in the Armonk area, 13% in the Eastern District, and the remaining 9% in the North White Plains area. In

the afternoon peak hour, the Armonk area would account for 66% of the added traffic due to development, with 22% occurring in the Eastern District and the remaining 12% in the North White Plains area (see Table III-24).

Because of the type of development that could occur in the Town, traffic conditions on area roads can be substantially different during the daytime as opposed to evening and night hours. With a high level of all commercial development, added traffic on roadways would occur during the daytime hours and generally not affect roads in the late evening hours. Drivers could expect substantially different degrees of congestion at different times of the day, as well as on weekends.

III.F.9. Armonk Hamlet Parking and Traffic

Previous Town Development Plans recommended the creation of parking districts to provide off-street parking areas in the rear of the Main Street stores (see Figure III-10).

In the 1980s, the Town Board adopted zoning amendments which allowed mixed uses (apartments, stores, and offices) as part of Central Business A (CB-A) district. Parking District Number 1, which included the proposed Heritage

Square project, was approved by the Town Board but was not implemented since the project was not built.

Because of continued expansion of office and commercial uses in the downtown Armonk area, and the continuing increase in residential development in the Town, there has been an increased traffic impact on the downtown hamlet area. This has been exacerbated by a lack of short-term parking spaces. In the past decade, approximately three million square feet of new office and mixed use space have been approved in the Armonk hamlet area, with almost one third (887,077 square feet) in Westchester Business Park.

Parking and traffic problems have arisen for a number of reasons, including limited road capacity and increased use of the downtown shopping area due to the proximity of newly developed office space. In 1990, the Town Board sponsored the Armonk Hamlet Area Land Use, Parking and Traffic Study to:

1. Determine if the existing parking and roadway capacity in downtown Armonk was adequate for the existing and anticipated demand;
2. Suggest better ways of utilizing existing resources and propose solutions of traffic and parking problems; and

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Table III-24

Future Traffic Potential, Vehicles

Area	Land Use	Development Potential	Morning Peak-Hour			Afternoon Peak-Hour		
			Enter	Exit	Total	Enter	Exit	Total
Eastern District	Residential	470 d.u.*	80	228	308	284	153	437
	Warehouse/Industrial	—	0	0	0	0	0	0
	Retail	140,000 s.f.	125	73	198	406	406	812
	Office Service	70,000 s.f.	129	16	145	24	119	143
	Sub-Total	—	334	317	651	714	678	1,392
North White Plains	Residential	170 d.u.	34	95	129	111	63	174
	Warehouse/Industrial	70,000 s.f.	66	15	81	14	51	65
	Retail	50,000 s.f.	68	40	108	211	211	422
	Office Service	40,000 s.f.	98	12	110	20	94	114
	Sub-Total	—	266	162	428	356	419	775
Armonk	Residential	1,240 d.u.	166	517	683	631	338	969
	Warehouse/Industrial	175,000 s.f.	140	31	171	32	122	154
	Retail	150,000 s.f.	130	76	206	425	425	850
	Office Service	2,025,000 s.f.	2,479	306	2,785	334	1,959	2,293
	Sub-Total	—	2,915	930	3,845	1,422	2,844	4,266
Total		—	3,515	1,409	4,924	2,492	3,941	6,433

*Dwelling unit

Note: Development scenario provided by Town.

Trip rates used for estimation of future traffic from "Trip Generation", Final Edition, Institute of Transportation Engineers, 1991.

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III.F. Traffic and Transportation

3. Present an integrated design plan for the downtown Armonk hamlet area to help it better fulfill its goal as one of the gateways to the community.

The study area for the proposed parking district, Parking District Number 2 (the Main Street Study Area), is bounded on the north by Whippoorwill Road East, on the east by Main Street (Route 128), on the west by New York Telephone Company Property, and on the south by Kent Place. This area contains 20 establishments: 11 retail businesses, five service-related businesses, and four restaurants, plus the North Castle Library.

Currently, 194 spaces are available to serve the stores on the west side of Main Street. The Plan proposed an additional 116 parking spaces. With the addition of the 116 new parking spaces, there would be a total of 310 parking spaces in Parking District 2.

The current zoning for the Main Street area is Central Business (CB) district. Since many of the parcels on Main Street are unusual in shape or have no room for additional parking area, the potential to refurbish many of the existing buildings has been limited.

The precise development potential of the area cannot be determined by a fixed formula, since



there are many factors that must be considered for each property. However, some statements can be made about the development capacity of the downtown area:

1. At least three tax lots cannot be further developed since they already exceed the standards for development under CB district zoning.
2. The unusual shape of some lots discourages further development.
3. Some lots currently have parking areas in the rear which are reached by driveways provided for by informal agreements with the property owners. The Town cannot entertain development proposals for these areas without the provision of formal easements for use of these driveways.
4. Most of the remaining development potential is concentrated in three tax lots, which under CB district zoning total about 10,600 square feet. This is only about one quarter of the potential that would be allowed under CB-A district zoning for these lots.

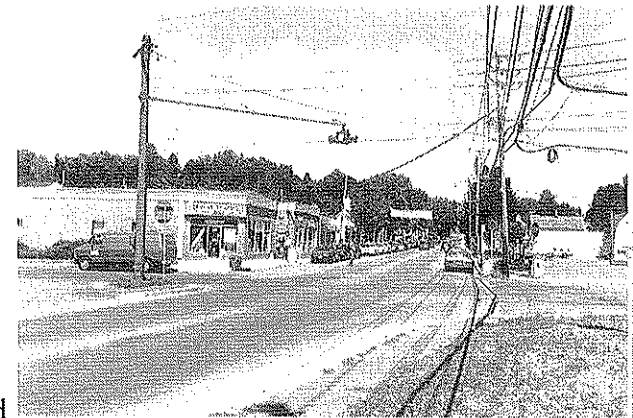
As a remedy, the study proposed changing the zoning category of the west Main Street study area from CB to CB-A district. Under the CB-A district zoning, there would be a "communal" parking area which would encourage consumers to

use the downtown area by providing easier access than the current hodge-podge of individual dirt and gravel lots. CB-A district zoning would also allow a total additional development potential of 61,275 square feet to help the owners defray the cost of providing this parking area.

The new parking area behind the stores and the area adjacent to the shops would be landscaped. In exchange for participation in the parking district, property owners would be allowed to add a second story to their buildings. Under the current zoning, the second story would be deemed "multi-purpose" space to be used at the discretion of the owner. However, the Planning Board would like to see this space restricted to residential use to provide more housing opportunities.

The majority of the roads in the study area are two-lane roadways with parking at one or both curbs in most places. The roads in the study area include Main Street, Bedford Road, Maple Avenue, Kent Place, and Whippoorwill Road East.

It is predicted that traffic volumes on Main Street will increase significantly when the projected commercial and residential build-out is complete. There is a possibility that curbside parking may need to be eliminated on Main Street to accommodate the increase in traffic during peak travel hours.



III.F. Traffic and Transportation

One solution to the parking problem would be to form a Parking District on the west side of Main Street to supplement Parking District Number 1 on east side of Main Street, which is formed but has not been implemented. The implementation of both of these parking districts would not only increase off-street parking but improve the visual character of the hamlet area. A by-pass for through traffic is one of the suggestions of the Master Plan; this would reduce congestion by eliminating much through traffic from the downtown area.

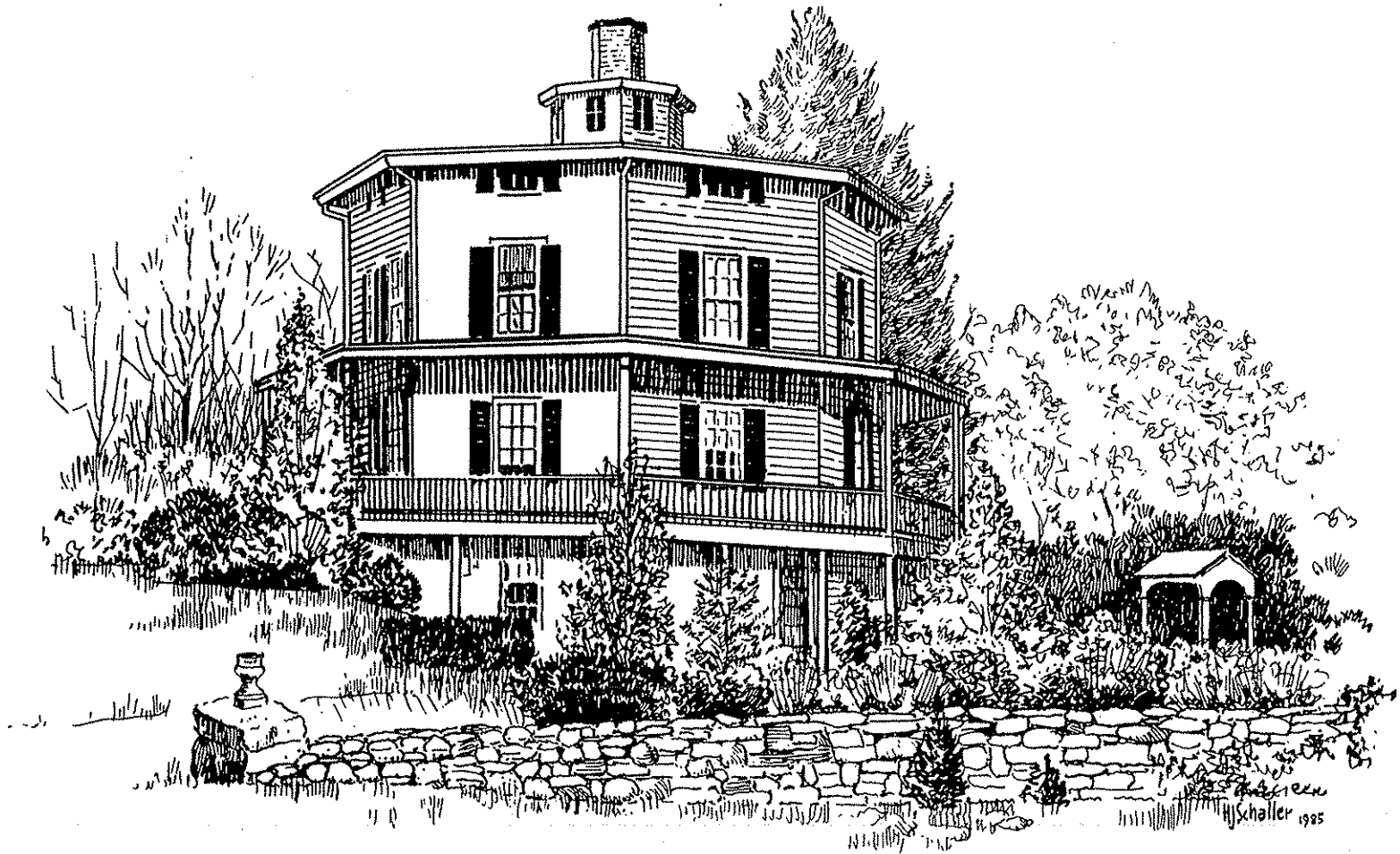
A hamlet or Main Street bypass is one potential means of reducing through traffic in the business district. Under this plan a new road would be built to the east of Main Street, beginning south of School Street and continuing south along the west side of Wampus Brook and connecting to Maple Avenue. This roadway could be designated State Route 128, diverting all or most through traffic, including truck traffic, from Main Street.

¹ A full-movement interchange is defined as two grade-separated roadways where connecting ramps permit traffic movement in all directions. The Route 120/Airport Interchange is a "Diamond" type configuration with two at-grade intersections providing access to Route 120/Airport Access Road. The Route 22 interchange consists of a "Cloverleaf" type interchange on the north side of Route 22 and a "Partial Cloverleaf" on the south side.

² New York State began updating Town traffic data in 1996.

³ Future traffic estimates based on vehicle trip rates published by the Institute of Transportation Engineers in "*Trip Generation*", Fifth Edition, 1991.

IV. Development Plan



The Octagon House. Built on Round Hill Road in 1859 by Dr. Ralph B. Griswold, who was North Castle's country doctor for sixty-five years.

IV.A. Introduction

The Comprehensive Plan, which includes the Planning Goals and Policies, the Land-Use Plan, and the Infrastructure Plan as well as the Town Comprehensive Plan Map (which is shown at a scale of 1" = 800', with a 1" = 400' enlargement of the North White Plains area), is a comprehensive series of recommendations and policies for the orderly, balanced, and long-range growth of the Town of North Castle. These recommendations and policies pertain to the future land-use pattern, the future infrastructure pattern, and the environmental and socio-economic concerns of the Town. The Town Comprehensive Plan Map is located in a pocket at the back of this document.

This Comprehensive Plan is the first comprehensive update concerning the entire Town since the 1974 Town Comprehensive Development Plan.

The broad elements considered in the Plan and the section of the report in which they may be found are listed in parentheses:

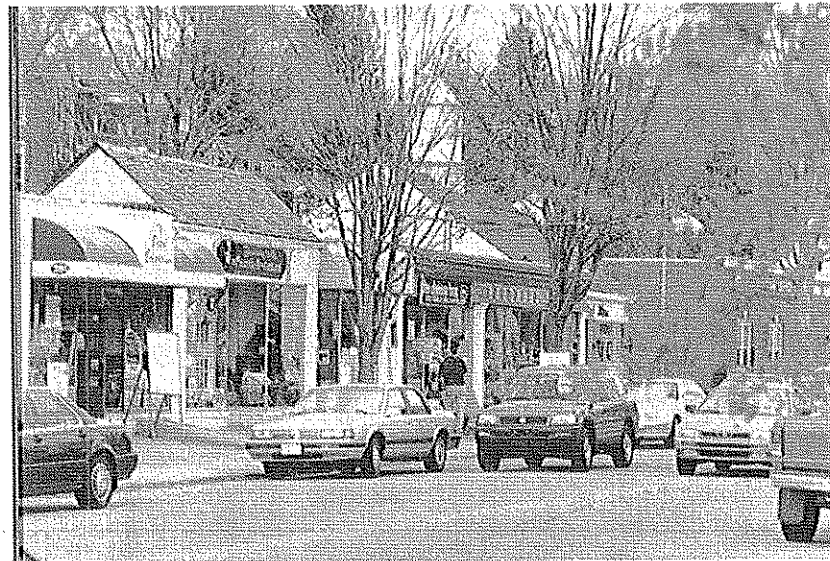
1. Existing Conditions within the Town (Basic Studies)
2. Regional Planning and Development Trends (Basic Studies)
3. Town Planning and Development Trends (Planning Analyses)

The fundamental concepts of this Update are:

1. To remain an attractive residential community;
2. To maintain the existing hamlet centers as service and higher-density residential areas;
3. To maintain the existing office and industrial tax base;
4. To maintain the delivery of high-quality municipal services;
5. To respect and preserve the environment while striving to achieve the goals listed above; and

6. To maintain and enhance property values through the creation, revision, and enforcement of effective ordinances.

The Planning Goals and Policies, the Land-Use Plan, and the Infrastructure Plan provide a framework. The next section, "Implementation", provides a specific guide to achieving these goals as the Town of North Castle proceeds toward the 21st century.



Goals by Hamlet Area

	North White Plains	Armonk	Eastern District/Banksville
Overall Goals and Objectives	Provide high quality transportation and utility services; preserve natural and aesthetic resources; provide for merging social and housing needs.	Preserve and enhance environmental quality; preserve current levels of public services; provide for controlled and "in-fill" development; encourage further acquisition of open space and recreation facilities.	Maintain the quality of life created by physical and natural attributes, by structuring development that promotes sound conservation measures. Encourage further land acquisition for recreation facilities and preservation of open space areas.
Residential Development	Assure development is consistent with zoning laws; improve the existing land use pattern; maintain residential quality with a mix of housing types; control illegal accessory apartments.	Allow new development at a scale, density, and character compatible with surrounding land uses; use existing housing stock to full potential.	Maintain rural/hamlet character while providing a variety of housing types and a consistent level of public services.
Commercial/Business Development	Enforce zoning regulations; prepare more detailed and explicit standards and fines; assure that development enhances the quality of life for local residents. Add street trees where feasible.	Assure that retail areas are concentrated in "downtown" Armonk; provide required infrastructure; provide consistent streetscapes for a more cohesive character and improved identity; buffer office and industrial development from residential areas.	Assure that business development in the hamlet center serves the local community.
Environmental Concerns	Preserve and enhance natural and cultural resources that provide unique qualities to the community; provide on-site and sanitary water supply and sewage disposal system in Quarry Heights. Protect ground water sources and preserve significant trees.	Provide a safe and sanitary water supply and sewage disposal system; control erosion, flooding, and protect animal habitats; preserve architectural and historic resources; conserve energy. Protect ground water sources and preserve significant trees.	Maintain the quality, integrity, and purity of water supplies; identify and preserve historic and natural sites; establish permanent open space areas; protect wildlife habitats through the creation of "greenbelts". Protect ground water sources and preserve significant trees.
Transportation/Roads	Upgrade road signage and improve road safety to enhance residential areas; improve regulations for curbside and year-round parking; control congestion, noise, and speeding; correct deficiencies in traffic circulation.	Plan the road network in such a way as to avoid or reduce congestion, noise, and air pollution; emphasize safety and reduction of noise and congestion through road improvements; discourage traffic through local residential areas.	Maintain the rural character of the road system and improve existing roads while avoiding the creation of any new major roads.
Community Facilities and Services	Improve police and traffic enforcement practices; provide greater enforcement of regulations by the Building Department; protect residents from the impact of flights to and from Westchester County Airport. Improve solid waste management by recycling and other waste stream reduction techniques, such as composting.	Provide a continued variety of recreational activities; maintain high-quality police, fire, highway, school, and library facilities; protect residents from the impact of flights to and from Westchester County Airport. Improve solid waste management by recycling and other waste stream reduction techniques, such as composting.	Establish recreational and cultural facilities in the area for both adults and children. Improve solid waste management by recycling and other waste stream reduction techniques, such as composting.

IV.B. Planning Goals and Policies

This statement of planning goals and policies is based upon an analysis of existing conditions in North Castle and the Town's current development potential. The goals are derived from attitudes expressed by the public through participation at hamlet meetings and responses to questionnaires, and through past decisions concerning planning actions. Planning policies essentially establish the courses of action to be followed to achieve desired goals. Policies will also be addressed in the "Implementation" section.

Townwide goals are stated below by category. Table IV-1 summarizes the goals for each hamlet area.

IV.B.1. Residential

IV.B.1.a. Goals

The residential planning goals for the Town of North Castle are based on the principle that the Town should remain primarily an attractive and desirable residential community providing the opportunity for a wide range of housing types in an environmentally sound setting. Specific goals are listed below.

1. The Town should continue to provide the opportunity for a variety of housing types and densities as necessary to meet the needs of people

of various income levels, ages, and lifestyles, and consistent with the character of the community, environmental constraints, and the capacity of the infrastructure to absorb the impacts of development.

2. The Town should permit only residential development which is compatible in scale, density, and character with its neighborhood and natural environment.

3. The Eastern District and the northern and eastern portions (e.g., Whippoorwill and Windmill Farms) of the Armonk area should continue to retain their low-density residential, open, and scenic character.

4. Housing, as provided for under current zoning, should be maintained in the hamlet centers.

5. Requests for zoning of additional sites for multi-family use should be limited to: need, including consideration of the currently built and unbuilt multi-family inventories; consideration of and mitigation of environmental impacts, particularly traffic; and, adequate infrastructure resources.

6. The Town should adopt a Zoning Ordinance amendment implementing a residential floor area ratio (FAR).

IV.B.1.b. Policies

Policies are the means by which the goals expressed by the community and derived from the planning analyses are achieved. The "Implementation" section of this report indicates the specific actions needed to execute the policies. These policies, along with the recommended residential densities (discussed later in this section) and the recommended subdivision and site design guidelines, form the basis for the future direction of the Town.

IV.B.1.b.i. Zoning

The zoning changes which are discussed below and in the Land-Use Plan section are not dramatic. These changes are mainly refinements of zoning lines and changes which are meant to protect existing open space and environmentally sensitive lands.

1. Zoning district boundaries have been examined Townwide, and it was found that no new zoning districts need to be created or major changes required. However, several specific areas of Town warrant zoning boundary line adjustments to better relate to environmental conditions and existing patterns of lot size and land use.

IV.B. Planning Goals and Policies

2. The realignment of zoning boundaries in areas where lots are located in more than one zoning district is recommended. In general, the realignment should place the lot in the more restrictive district or in the district in which it has road frontage.
3. A metes and bounds zoning map should be prepared.
4. Country clubs should be placed in the most restrictive adjacent residential district to encourage their continued open space/ recreation use.

IV.B.1.b.ii. Density

The policy statements concerning density are straightforward. They are meant to preserve and enhance the existing pattern of development in the Town.

1. No new infrastructure is planned for the Eastern District and the northern (Whippoorwill) and eastern (Windmill) portions of Armonk. For this and other reasons, these areas should be maintained in large-lot (R-2A and R-4A), single-family zones.
2. The highest residential densities should continue to be limited by zoning to centers of the two hamlets of Armonk and North White

Plains, which can better provide supporting infrastructure.

IV.B.1.b.iii. Housing

The Town of North Castle has a well-established residential character. Zoning and other regulations currently provide the opportunity for development of a wide variety of housing types and expanded housing choices, which can serve a variety of populations. The policies suggested below are those which will continue to afford and enhance opportunities for development of a wide range of housing types and which will serve populations vital to the Town's well-being.

1. The populations to which the Town should address its affordable housing policies include: municipal and school-district employees, volunteer fire-fighters, senior citizens and retirees; other persons on fixed incomes; empty-nesters who would like to remain in Town but do not want to continue to maintain large single-family detached homes; and young people who have grown up or have come to work in North Castle but as yet cannot afford to own a single-family home.
2. In order to encourage appropriately located affordable housing for smaller households and to minimize traffic and parking impacts,

particularly in Armonk, it is recommended that second-floor space in business districts be used for a balance of business and residential uses. The residential use will also have the advantage of providing a 24-hour-a-day population in the hamlet.

3. Approval of additional accessory apartments should continue to be allowed in order to provide an alternative, affordable type of rental housing and to provide economic support for existing homeowners. The Planning Board will continue to consider the character of the site, the surrounding area, and the potential environmental impact of the accessory apartment during the approval process.
4. The Building Department should emphasize locating and eliminating all illegal accessory apartments and other illegal housing units. These apartments create both real and perceived problems with parking, neighborhood character, and property values.
5. The possible zoning of any additional sites for multi-family use in the future should take into consideration housing needs as they may exist at that time, the existing inventory of multi-family units (built and unbuilt), as well as the traditional zoning considerations involving the character of the site and surrounding area,

Town Comprehensive Plan Update

availability of adequate utility infrastructure, and potential environmental impacts.

6. Consideration should be given to exchanging the right to build detached housing units in the R-MF zone for an increase in middle income housing units provided by the developer.
7. Despite the generally high quality of housing in the Town, there do remain some substandard units. Building enforcement efforts should be directed at identifying violations and upgrading those units to conform to building and zoning code requirements.
8. Houses with historical and/or architectural significance should be inventoried and preserved, when feasible. A citizens' committee should be formed for this purpose.

IV.B.1.b.iv. Subdivision Design

With the continued transition of undeveloped land into new single-family subdivisions (the most common form of new residential development), there is a need for further refinement of existing regulations. The Town's character as a residential community and its commitment to the environment can be enhanced through proper subdivision design.

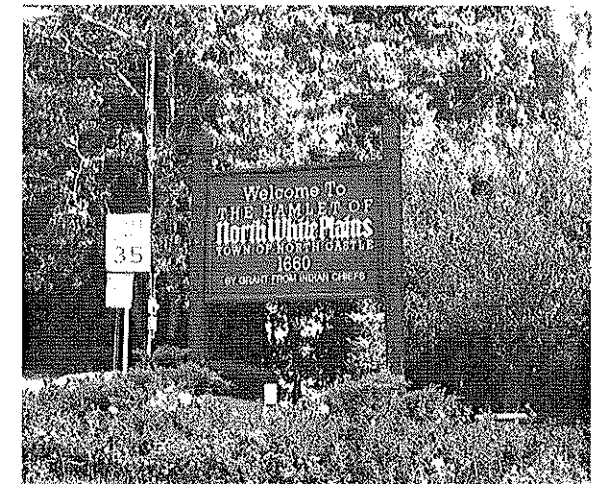
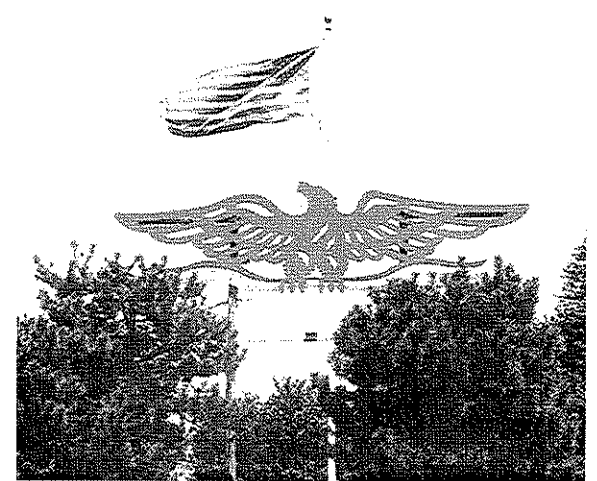
As previously noted, much of the undeveloped, residentially zoned land remains in northern and eastern Armonk and in the Eastern District. The more easily developed land has already been developed. Future development pressure will continue to be on those lands which contain environmentally sensitive features, such as steep slopes and wetlands. The policy statements below reflect the objective that any such development should be attractive, safe, and environmentally sound.

1. The subdivision of a parcel into residential building lots should add to the creation of a well-defined and cohesive community. Building lots should have internal driveway access wherever possible in order to promote safe and efficient traffic flow, as well as to protect the aesthetic character of the Town's roadsides. The continued use of common driveways to help minimize the development impact on land and to maximize traffic safety should be encouraged, where appropriate.
2. Common driveways are preferable to short cul-de-sacs, but where not feasible, new cul-de-sacs should not be less than 300 feet in length.
3. Provision for road connections between adjoining residential developments should be considered on a case-by-case basis. Where

appropriate, developments should be connected to improve traffic circulation and provide Town services and emergency vehicle access.

4. Conservation development under Section 278 of the Town Law should continue to be utilized by the Town to encourage the protection of environmentally sensitive features as well as the preservation of scenic and aesthetic resources.
5. The priority for lands which are set aside or kept as open space in new subdivisions should be those which are deemed as most warranting protection, such as wetlands, steep slopes, roadsides, hilltops, ridgelines, and other scenic resources.
6. Land disturbance should be kept to a minimum. The maximum limits of disturbance, including clearing and grading, should be determined and controlled as part of subdivision review. A grading limit line should be delineated for each new lot which contains land with environmental constraints.
7. Legislation should be enacted to mandate public hearings for all site plan approval proceedings.
8. Legislation should be enacted to grant the Planning Board the right of site plan approval for each new lot, if appropriate.

IV.B. Planning Goals and Policies



IV.B.1.b.v. Zoning Standards

The value of land in North Castle increased rapidly in the 1980s. As this occurred, residential lots were often developed to their maximum potential. Overdevelopment of residential lots has also become a problem in a number of other communities in Westchester in recent years. Houses, especially in the Armonk area and the Eastern District, have been steadily increasing in size. This is affecting the visual character of some neighborhoods in Town.

The Zoning Ordinance presently contains a number of area and bulk regulations. Yard, coverage, and setback requirements, to name a few, may affect the size of a house, but standards which directly control building bulk are needed. A variety of techniques exist which can address neighborhood appearance and character concerns.

1. Limitation of the permitted floor area, lot coverage, and accessory uses in relation to lot size and permitted disturbance of land should be considered. The purpose of this should be to preserve natural vegetation, retain larger areas for recharge of groundwater, and protect the scale of development in the Town.
2. In relation to the above recommendation, stricter controls on future residential development should be tied into the

environmental constraints described in this Plan. In order to control land disturbance and building size, it is recommended that floor area ratio (FAR) limitations and impervious surface ratios be considered, along with existing building (e.g. house, garage accessory buildings, pools, tennis courts) coverage limitations. Further study of appropriate standards for each residential zoning district is recommended.

3. Front yard and side yard setbacks in large-lot zoning districts should be reexamined so as to preserve the low-density character along roadways. In considering increasing front yard setbacks, a provision to exclude existing homes from this requirement would be necessary so that they would not become non-conforming; existing houses would be "grandfathered".

IV.B.2. Retail and Service Business

IV.B.2.a. Goals

1. The function of retail and service business in North Castle should be to serve the immediate needs of the population. Grocery stores, drugstores, service stations, hardware stores, convenience stores, and restaurants fall into this category. Other needs can continue to be met by developments outside the Town, such as in the

cities of White Plains and Stamford, or the shopping centers along Route 117 between Mount Kisco and Bedford Hills.

2. No retail or service business development should occur outside of existing hamlet centers and other areas designated in this Plan for local business.
3. Hamlets should be attractively designed and landscaped in a way which will help to enhance their individual characters.
4. The parking and circulation system in each hamlet should be functionally efficient and convenient to use.
5. A comprehensive review of all public and private signs should be commenced, followed by a revision to the Zoning Ordinance to promote consistent enforcement.
6. Eliminate visible utility poles and lines and relocate underground, particularly in the hamlet retail and service zones.

IV.B.2.b. Policies

The retail policy section has been divided into two parts; the first is a set of general goals which can be applied throughout the Town and the second part consists of policies specific to the three hamlet areas.

IV.B. Planning Goals and Policies

IV.B.2.b.i. General

Each of North Castle's three hamlet areas has its own unique character. The business area of North White Plains is an urban hamlet center. Downtown Armonk is a suburban hamlet center, and Banksville, in the Eastern District, is a rural center.

- (1) After analysis of the individual hamlets, it is recommended that the Town consider implementing design standards in each of the hamlet areas. These design standards would include such issues as layout and design of sites and buildings, landscaping, utility placement, signs, pedestrian amenities, such as benches and trash receptacles, paving material, building materials, color, and architectural style. Some specific suggestions for each hamlet are provided below. These recommendations should then be incorporated in the appropriate sections of the Town Code. These design standards could also be applied in the form of an overlay zone in each hamlet. When plans for development are submitted for the hamlet areas, they would then be evaluated with respect to their conformance with these standards.

IV.B.2.b.ii. North White Plains

In North White Plains, the pattern of retail and service business development has been established for some time. Coordinated design, safety, and efficiency in the North White Plains retail area will enhance local businesses and will lead to a more pleasant shopping environment. The following are recommendations for this area:

1. Develop a cohesive streetscape treatment (lighting, paving, sidewalks, landscaping, etc.) including new street signs.
2. Relocate overhead utility wires underground, where possible.
3. Create an areawide landscape plan for consistent and connected planting treatment. The Town should create a hierarchy of landscaping for different street classifications. Public and private responsibilities should be clearly distinguished.
4. Upgrade existing sidewalks and construct new ones where needed along all major pedestrian ways and streets, where feasible. Disconnected pedestrian walkways should be linked. Wherever possible, there should be a landscaped buffer between the roadway and the sidewalk.
5. Whenever possible, curbs should be added to define the street. The number of curb cuts

should be limited for both vehicular and pedestrian safety.

6. Existing parking lots should be redesigned to increase their efficiency, capacity, and safety by using smaller parking stalls consistent with the newer, smaller automobiles and by seeking to eliminate unsafe exiting conditions and building obstructions that impede efficient parking layout.
7. Sites for new municipal parking areas should be identified, and the Town should begin the process of developing these sites for such use.
8. The movement of traffic should be improved wherever possible.

IV.B.2.b.iii. Armonk

The policies for Armonk focus on providing a well-designed, safe, and efficient center which will attract more local shoppers and are also aimed at providing a better mix of uses in the hamlet center. When the proposed multi-family projects are constructed, linkages should be encouraged between these new residential developments, the shopping on Main Street, and the Town Hall. Other facilities must be planned carefully in order to facilitate both pedestrian and vehicular traffic.

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The policies outlined below address these issues through design enhancements and mix of land uses.

(a) Land Use and Zoning

1. The expansion of the sewer district may bring pressure for additional in-fill development in the hamlet.¹ Since the capacity of existing business zoning already exceeds estimated demands, consideration should be given to reducing the intensity of such zoning and changing the permitted use mix.
2. Small-scale, pedestrian-oriented retail activities should be the Main Street focus.
3. Small business and professional offices should continue to be permitted in the hamlet areas. Such uses are often complementary to retail stores. These uses do, however, need to be carefully controlled to ensure that they do not interrupt the pedestrian shopping pattern or cause excessive parking or traffic demands. Residential uses should be encouraged on the second floor of buildings on Main Street, especially between Bedford Road and Maple Avenue.
4. Mandate that all shopkeepers are responsible for maintaining clean sidewalks and well-tended landscaping in front of their stores.

(b) Design

The Armonk Hamlet Area Land-use, Parking and Traffic Study outlines specific proposals for rezoning several areas in the business district to CB-A, providing a shared parking district (specifically designed to meet the needs of existing and future businesses), upgrading and improving building facades and pedestrian areas, and making specified roadway improvements. The study provides sample illustrations of the proposed parking areas, building facades and pedestrian areas.

1. Shared parking facilities should be encouraged through the creation of municipal parking districts between the existing and proposed buildings on Main Street. Coordinated parking will provide the safest and most efficient use of land, will permit the planning of fewer parking spaces since different uses have different peaking characteristics, and will enable the hamlet to better compete with shopping centers and serve the needs of local residents.
2. Upgrade and construct sidewalks to connect new development along Route 128 and Old Route 22, with the established core of the hamlet, the Town Hall complex, and Elide Plaza.

IV.B.2.b.iv. Eastern District (Banksville)

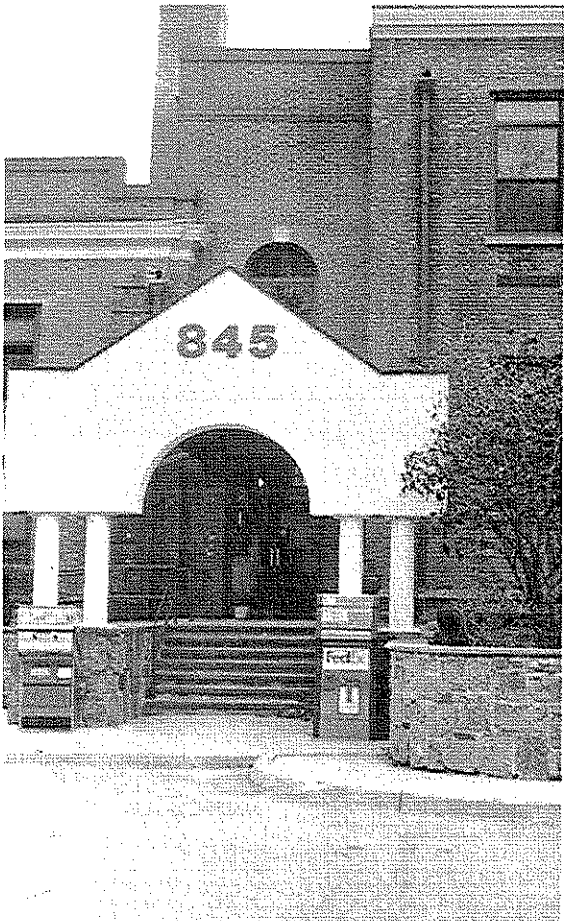
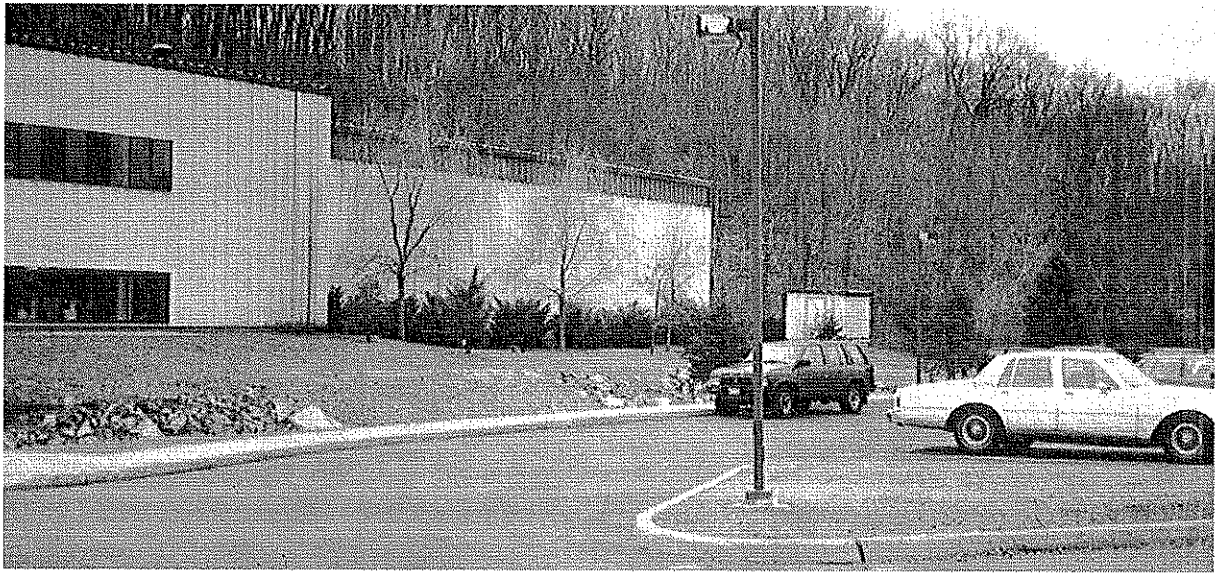
Population is expected to continue to increase in the Eastern District/Banksville area. While Banksville itself does not contain many local shopping opportunities, Greenwich, Connecticut, just over the Town line to the south, and Bedford Village to the north do. Although it is expected that these areas will continue to support some of the local shopping needs of residents in the Eastern District, future residents of the Banksville trade area may desire a more extensive retail and service business center within the Eastern District.

The policies in this section essentially recommend a refinement in the uses permitted in the business districts of Banksville. As in Armonk and North White Plains, the policies also provide design suggestions intended to make Banksville more attractive, more convenient, and safer for both shoppers and motorists.

(a) Land Use and Zoning

1. Retail and service business development potential should reflect the actual need that would be created by the projected population.
2. The headwaters of the Mianus River and the wetlands in the Banksville hamlet should be protected. Development on the west side of Bedford-Banksville Road should include

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measures for environmental protection where feasible along the roadway. A permanent open space buffer should be established along the stream.

(b) Design

1. The concept of green space in front of future buildings and shared parking in the rear with combined driveways is recommended for the Banksville commercial area.
2. The vehicular circulation system should provide an orderly flow of traffic and adequate, convenient parking without destroying the aesthetic environment. It should separate vehicular from pedestrian traffic and support the concept of a unified shopping area in which people are encouraged to walk from store to store without using their cars. Sidewalks should be added, where feasible, for the convenience of pedestrians.
3. All power, telephone, and other utility or communications service wires should be placed underground.
4. Adequate landscaped buffer areas should be required to protect neighboring residential properties from the view of commercial and parking areas.
5. At least 10% of the area in parking lots should be landscaped, including at least one shade tree for each ten parking spaces.

6. Graphic design standards for signs and a coordinated scheme of materials, colors, and building styles which contribute to an integrated aesthetic effect should be required as part of site plan review.

IV.B.3. Office and Industry

IV.B.3.a. Goals

1. Continue to maintain a strong and stable tax base in the Town consistent with other planning and environmental objectives.
2. Maintain proper site planning criteria to minimize the potential impact of office/industrial uses upon the Town's primarily residential character.
3. Permit continued office/industrial/warehouse development only where the road system and other infrastructure can safely and appropriately accommodate it.
4. Maintain a reasonable balance between the Town's commercial and residential populations.

IV.B.3.b. Policies

This Plan's policies recognize that, without an office and industrial base, the Town would not be able to maintain its high quality of services and facilities. Office and industrial development

remains a strong part of North Castle's economy and character, although the Town is first and foremost a residential community.

The policy statements below reflect an understanding that office and industrial development is necessary for the Town, but that such development can potentially have adverse effects on the environment. Very few new areas are suggested for office or industrial development, but a substantial amount of land which is currently zoned for such use remains vacant. While not suggesting the elimination of these areas, their future development must be planned carefully so as to protect the environment and quality of life in North Castle.

Some of the environmental protection will come through enforcement of the existing zoning standards, such as floor area ratio, setbacks, and buffer requirements.

IV.B.3.b.i. Land Use and Zoning

1. Existing office/industrial zones should be limited to those locations where it will be consistent with the character of the area and will be in accordance with the Town Comprehensive Plan. Thorough analysis of the potential impacts of each proposed future office/industrial development is essential, due to the potential burdens which such uses may

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place upon the community if not properly anticipated and mitigated. For example, developers should be encouraged to provide off-site road improvements.

2. In order to curtail the encroachment of non-residential uses into residential areas, no new areas of North White Plains should be zoned for office, commercial, or industrial use.
3. In Armonk, major office development should be limited to the area bounded by the Armonk retail center to the north (approximately School Street), Westchester County Airport and the watershed lands to the south, I-684 on the east, and the RELIP District on the west.
4. The Banksville hamlet is not a suitable location for future office or industrial development.
5. Consideration should be given to expanding the range of potential uses in the DOB-20A district, possibly to include hotel/conference facilities, particularly where such diversification would have different peak hour traffic generation characteristics than office buildings.

IV.B.3.b.ii. Design

1. The provision of on-site amenities, including child care, dining, and limited-scale retail/

personal service business uses, should be required in all future large-scale office developments so as to minimize their potential midday traffic impact on hamlet centers.

2. The establishment of appropriate setbacks and buffers to protect residential areas from possible impacts created by neighboring non-residential developments should be assured.
3. The Town Board should reexamine the size of parking stalls and consider making a provision for a mix of compact spaces in smaller parking lots to help reduce the amount of impervious surfaces on commercial properties and increase the available land for landscaping.
4. The standards for street trees and landscaping should be reevaluated to determine if it is feasible to increase the amount of required landscaping.
5. The Town's sign ordinance should be rewritten to provide stricter aesthetic standards.
6. Design standards which are sensitive to individual hamlet character should be created.

IV.B.4. Open Space and Recreation

IV.B.4.a. Goals

1. Preserve open field natural areas, wetlands, woodlands, and wildlife habitats.

2. Improve public access to appropriate bodies of water.

3. Improve access to established parks and linkage of parks and green spaces through the establishment of trails (hiking and equestrian), pathways, and bike paths; and establish connections with trails in adjacent communities.

4. Encourage community "greening" efforts by actively involving residents in conservation and environmental protection efforts.

5. Improve the appearance of existing Town parklands.

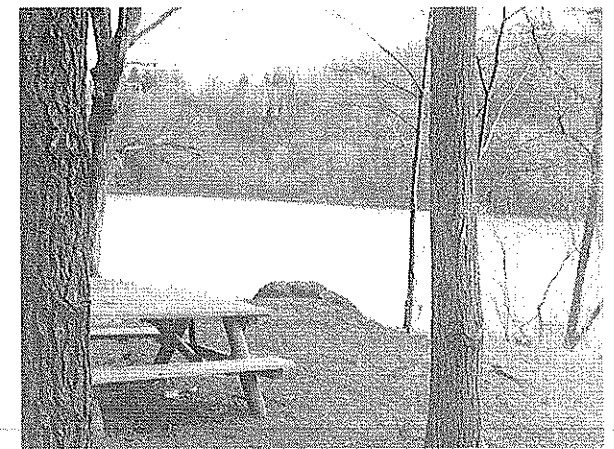
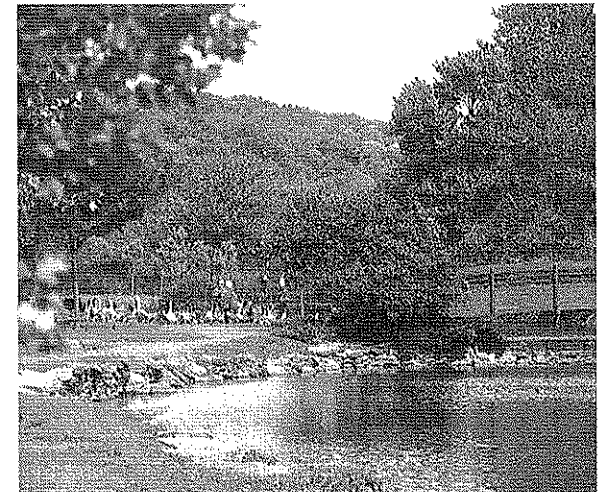
6. Protect parklands from encroachment, unauthorized use, and adjacent deleterious land use.

7. Protect existing significant trees wherever possible.

IV.B.4.b. Policies

1. Maintain Lombardi Park in Armonk as the primary site for Townwide recreational facilities, with satellite locations at Clove Road Park in North White Plains and the Winkler Park site in the Eastern District.
2. Acquire and preserve, for public purposes, the former New York City watershed lands extending from Wampus Brook Park to the

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- Ehrman Recreation Center, including the Major André Memorial site.
 3. Preserve street trees and Town woodlands and add street trees to more developed areas of the Town, where possible.
 4. A tree replacement policy should be formulated by the Town, and the Zoning Ordinance should be revised to protect existing trees and woodlands on development lots.
 5. Protect, exchange, purchase, or transfer "development rights" from important open spaces for future generations.²
 6. Determine community needs, preserve existing properties, and determine future land requirements by the development of a coordinated plan from the Parks and Recreation Board, Planning Board, Conservation Board, Historical Society, and School Districts. Such a plan will avoid the duplication of effort and thereby benefit all residents.
 7. Maintain existing facilities and improve them, as required, as part of a long-term capital improvements plan.
 8. Identify suitable land for additional ballfields, athletic fields, and grounds for informal play and consider the lighting of some existing fields to extend their hours of use.
 9. Evaluate school district outdoor recreational facilities to maximize recreational usage of existing available school properties.
 10. Consider construction of tennis courts to serve the residents of North White Plains at Clove Road–Fountains Park.
 11. Establish policies to preserve and maintain open-space resources, including the acquisition of the right of first refusal regarding the two golf courses located in the Town of North Castle.
 12. Develop a multi-purpose building for recreational uses in the Armonk hamlet for centralized Townwide use.
 13. The Town Board Real Estate Committee should dispose of small, undersized, marginal lots or other lots which are owned by the Town but do not serve any recreational, open space, or other municipal function.
 14. Provide safe pedestrian access across Route 22 for people using the Clove Road Recreation Center in North White Plains.
 15. Expand Town programs to deal with special segments of the population such as teens, senior citizens, and the physically challenged.
 16. All new and renovated facilities should be in conformance with the Americans With Disabilities Act of 1992, which will make facilities barrier-free and accessible.

17. The Town should also review all recreational parcels acquired through the subdivision process, determine their present recreational value, and consider disposition where appropriate.

IV.B.5. Environment

IV.B.5.a. Goals

1. Protect natural resources and environmentally sensitive areas such as rivers, streams, lakes, ponds, wetlands, flood plains, aquifers, wildlife habitats, steep slopes and forested areas, significant trees, and woodlands, among others, from unnecessary and avoidable impacts.
2. Carefully consider activities or decisions affecting groundwater quality or recharge to ensure an adequate, sustainable water supply for the Town.
3. Protect areas of environmental sensitivity or historical significance.

IV.B.5.b. Policies

A primary Town focus has been to locate future development in a manner which is sensitive to its future environmental impact. Areas of steep slopes, wetlands and water bodies have been located on

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IV.B. Planning Goals and Policies

the Plan Map to facilitate environmentally responsible planning.

This Plan Update does not propose significant changes to the general pattern of land use established in the 1974 Plan. However, much more information concerning the environment and its relation to health and ecological stability has come to the forefront in the years since then. With this increased knowledge has come an increased concern for planning with respect for the environment. The policies proposed below are those which help to further define environmentally sensitive lands and to preserve them to a greater extent than in the past.

IV.B.5.b.i. General Environmental Policies

1. Conservation development under Section 278 of the Town Law (cluster development) should continue to be used, where appropriate, to encourage the protection of environmentally sensitive features as well as the preservation of the scenic and aesthetic resources of the Town. Lands which are set aside in conservation developments should be those which are deemed as most warranting protection. Such lands include: wetlands; steep slopes; roadsides; hilltops; ridgelines; and other scenic and recreational resources.
2. Environmentally sensitive lands should be further identified by the Town and protected by general as well as specific environmental regulations. The general regulations should establish minimum buildable-area requirements for new lots such that they can be developed with little or no disturbance of environmentally sensitive lands after receipt of requisite permits.
3. The flood plains and open land along the Town's rivers, reservoirs, and their tributaries should be preserved.
4. Future development in flood-prone areas should be discouraged, because it can result in property damage and forfeiture of the national flood insurance program for property owners.
5. The open and scenic characteristics of the Town can generally be found in its existing low-density residential zones. The Town should consider the adoption of a scenic and historic resource protection ordinance to preserve roadways, ridgelines, open fields, meadows, shorelines, stone walls, cultural places, and significant trees.
An important element in the visual character of North Castle is the presence of numerous large trees. The Tree Ordinance [Section § 191] should be revised to include preservation and protection of trees adjacent to proposed home sites. Tree protection plans should be required for any project which might result in potential impacts to large trees. The guidelines for identifying potential impacts to large trees should be defined by the Town. When deemed appropriate by the Planning Board, specific significant trees [over eighteen (18) inches in dbh [diameter at breast height] and specimen or unique trees should be shown on approved subdivision plats and also tagged on the site as trees to be preserved from damage or destruction. Substantial fines (\$1,000 per damaged or destroyed tree) should be levied for all infractions of these laws and payment must be received prior to issuance of a Certificate of Occupancy. Additionally, all trees marked for preservation which are destroyed will be replaced by the owner with trees not less than 6 feet in height.
6. It is recommended that the Town investigate adopting regulations to limit the disturbance of steep slopes. It is generally agreed that protection of steep slopes is environmentally desirable.

IV.B.5.b.ii. Policies for the Protection of Surface Water

1. Future development should conform to the Storm Water Management Guidelines for New Development and the Erosion and Sediment Control Guidelines for New Development recently adopted by the New York State Department of Environmental Conservation. Key elements of these guidelines include: retention or extended detention of the first one-half inch “flush” from disturbed and impervious surfaces; the pre-treatment of storm water before discharging to wetlands, and use of erosion and sediment control practices that are adequate to ensure that stream reaches on and downstream of construction areas will not be subject to visible changes in color, taste, turbidity, or sediment deposition.
2. The proper functioning of storm-water management systems is an important element in the control of oil and other surface-water contaminants. The Town should review its maintenance program to ensure the periodic inspection, maintenance, and cleaning of road gutters, catch basin sumps, siltation basins, and other elements of the Town’s storm-water management infrastructure.

3. The contamination of surface and groundwater resources by road salt is a growing concern throughout the region. The Town should review its road deicing practices on an ongoing basis to ensure that any such material is used as effectively and efficiently as possible. Consideration should be given to controlling the application of road salt by private contractors and homeowners on private roads and driveways.

IV.B.5.b.iii. Policies for the Protection of Groundwater

1. Special efforts are needed to ensure the long-term protection of the Town of North Castle’s groundwater resources. The consistent application and enforcement of land use controls and environmental regulations within the Town are an important first step toward this goal. The Conservation Board has underwritten a number of reports to gain better information on area groundwater resources. These studies include: *Assessment of Hydrogeological Conditions – Town of North Castle*, prepared by Blasland and Bouck, *Groundwater Resources in the Town of North Castle, Report 1: Byram/Wampus Drainage Basin, Town of North Castle, New York* and

Report 2: Groundwater Resource Analysis Kensico/Bronx River Drainage Basin, Town of North Castle, New York, both prepared by C.A. Rich Consultants Inc. All of these studies have included recommendations for the protection of groundwater resources, some of which are presented below.

2. Septic leaching has been identified as an important contributing factor in the degradation of surface and groundwater quality. Wherever possible, existing and proposed development located over or adjacent to the unconsolidated groundwater aquifers of the Byram and Wampus Rivers should be developed with sewers. Older homes on smaller lots (half acre or less) should be connected to sewers, wherever possible.
3. Existing and proposed development located over or adjacent to the unconsolidated groundwater aquifers of the Mianus River should be carefully monitored. A buffer of at least 100 feet from the River should be provided for any type of new development.
4. New development projects should address the issues of the impact of highway salt and oil on ground and surface water, the over-use of pesticides and herbicides by homeowners, and the polluting damage caused by erosion and siltation.

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- Educate homeowners about the importance of performing regular maintenance on their septic systems and pumping out the holding tank to remove sludge.
 - Identify and acquire sensitive recharge areas (sand and gravel deposits) and set them aside for future groundwater protection.
 - Monitor the quality of groundwater in the shallow sand and gravel aquifers, which appear to be promising future sources of groundwater.
 - Monitor the withdrawal of groundwater in small sub-basins where the amount of available recharge is limited.
5. In order to provide additional protection for the valuable unconsolidated groundwater aquifers along the Wampus River, Byram River, and Mianus River drainage corridors, the Town of North Castle should identify and designate special groundwater protection or aquifer overlay districts. Zoning regulations could be adopted for the protection of such districts through the use of special permit requirements. Requirements for special permit approval should include appropriate groundwater studies, establishment of groundwater protection plans, use of special design features to mitigate water-quality impacts, and other information or measures deemed necessary to ensure the protection of valuable groundwater aquifers.
 6. To maintain and improve water quality, the five towns in the Mianus River Watershed should adopt a resolution recognizing the Mianus River and its watershed as a regional natural resource.³
 7. The five towns should form an Intergovernmental Mianus Watershed Advisory Committee that would:
 - Delineate and recognize the watershed boundary.
 - Devise and promote uniform planning goals, construction standards, and strategies that will protect and improve Mianus River water quality.
 - Maintain and add to the Mianus Watershed Geographic Information System (GIS) database.
 - Develop and implement a river monitoring program and investigate the source of the elevated levels of coliform bacteria and heavy metals found in the Mianus River during the course of the study.
 - Continue to encourage the interest and cooperation of various community organizations, schools, and watershed residents in taking an active role in preserving the quality of the Mianus River.⁴
 8. The Town should show its support for protection of the Mianus River Watershed by:
 - Encouraging a bio-regional approach to watershed protection.
 - Promoting watershed planning that assesses impacts of land use on water quality.
 - Providing residents and municipalities with scientific data useful in decision making.
 - Promoting greater public awareness of the planning tools needed to protect water quality.
 - Informing watershed residents, municipal leaders, and community organizations about the current condition of the Mianus River and bioregional approach to watershed protection and provide suggestions for meaningful citizen participation in sound land use policy and resource stewardship.
 - Establishing a watershed and government advisory committee within the five towns.
 - Developing a school-based education program.
 9. The Town should continue to provide sanitary sewer services to residents, where feasible.
 10. The Town should continue to work with the Town/Village of Harrison to seek outside funding to provide water and sewer service to all Quarry Heights residents.

11. Efforts to protect the Town's rivers, streams, and watersheds should be coordinated wherever possible with other communities or organizations with interests in North Castle's rivers, streams, and watersheds.
12. The existing water-quality monitoring programs for all Town water supplies should be continued and expanded to include testing for additional substances for which health standards have been set, including heavy metals.

IV.B.6. Community Facilities and Services

IV.B.6.a. Goals

The quality of public services is the hallmark of a community which is a desirable and pleasant place in which to live. The continued provision of high quality services to an ever-increasing population, while trying to maintain a reasonable tax level, is one of the most challenging issues facing most Towns today, and North Castle is no exception.

1. The Town should continue to offer a high quality of police, fire, highway, utility, solid waste, school, and library services.
2. The Town should provide greater enforcement of regulations by the Building Department.

IV.B.6.b. Policies

1. Consider obtaining a right of first refusal and acquiring the entire block bounded by Bedford Road, Route 128 (east of the Methodist Church), Route 22, and Maple Avenue to consolidate Town functions, depending on fiscal condition and needs of the Town at the time it may become available.
2. Consider moving the Highway Department from its highly visible location to one which is less obtrusive. If the Highway Department is relocated, its place in the Town Hall complex can be used for future expansion or relocation of other Town Departments.
3. It is recommended that the Eastern District have better access to adequate ambulance service.
4. The Town should continue to supply high-quality water to all residents through the Town's Water Districts and to protect individual wells through environmental controls.
5. Child care is becoming an important aspect of community life. Although the Town does not directly operate any child-care facilities, it can influence their provision and location. The Town should consider providing zoning incentives to developers of large commercial and industrial projects in order to encourage

the provision of on-site child-care facilities.

The Town should revise the Zoning Ordinance to permit child-care facilities which are subject to Special Use Permits.

6. The Town should search townwide for suitable sites for composting purposes.
7. All new and renovated facilities should be in conformance with the American Disabilities Act of 1992, which will make facilities barrier-free and accessible.
8. The Town should consider the possibility of providing a satellite library facility in Banksville, depending on resident demand for such a facility.

IV.B.7. Traffic and Transportation

IV.B.7.a. Goals

The Town has historically developed along major roadways with development centralized in the hamlets. It is important to maintain and upgrade the existing road system to continue to provide access to residential and commercial areas by increasing capacity and safety, and, where appropriate, to support future development. Specific goals are listed below:

1. Improve vehicular and pedestrian safety throughout the Town.

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2. Maintain and/or upgrade roads as needed to improve vehicular flows.
3. Maintain and upgrade all traffic control signals and signs.
4. Provide additional traffic capacity in the Armonk hamlet area, as needed, to accommodate future growth through the establishment of a Development Facilitation Improvement District, when appropriate.
5. Provide additional traffic capacity on Route 22 in the North White Plains hamlet.
6. Evaluate the need to provide additional turning lanes, where feasible, to facilitate turning right at intersections with traffic signals (Right Turn On Red) to improve road capacity and reduce fuel consumption.
7. Reduce noise impact from I-684 through the use of noise barriers and vegetation.
8. Establish, when needed, a Traffic District Task Force to review and recommend alternatives required for future development, particularly as such development affects the I-684 corridor.
9. Before any major road improvements are implemented, the Town should meet with

neighboring property owners and local homeowner associations for their input.

10. Improve air quality by reducing vehicle trips through car/van-pooling programs.

IV.B.7.b. Policies

1. To maintain acceptable road conditions and provide future capacity expansion in the Armonk hamlet area, Development Facilitation Improvement Districts should be established to implement necessary road improvements in the future to accommodate continued growth in the hamlet area. The Districts should encompass the Armonk area and include Routes 22, 120, I-684, and 128 and other major roads in the hamlet area. Town, State, and private developers should develop and implement road improvements and exits to meet the needs of the community.
2. In the North White Plains hamlet, Broadway will require an increased capacity, traffic control, and improved access to properties from adjacent roadways through turning restrictions and improved driveway access.
3. In the Armonk hamlet, on-street curb parking should be supplemented by off-street parking areas; additional intersection and roadway capacity will be needed to support future

development. The Route 128/High Street/Cox Avenue intersection needs to be relocated to the south to improve safety and overall operation.

4. In the Eastern District, roads should provide adequate access. A minor realignment of sections of Banksville Road is necessary. Minor widening and alignment improvements are needed along Middle Patent Road, East Middle Patent Road, Mead Road, Round House Road, and Hickory Kingdom Road. Sections of Mianus River Road will need to be upgraded in the future to maintain adequate traffic flow, and St. Mary's Church Road will require realignment and widening to provide two travel lanes. The Bedford-Banksville Road/Round Hill Road intersection should be monitored by the Town for need for future capacity improvements beyond safety improvements recently completed.
5. Several intersections have been identified throughout the Town that will need improvements to increase sight lines, traffic capacity, and provide upgraded signs and pavement markings (see Figure IV-1 and Table IV-2 to IV-3).

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6. To improve access to the Town, the I-684 Airport Interchange (Exit 2) should be monitored for future road improvements to increase capacity at both off-ramps from the highway. Improvements to this interchange must include the intersection of Route 120 and the Airport Access Road. Needs for future installation of signals or modifications to ramps should be monitored at the Route 22/I-684 Interchange 3. NYSDOT is finalizing plans for these improvements, as well as the widening of Route 120 (King Street).
7. As traffic increases on I-684, noise will increase through the corridor. Traffic noise levels should be monitored in the corridor, and the State should implement the construction of noise barriers, screening, and vegetative buffers in areas where existing residences are near the Highway rights-of-way. Tables IV-2 and IV-3 list road and intersection improvements that will be needed. Figure IV-1 shows locations of recommended improvements. These are discussed in more detail in the Infrastructure Plan.
8. New roads or necessary road improvements, where required, should be implemented during the development approval process. However, several new roadways shown in the

last Town Development Plan are no longer recommended (see Section III.F.5.).

9. The Clean Air Act was passed by the Federal Government in 1990 in an attempt to improve air quality, in part by reducing the use of vehicles with a single occupant. The State Transportation Law was also amended and authority was granted to promulgate rules and regulations requiring employers of 100 or more persons in severe non-attainment areas for ozone to increase average passenger occupancy per vehicle in commuting trips between home and workplace during peak travel periods by not less than 25% above the average vehicle occupancy standard for all such trips in the employers' region. For Westchester's employers, the region is defined as including Westchester and Rockland Counties, and the southern portion of Orange County. Any County outside of the City of New York may establish a subregional area within its borders. All affected businesses were required to file plans for compliance with these requirements by November 15, 1994, with the measures going into effect by November 15, 1996. The counties within the non-attainment area are required to administer this program and are

authorized to require a fee for reasonable annual costs.

These companies are asked to comply with both Federal and State regulations as mandated by the Acts and to develop Employee Commute Options (ECO) Programs that will offer community alternatives to single occupant vehicles. Local communities are also encouraged to establish park and ride commuter lots. A number of North Castle businesses have implemented different types of programs to achieve these goals. These include using company vans to pick up employees at the local railroad stations and bus stops, encouraging office car pools, using company vans for out of office meetings, etc.

¹ In-fill development generally refers to building on undeveloped land situated between developed lots.

² Transfer of development rights refers to a zoning process which allows the removal of development potential from one property (the "sending site") and its transfer to another property (the "receiving site") in order to preserve open space on the "sending site".

³ The Mianus River flows through the eastern portion of the Town of North Castle and four other towns: the Towns of Bedford and Pound Ridge in New York State, and the

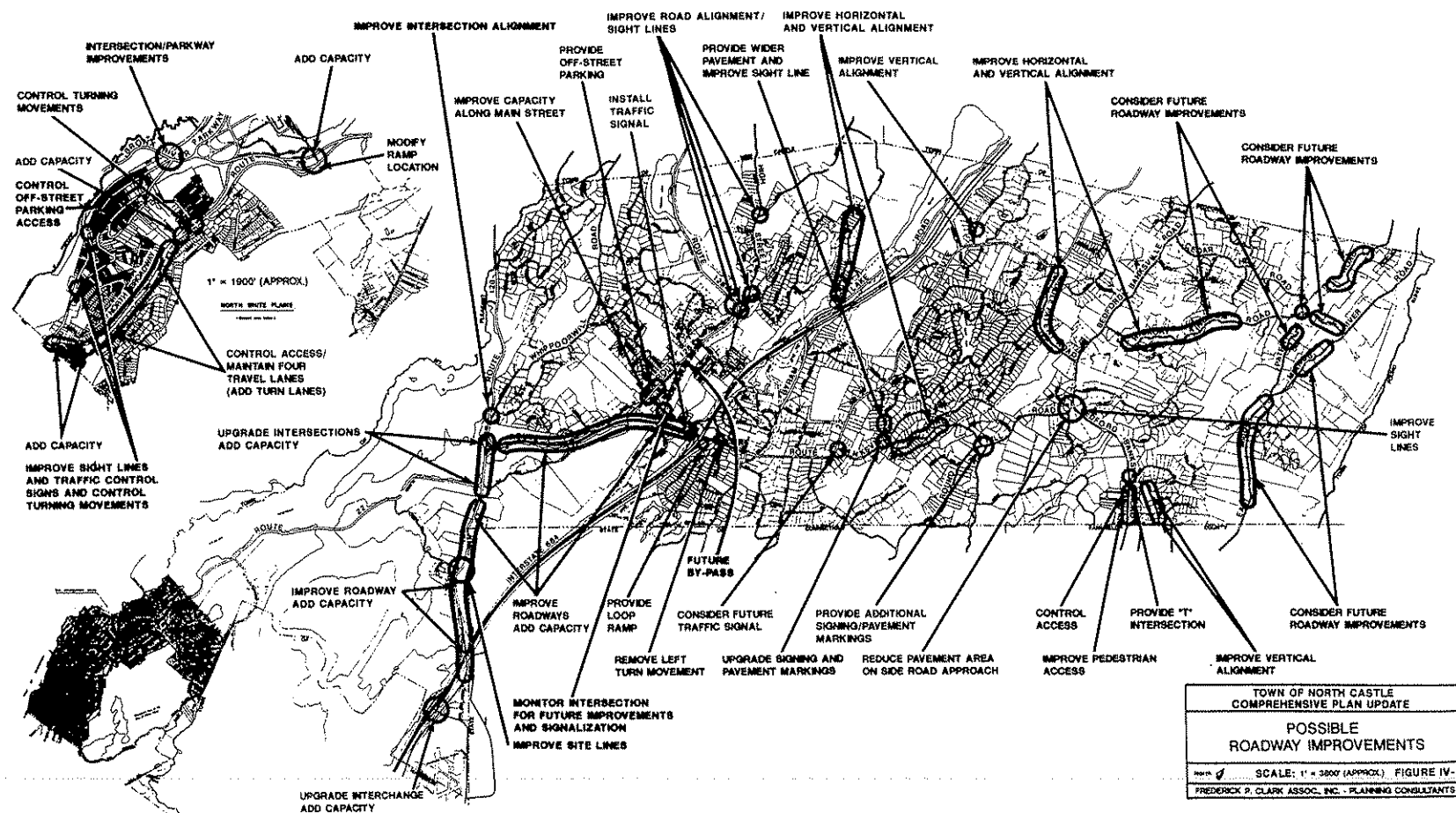
IV.B. Planning Goals and Policies



Towns of Stamford and Greenwich in Connecticut. There are also significant wetlands along the 37-mile course of the river. The Mianus River also serves as a drinking water supply for 130,000 people downstream. In 1992, the Westchester Land Trust, in concert with the five towns mentioned above, completed a two-year study of the Mianus River and its watershed. A purpose of the report was to evaluate the water quality of the Mianus River, which is still good but under stress in some areas.

Both of these policies have been accomplished and the Mianus Watershed Advisory Council meets several times throughout the year and information on new development proposals in the Mianus River Watershed are submitted to each of the affected municipalities.

Town Comprehensive Plan Update

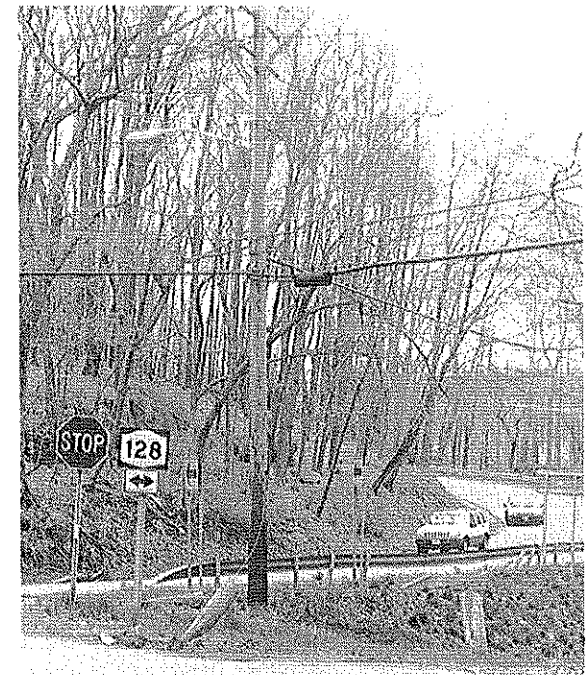


IV.B. Planning Goals and Policies

Table IV-2

Recommended Improvements — Roadways

Roadway Segment	Action
North White Plains	
Broadway (Route 22), between White Plains City line and Broadway/Route 22 split	Increase capacity, control access, restrict left turning movements
Armonk	
Banksville Road, especially intersection of Sniffen Road/Long Pond Road	Minor realignment (sections), increase sight lines
Main Street (Route 128), Armonk hamlet	Relocate curb parking to off-street parking areas
Whippoorwill Road	Upgrade as needed
Eastern District	
East Middle Patent Road	Upgrade as needed
Hickory Kingdom Road, section east of Kingdom Ridge Road	Upgrade as needed
Mead Road	Upgrade as needed
Mianus River Road	Upgrade as needed
Middle Patent Road, between Route 22 and Bedford-Banksville Road	Minor widening, clearing along edge of roadway; improve vertical alignment at intersection with Route 22 and elsewhere; improve alignment, pavement condition; upgrade drainage as needed
St. Mary's Church Road	Improve road alignment, widen to provide two travel lanes; improve sight lines



IV.B. Planning Goals and Policies

Table IV-3

Recommended Improvements — Intersections

Roadway Segment	Conditions
North White Plains	
Broadway at Central Westchester Parkway/ Reservoir Road	Increase capacity to reduce congestion
Broadway (Route 22)	Increase capacity to reduce congestion
Route 22 at Kensico Dam Crossing	Increase capacity to reduce congestion
Virginia Road at Lafayette Avenue	Improve sight lines
Virginia Road at Washington Avenue	Improve sight lines
Armonk	
Banksville Road at Sniffen Road/ Long Pond Road	Upgrade signs, pavement markings
Bedford Road at Main Street	Increase capacity by providing exclusive right turning lane on westbound approach
Bedford Road at Maple Avenue	Increase capacity by providing exclusive right turning lanes on each approach; install traffic signal
High Street at Greenway Road	Improve sight lines
High Street at Sarles Street	Upgrade intersection; improve sight lines
Main Street Bypass (School to Maple Street)	Four-lane bridge over I-684 to handle increased capacity
Main Street at Maple Avenue	Increase capacity by providing exclusive right turning lanes on each approach
Route 22 at Banksville Road	Monitor for installation of traffic signal
Route 22 at Business Park Drive	Increase capacity by providing exclusive right turning lanes on eastbound, southbound, and northbound approaches
Route 22 at Greenwich Road (Route 433)	Increase capacity by providing northbound and eastbound exclusive right turning lanes on northbound and eastbound approaches

Town Comprehensive Plan Update

Table IV-3

Recommended Improvements — Intersections (CONTINUED)

Roadway Segment	Conditions
Armonk (continued)	
Route 22 at I-684 Interchange 3	Monitor for installation of two traffic signals and need for "loop" ramp to eliminate northbound left turn
Route 22 at Maple Avenue/ Business Park Drive	Increase capacity to reduce existing/future congestion
Route 22 at Old Post Road/Old Route 22	Monitor for installation of traffic signal
Route 120 at Airport Access Road/ I-684 Interchange 2	Increase capacity to reduce congestion
Route 120 at Route 22 (North and South Intersections)	Realign intersections; add capacity
Route 120 at Whippoorwill Road	Realign side road approach to improve sight line
Route 128 at its intersection with High Street/ Cox Avenue	Consider relocating intersection to the south
Route 128 at Cox Avenue/High Street	Shift intersections south
Eastern District	
Banksville Road at Round Hill Road/ Mead Road	Upgrade signs, pavement markings
Bedford-Banksville Road at Round Hill Road	Reduce pavement area on side road approach; improve sight lines
Bedford-Banksville Road at Round House Road	Realign side road approach
Hickory Kingdom Road at East Middle Patent Road/St. Mary's Church Road	Upgrade intersections

IV.B. Planning Goals and Policies



IV.C. Land Use Plan

IV.C.1. Introduction

Although North Castle contains a wide variety of land uses, it is generally characterized as a residential community. The Town, as described earlier, has been divided into three distinct areas for study purposes. Each of these areas contains a hamlet center.

The North White Plains hamlet is the oldest and most developed part of the Town of North Castle. It contains the greatest variety of land uses of the three hamlet areas in the Town. This hamlet contains a good road network and is close to a Metro-North railroad station. It also has public sewers and water. The character of North White Plains is fairly well established; it is expected to remain a semi-urban, mixed-use community.

The Armonk hamlet center is the next most developed area. Residential, office, and some light industrial development has occurred adjacent to the hamlet center. A portion of the Armonk hamlet has sewers and the remainder of the area is awaiting the expansion of an existing sewer district. The hamlet is also now served by public water. Armonk has direct access from two interchanges of I-684 and connects to the other two hamlet areas via Route 22 and local roads. Within Armonk, development is expected to continue to move north and east, away from the

hamlet center, and the area is anticipated to remain suburban to semi-rural in nature.

The third hamlet center is Banksville, which is in the Eastern District. The least developed of all the hamlets, Banksville, as well as the rest of the Eastern District, does not have public sewers or water, and vehicular access to the area is limited. In recent years, more rapid development has begun to occur in the Eastern District, but large-lot zoning and the abundance of environmentally sensitive land such as steep slopes, wetlands, and flood plains, have tended to limit the development pressure. The Eastern District is expected to remain semi-rural.

The Land Use Plan and Town Comprehensive Plan Map reflect the existing land-use pattern. Changes from the 1974 Plan are, for the most part, refinements. These refinements are designed to better reflect the established land-use pattern and concern for the environment. The Town Comprehensive Plan Map depicts the three planning areas, the transportation network, and significant environmental constraints, as well as the recommended future development pattern.

The Land Use Plan, along with the Planning Goals and Policies and the Infrastructure Plan, is a guide and a basis for Town Officials to make future amendments to the Town Zoning Code and Map.

These amendments would reflect the policies which have been incorporated in this Plan.

The recommended development pattern for the land-use categories is discussed below and shown on the Town Comprehensive Plan Map. These categories do not reflect the Town's zoning categories but encompass a range of potential development.

IV.C.2. Residential

IV.C.2.a. Introduction

Recommendations for residential densities, as shown on the Town Comprehensive Plan Map, and types of housing opportunities proposed for various portions of the Town were determined using the following criteria:

1. Physical characteristics of the land;
2. Proximity to hamlet areas;
3. Present and future availability of public sewer and water services;
4. Ability of the road network to serve increased growth; and
5. Existing lot size and development pattern.

The patterns for residential density and the other land uses, as set out below and on the Town Comprehensive Plan Map, are intended to generally fix the details (exact boundaries and

IV.C. Land Use Plan

densities) of zoning. In general, residential densities are defined by the number of dwelling units per acre.

IV.C.2.b. Semi-Rural Density (Less than 1 Unit per Acre)

The semi-rural density areas are those which are not served by major roadways and do not have or are not anticipated to have public sewer and/or water service in the future. This category also includes lands that have been shown to be environmentally sensitive or difficult to build upon. Areas mapped as semi-rural density are those which are already developed or are planned to be developed at less than one unit per acre. The existing zoning districts which constitute this category are the R-1.5A, R-2A, and R-4A districts. All of the Eastern District (with the exception of Banksville) and the northern and eastern portions of Armonk are shown as semi-rural density. The predominant dwelling type in these areas is the single-family detached home.

There are several changes which are suggested in this category:

1. Country clubs should be placed in the most restrictive contiguous residential district so as to encourage their preservation.
2. The realignment of residential zoning boundaries in areas where lots are in more

than one zoning district should be considered. In general, the realignment should place the lot in the more restrictive district or in the district in which it has road frontage. Most of the suggested realignments are in the Windmill area.

3. An area located along I-684, the Connecticut border, and Nichols Road/East Lane, and an area in northern Armonk adjacent to I-684 and the Byram River should both be considered for lower-density residential development.

IV.C.2.c. Suburban Density (1 to 2 Units per Acre)

Suburban densities consist of areas that are, for the most part, not adjacent to a local center (or hamlet) and may or may not be served by public water and sewer systems. Areas of suburban density usually contain a system of developed streets and have access to an arterial roadway. These areas have little or no access to public transportation. The general visual character is of single-family homes on attractively landscaped lots. The existing suburban-density zones are designated R-1A, R-3/4A, and R-1/2A. They are generally located around the Armonk hamlet, in the Windmill area, and in northern North White Plains.

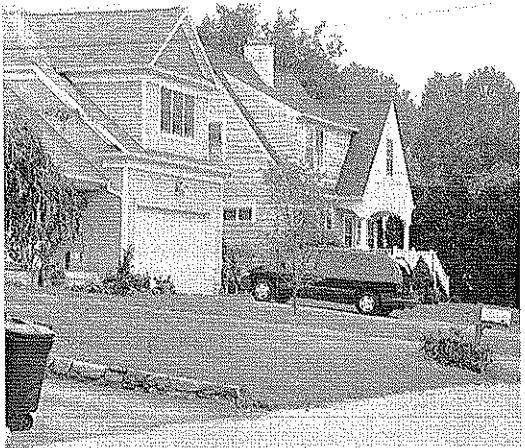
1. A small area along High Street in northern Armonk, which is currently zoned R-10, should be considered for lower-density residential development, consistent with adjacent zoning.

IV.C.2.d. Hamlet Density (3 to 5 Units per Acre)

As the name states, the hamlet density is established and planned for the hamlet centers to preserve and enhance their village-like character. Except for Banksville, most of these areas are served by public water and sewer systems. Local shopping and public facilities are accessible to the residences in these areas. The building of residences over stores and in other areas of the hamlets is encouraged so as to provide appropriately located, affordable housing and to have people in the hamlet 24 hours a day. The hamlet density is comparable to the existing R-10 and R-MF zones. Typical housing types include single-family detached and attached dwellings, townhouses, and second-story apartments.

There are no map changes recommended for this category of residential development.

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IV.C. Land Use Plan

IV.C.2.e. Semi-Urban Density (More than 5 Units per Acre)

The semi-urban density is located in areas which are already highly developed. These areas are served by a full range of municipal services, are accessible to highways and public transportation, and are served by public sewer and water systems. The semi-urban density reflects the R-5 and R-2F zoning, generally located in North White Plains. Armonk also contains some R-5 zoning which is developed with small houses on small lots (starter homes). Typical dwelling unit types in the semi-urban density category include single- and two-family detached and attached homes.

There are no changes recommended for the semi-urban category of residential development.

IV.C.2.f. Conclusion

The proposed residential changes shown on the Town Comprehensive Plan Map would result in a lowering of additional residential development potential by approximately 145 units and 435 persons.

The existing development in the Town as of August 1990, together with the residential policy recommendations and the residential densities shown in this section, produce an ultimate residential development potential of almost 5,200

units, and a population of approximately 15,200. These ultimate figures are based on continuing development and are not expected to be achieved at any time in the foreseeable future. The realistic population estimate for planning purposes for the year 2010, as described in the demographic analysis, is 11,400; an increase of approximately 14% over the present population of 10,000, but well below the ultimate theoretical potential. The compound annual growth rate over the 20-year period from 1990 to 2010 is equal to less than 1%.

IV.C.3. Institutional

The institutional category includes such facilities as the Jennie Clarkson Home, the Rene Dubos Center for Human Environments, Inc., the Rockefeller University, and the Fordham University (Calder Ecology Center) properties.

There are no recommended changes for this category.

IV.C.4. Public/Semi-Public

Uses in this category include municipal buildings and facilities, fire and police stations, schools, libraries, and places of worship.

The Town will continue to explore whether it should obtain a right of first-refusal for all of the

land bounded by Maple Avenue, Route 22, Route 128 (east of the Methodist Church) and Bedford Road. The Town has considered acquiring this block so that the Town Hall and American Legion complex could be consolidated. The long-term economic feasibility of this action will depend on the Town's fiscal condition at the time when these properties might be available. The recent acquisition of the IBM Recreation Facility and its strategic location to an adjacent Town tract, where the Town Sewage Treatment Plant is located, provide an excellent alternative site for the future consolidation of Town Park and Recreation Facilities. The Town Engineer could determine if it is feasible to move any Town Departments such as the Highway Department to this location, decreasing the need for expansion of the Town Hall Complex.

IV.C.5. Retail and Service Business

IV.C.5.a. Introduction

Several important factors guided the recommended retail and service business pattern:

1. The relationship between the Town's existing business centers and other local and regional centers;

2. The retail and service business needs of the present and potential future population;
3. The existing character of each hamlet;
4. The availability of public sewers and water; and
5. The capacity of other infrastructure and the land to handle increased development.

There are generally two types of retail and service business uses within the Town. The two types, hamlet business and local business, are not separate categories on the Plan Map. The differences are explained below.

IV.C.5.b. Hamlet Business

Hamlet businesses are generally located in one- to two-story buildings; some of which are converted residences. The majority of the second-story uses are either residential or office/business, rather than retail in nature. Commercial uses in hamlet centers include such things as personal service, specialty retail, and professional offices. Other types of uses typically found in hamlet centers are municipal and institutional facilities such as schools, churches, and police and fire stations. All of these uses are located in compact and well-designed areas which should enhance pedestrian, rather than automobile, circulation. The zoning districts which would be considered in the hamlet business category are CB, CB-A, CB-B, PBO, and PBO-2A; although there

are other zones which are located within the hamlets themselves.

The only recommended map change concerning retail and business uses is for the Banksville hamlet. The recommendation involves clustering retail/business development potential on the westerly side of the hamlet along Bedford-Banksville Road but away from the Mianus River. The area along the headwaters of the Mianus River, which is predominantly wetland, should be set aside as permanent open space.

IV.C.5.c. Local Business

Local business is any concentration of retail/business development not located in a hamlet center. These areas are primarily automobile-rather than pedestrian-oriented and, except for planned shopping centers, they normally do not have coordinated design, signs, or landscaping. Most of the stores are unrelated and are located in strip developments along major roadways. The zoning districts in the Town in which local business can be found are CB, GB, SC, NB, and RB.

No changes in zoning are proposed for local businesses, although they would be affected by recommended design standards.

IV.C.6. Office and Industry

IV.C.6.a. Introduction

The Town of North Castle has an established pattern of office and industrial development. The pattern consists of three zoning designations for office or industry uses, as explained below. It is recommended that the Town Board not permit any further rezonings for such uses, other than those suggested in this Town Comprehensive Plan.

Local office uses, such as medical, dental, and legal, which are generally found in the hamlet centers, are discussed in the Retail and Service Business section. Floor area ratios and other development controls for office and industrial development in Armonk have already been enacted in implementation of the Armonk Land Use and Traffic Study (1985).

IV.C.6.b. Office

There are two kinds of office development in the Town: general office and campus office development. Although not depicted separately on the Town Comprehensive Plan Map, each type of development is explained below.

IV.C.6.b.i. General Office

General office development is characterized as generally free-standing, multi-tenant office

IV.C. Land Use Plan

buildings. Such developments do not contain amenities and are normally located close to or in “downtown” areas. As a result, general office development can have a significant impact on businesses in the Town’s hamlet centers. General office development has taken place in the PBO, PBO-2A, CB, and GB districts.

It is recommended that no other area of the Town be zoned for general office use.

IV.C.6.b.ii. Campus Office

Campus office development is generally characterized by single users or large office-space users which are located either in one large building or in a group of buildings in a campus-like setting. These settings contain large amounts of landscaping and open space, often with minimal site disturbance. Buildings are well set back and buffered from roadways and from adjacent properties. Environmental regulations also protect sites in this category from excessive environmental disturbance. Office campus development has generally taken place within the DOB-20A and OB Districts.

IV.C.6.c. Light Industry/Office

Light industry/office includes warehouses, distribution facilities, and plants which engage in light manufacturing of previously prepared

materials and of finished products or parts. Their activities include processing, fabrication, assembly, treatment, packaging, etc. Light industry and associated offices are often located in planned industrial or business parks. Development of light industrial establishments have generally taken place in the PLI and RELIP Districts.

No changes in the location or extent of the existing light industry/office category are recommended for North Castle at this time. However, because of the recent extension of Sewer District 3 to serve this area, it may be feasible in the future to consider allowing a somewhat more intensive development of the IND-AA District.

IV.C.6.d. Industry

Industrial areas are generally characterized by free-standing manufacturing/assembling facilities, warehouses, and supply yards. Older areas are located close to railroads and newer areas close to highways and the County Airport. Buildings are usually large structures with fairly high levels of site coverage. The IND-A and IND-AA zoning districts located in North White Plains and in Armonk encompass this type of industrial development. The majority of the land area in the IND-AA District is composed of the Westchester County Airport.

No further industrial district designation is recommended for the Town.

IV.C.7. Watershed

Although watershed lands could be included in a general open-space category, they are separated here since they make up a unique and significantly large amount of land in the Town.

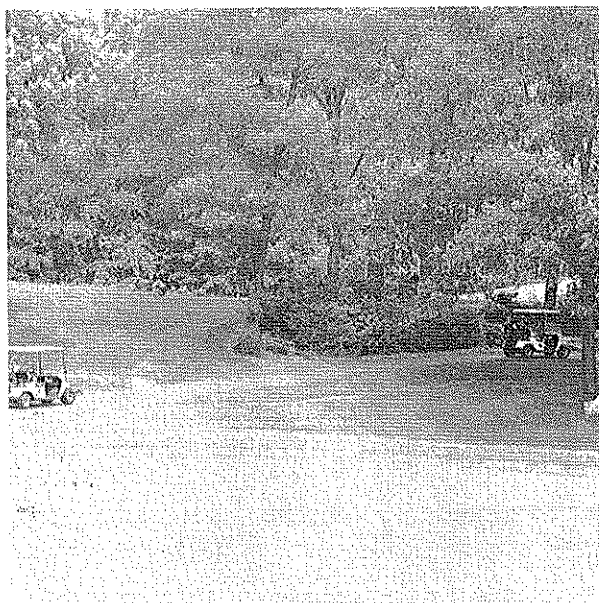
Designation of such land is not directly controlled by the Town. Therefore, no other land than that already designated as watershed land is proposed for such use. The New York City Department of Environmental Protection (NYCDEP) has proposed new rules and regulations to protect all lands in their watershed.

IV.C.8. Cemetery

Existing cemeteries are shown on the Town Comprehensive Plan Map. No new land is proposed for such purposes.

IV.C.9. Private Recreation

This category includes land which is used for recreation, amenities, and/or buffers. Private recreation includes such uses as country clubs, camps, and other open space which is part of a subdivision, such as The Windmill Club, or



designed for recreation purposes, and has not been dedicated to the Town, County, or State.

The Town should do all it can to ensure permanent preservation of all private open space, including the Whippoorwill Club, the Canyon Club, and the Daniel Grey Fishing Club, through the use of the right of first-refusal.

IV.C.10. Permanent Open Space

This is land which is used for recreation, resource protection, amenities, and/or buffers and includes all public (Town, County, etc.) parks and recreation areas. Permanent open space also includes privately-owned and operated nature preserves and land which has been reserved for open-space purposes as part of a development approval.

The areas recommended for acquisition as permanent open space in the 1974 Plan totalled approximately 380 acres. Since that time approximately 65 of those acres, in one way or another, have become permanent open space and 62 acres have become watershed land, which, for all intents and purposes, is permanent open space. Some of the land which originally was proposed as permanent open space has been developed for residential uses. Approximately 150 of the original

380 acres still remain as proposed permanent open space on the Town Comprehensive Plan Map. In addition to those 150 acres, this Plan also recommends that a portion of the land in the Banksville hamlet, adjacent to the headwaters of the Mianus River, be shown as proposed permanent open space.

A large amount of land (approximately 440 acres), not so designated on the 1974 Plan Map, has since become permanent open space. Such dedicated permanent open spaces include over 100 acres added to the Westmoreland Sanctuary and approximately 90 acres added to the Town's open-space holdings or protected by conservation easements as part of other subdivisions.

The Town's existing system of hiking and equestrian trails and bikeways should be expanded. These trails and bikeways should connect to existing systems in neighboring communities wherever possible. New linkages should be pursued during the subdivision review process and, where linkages are not available on private land, the border strips of public roadways should be used, preferably with separation from the travelled roadway with curbstones and/or a divided strip. A proposed Townwide trail system and proposed open spaces are shown on the Town Comprehensive Plan Map. A system of pedestrian

IV.C. Land Use Plan



pathways, proposed by the Recreation Board, would provide access to the parks, schools, and hamlets from various residential neighborhoods.

IV.C.11. Stream/Wetland Preservation

The preservation of land along the Mianus, Byram, and Wampus Rivers and their watershed tributaries, as well as other streams and wetlands, would serve several important purposes. As discussed under “Existing Environmental Conditions,” streams and wetlands serve the extremely important functions of absorbing excess water during floods and releasing water during periods of low water flow. Some wetlands provide the vital function of recharging underground aquifers, from which well water is drawn for human consumption, particularly in the eastern portions of the Town. Wetlands also provide an important source of food and habitat for much of the Town’s wildlife.

Preservation of these lands can fulfill several open-space and recreational planning objectives. In and of themselves, streams and wetlands offer a variety of recreational opportunities, including bird watching, fishing, walking, and hiking, environmental education, and general observation of the abundant wildlife associated with these

resources. Creating a “greenbelt” or open-space corridor along river banks could help to link several open-space areas as part of a comprehensive open-space system.

This Plan also recommends that aquifers be protected with specific measures. Some of the wetland areas shown on the Town Comprehensive Plan Map include important aquifer recharge areas. The identification and delineation of all major aquifers will require a detailed hydrogeological study.

IV.C.12. Slope Preservation

The Town should continue to pursue the preservation of slopes as discussed in the “Existing Environmental Conditions” and “Planning Goals and Policies” sections of this Plan. The development of these areas could potentially cause environmental damage if not carefully controlled and closely monitored. These areas also contribute significantly to the visual impression of the Town’s character formed while traveling through North Castle. Preservation of these lands will contribute to maintaining the beauty and visual appreciation of the countryside, as experienced from several scenic corridors and roadways throughout the Town.

Areas designated for “Slope Preservation” on the Town Comprehensive Plan Map generally include all areas with slopes of 25% and greater although slopes of 15 to 25% also require special consideration. The latter category is shown on the more detailed set of environmental study maps prepared for the Town. By recommending steep slope areas for preservation in this Plan, it is intended that proposed developments will be reviewed with an aim toward protecting these areas and seeking special design treatment on sites containing these features.

Outright acquisition of slope areas by the Town is not, in most cases, required. Preservation of such sensitive areas is normally possible through the application of planning and design techniques, including regulatory mechanisms, such as conservation development and conservation easement. In many cases, such actions will result in logical extensions of the existing open-space system, thus enhancing the environmental, aesthetic, and recreational benefits to Town residents.

IV.D. Infrastructure Plan



IV.D.1. Introduction

The Infrastructure Plan is, as mentioned earlier, directly related to the "Planning Goals and Policies" and the "Land Use Plan." The provision of infrastructure, which in this case refers to the transportation network and community facilities, in large part determines zoning. And zoning determines where and in what concentration people locate. Much of the Town's infrastructure is substantially developed. However, as the Town grows, infrastructure must be provided and maintained accordingly. Where applicable, proposed infrastructure changes, improvements, and expansions are shown on the Town Comprehensive Plan Map.

IV.D.2. Transportation

IV.D.2.a. Roadways

In the Armonk area, roads will need to be expanded to support future development in the Routes 22, 120, and 128 corridors. In the Armonk hamlet, off-street parking areas and parking districts should be incorporated into the commercial area to enhance parking availability, improve traffic flow, and eventually replace on-street parking on Main Street. Route 22 in

North White Plains requires upgrading to ensure adequate traffic flow and access to adjoining properties. In the Eastern District, maintenance and upgrading of existing roads is necessary to ensure adequate access for all motorists and emergency vehicles.

New roadways in the Town should be built as extensions of existing roads, as required, as part of future development. These roads should enhance local access and circulation and maintain the character of the immediate area. Future roads should provide pavement widths which are similar to those of other roadways in the area. However, rights-of-way wide enough to allow for roadway expansion, if needed in the future, should be secured. The Subdivision Regulations should be amended to allow the Planning Board this discretion as it reviews new subdivisions.

In addition, certain roads which were shown as "future" roads on the previous Town Development Plan are no longer recommended as part of future development and were, therefore, deleted. Also, two mapped roadways/rights-of-way have been removed, since they are no longer needed to serve adjacent property owners or as part of the local roadway system.

IV.D.2.b. Airport

The Westchester County Airport is a regional commercial airport controlled by the County and located within the Town of North Castle, the Town/Village of Harrison, and the Village of Rye Brook. A Terminal Modernization Project to rehabilitate and modernize the Airport was approved by referendum in the 1990 election. The first phase, rental car facility relocation, is the only phase which has been completed by the County. The rental car facility improvements are currently under way. All of the phases will be completed in 1996. The construction improvements consist of a parking structure, the parking structure roadways, the terminal building, the terminal site work, an airport and rescue fire fighting facility, and a ground handling equipment building.

Due to the importance of preserving the residential character of the Town and minimizing the impact of airport disturbance on neighboring residential communities, any expansion of the airport facilities and services leading to increased commercial flights and related noise is not recommended.

IV.D. Infrastructure Plan

IV.D.2.c. Railroad

In January 1988, the Yonkers Contracting Company, Inc., received a contract to carry out improvements at North White Plains and seven other stations on the Harlem Line. Work on this \$37-million project was completed in May 1991.

As part of this plan, an extensive rehabilitation project costing \$4 million was carried out at the North White Plains railroad station. The project included the construction of new concrete platforms, shelters, canopies, and lighting, heating, and public-address systems. In addition, access by elevator to the train platforms was provided for the elderly and the disabled. Decorative metal artwork was installed under the canopies. No further work is expected to occur in the near future.

IV.D.3. Community Services and Facilities

IV.D.3.a. Wastewater Facilities

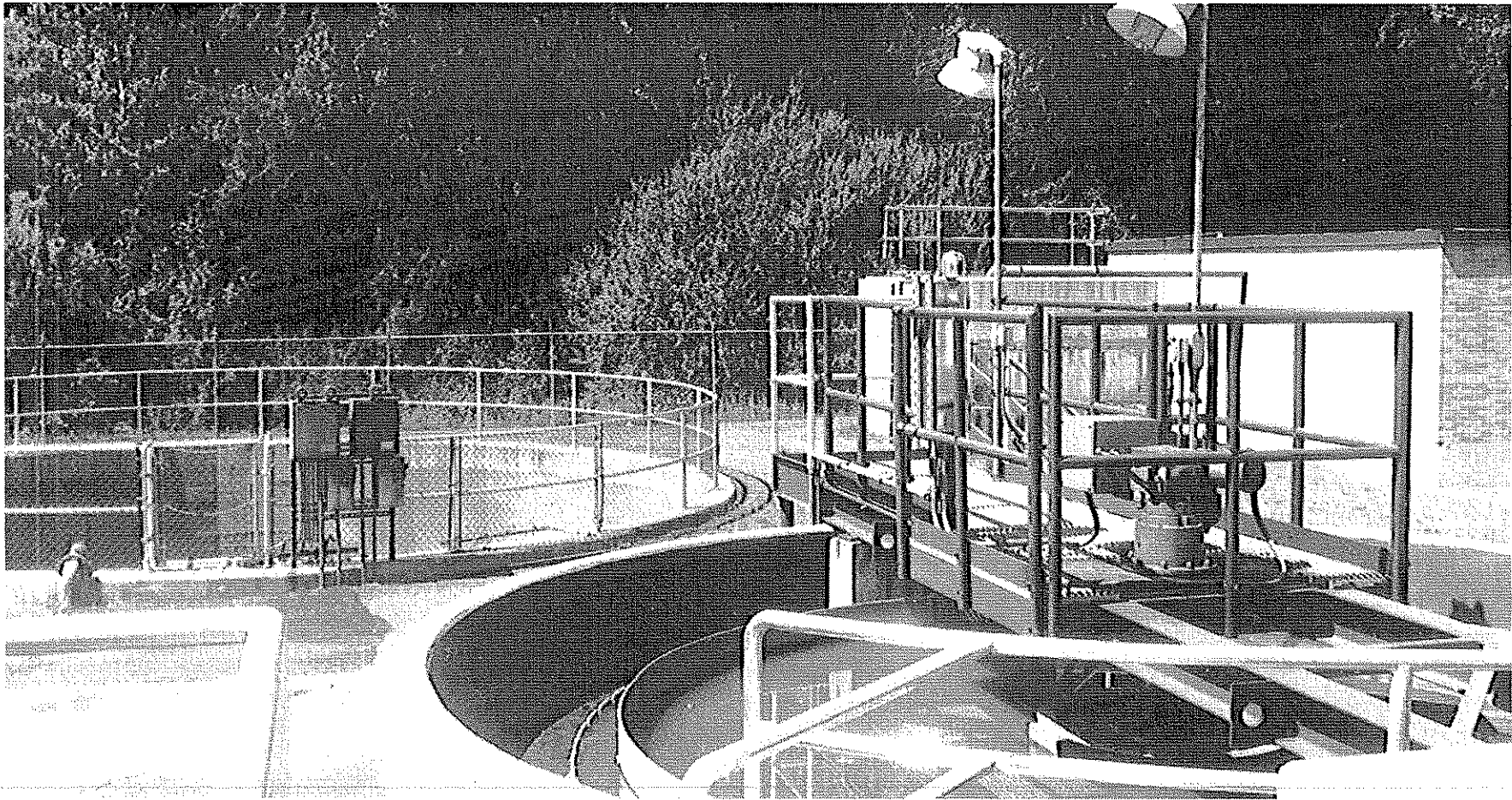
IV.D.3.a.i. Town Sewer District Number 2

Sewer District Number 2 was extended to serve the Telephone Company property, a portion of Labriola Court, the Wampus School and Crittenden School, the Leisure property, and the three proposed subdivisions located on Route 128

—Sands Mill, Thomas Wright, and Wampus Estates. (These three properties were the subject of a Generic Environmental Impact Statement [GEIS] which recommended the sewer extension to protect the water source for Water District Number 4.) The new sewer-main extension generally follows NYS Route 128 and the internal roadway network for the GEIS properties.

The proximity of this area to the new School Street wells mandates the protection of the Town's water supply by sewer service. The sewer district may also be extended to include portions of Cox Avenue, Cliff Place, Rose Hill Avenue, and Old Mount Kisco Road (these are the areas of the Armonk hamlet with existing homes on small lots [less than one acre]) as well as other smaller lots on Whippoorwill Road East, Annadale Avenue, and Orchard Drive. The proposed areas being considered for sewer extension are shown in Figure III-3. As the district expansion process is just starting, the boundaries have not been finalized. In the past, the Town has allowed an area to enter the District if the sewer extension was proximate and if a majority of its owners petitioned the Town Board to join the extended District. At the present time, there are no governmental subsidies available to help finance these improvements.





IV.D. Infrastructure Plan

The 208 Study and the 1974 Town Development Plan recommended that the Windmill Farms Subdivision be served by an additional pump station and a force main gravity sewer to be hooked into Sewer District Number 2 and the Armonk Sewage Treatment Plant. This possibility should be explored as a possible extension in the future but is not planned as part of the current sewer expansion for Sewer District Number 2. The cost of this expansion, without some outside funding source, would probably exceed the State Comptroller's threshold for the bonding of new capital projects.

IV.D.3.a.ii. Town Sewer District Number 3

Most of the Westchester County Airport area is served by the Westchester County Blind Brook Sewer District. Town Sewer District Number 3 is an extension of the Blind Brook District and serves existing commercial properties on New King Street and will serve proposed commercial developments on King Street/Route 120. The existing MBIA corporate building is also served by Sewer District Number 3. A dry sewer main connection was constructed to allow the connection of the neighboring Cooney Hill residential enclave, should they petition the Town, at some point in the future.



Town Comprehensive Plan Update

It is estimated properties in this area will have an eventual total effluent flow of approximately 130,000 gallons per day (gpd). Residents of Cooney Hill may petition the Town Board to tie into the District when they are ready. This will require a future District expansion and the requisite approvals from all the affected levels of government, including the Town of North Castle and Westchester County. The Town Sewer and Water Department will maintain newly formed Sewer District Number 3, and the Town will own all the appurtenances.

Private developers and commercial property owners have paid for the cost of the approved Sewer District Number 3 Extension, the improvements required for the trunk lines at the County Airport, the three proposed pump stations, and the sleeve for carrying the two pressurized sewer mains across Interstate 684. The construction of this District, costing in the range of \$2 million, was completed ahead of schedule, on July 1, 1993. The first user was hooked up on August 9, 1993.

IV.D.3.a.iii. Sewage Treatment Plant

The proposed expansion of the service area for Sewer District Number 2 Sewage Treatment Plant described above, will require the construction of

additional gravity sewers, pumping stations and force mains. The improvements to the plant which will be required for the proposed second Sewer District expansion are projected to cost approximately \$2 million, including the required engineering, legal, and environmental studies. These improvements include the following:

1. Tank pumps to serve 400 gallons per minute
2. One additional primary clarifier
3. 2 – Rotating Biological Contactors (RBC)
4. Ultra Violet Backup System
5. Grit Removal System
6. Additional Equalization Tanks
7. Expanded building (to house the above)

It is anticipated that the hydraulic capacity of the plant will not be exceeded by the projected flows from the proposed expanded new district and no further plant expansion is planned at this time.

IV.D.3.b. Water Facilities

As development commences on one or both of the proposed multi-family developments in Armonk, steps should be taken immediately to ensure the construction of the water tank and wells and deeding of same to Water District Number 3. Water District Number 3 and Water District Number 4 were merged to eliminate unnecessary administrative overhead.

In the portions of the Whippoorwill area served by Water District No. 5 (formerly Two Castles), a comprehensive study should be undertaken to determine the condition of the existing system and to locate alternative water supply sources. A comprehensive capital plan should be developed to ensure safe, efficient, and economical delivery of water to the Whippoorwill subscribers.

IV.D.3.c. Extension of Water and Sewer Lines

The extension of water and sewer lines in Quarry Heights is likely to be quite expensive because of the cost of trenching in the rocky terrain. Any Town bonding of this proposed capital project might be too costly to meet the threshold for bonding limits for local residential property owners imposed by the State Comptroller's office. A proposed plan for this sewer and water extension has been designed by Dolph Rotfeld Engineering. The Town has applied for funding for this project under the New York State Clean Water/Clean Air Bond Act.

The Town is actively pursuing public funding options, such as Federal Grant Money, State Revolving Grant Money, and other grant sources. Both the BOCES facility and the Jennie Clarkson Home and the adjacent residential properties are willing to tie into the Harrison sewer and water

IV.D. Infrastructure Plan

expansion and are working with the Town Board to accomplish this goal. A new sewer district, Town Sewer District #4, has been formed. Construction should be completed in 1997.

IV.D.3.d. Recreation Facilities

IV.D.3.d.i. Centralized Multi-Use Facility —Armonk Hamlet

The 1974 Town Development Plan stressed the need for a Town recreation center which includes a building with ample space for office and multi-use rooms for classes, arts and crafts, programs, dances, informal social groups, camp activities, etc. A small facility exists at Lombardi Park, but a larger facility would allow the Town to offer more programs and services to its residents in a properly designed facility.

This type of building could be added to the Lombardi Park Facilities or, if the Town is able to acquire it, be located at the Winkler Nursery site adjacent to the Town Hall complex. Either site would be a convenient, central location with access from the Wampus and Crittenden Schools. The Recreation Department Plan for Park and Recreation Facilities recommended that the center should include the following:

1. Gymnasium with a dividing wall
2. Fitness facilities

3. Activity rooms
4. Arts and crafts room
5. Stage
6. Weight room
7. Game room and teen lounge
8. Office
9. Indoor/outdoor pool

IV.D.3.d.ii. Proposed Eastern District Facilities

The Eastern District has limited active recreational facilities. There are a small playground, a basketball court and a ballfield at the Banksville Community House (located in the Town of Greenwich). However, these facilities are not always open to Town residents. Cat Rocks Park and other undeveloped land as well as the Mianus River Gorge trails are available for hiking.

Residents of the Eastern District have expressed the desire for additional local active recreational facilities. The Eastern District is currently not well served by such facilities although some residents use facilities in the Armonk area, including the Ehrman Pool Complex. The Mianus River Gorge and Westmoreland Sanctuary provide open space and passive recreational opportunities.

A 1.4 acre Town park, which has been named Winkler Park, contains two tennis courts, a small

tot-lot/playground, a basketball court and a parking lot. This parcel of land was donated to the Town by the Winkler family and is located on Bedford-Banksville Road near the Town of Bedford boundary. It provides limited active recreation opportunities to this part of the Eastern District.

IV.D.3.d.iii. Proposed North White Plains Facilities

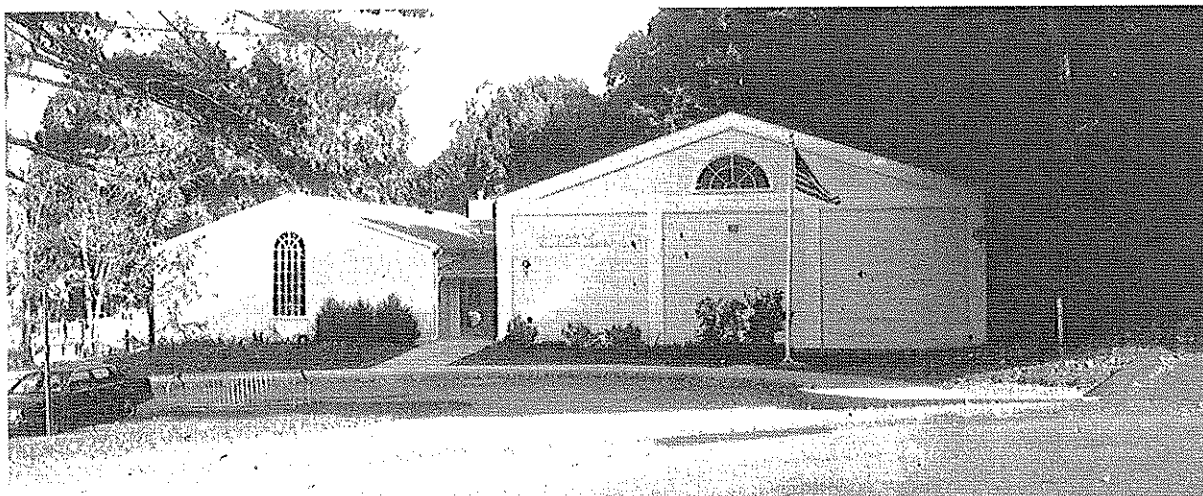
There is a need for additional tennis courts at the Clove Road Fountains Park to serve the North White Plains community. There is also a need for more street trees and a safe pedestrian access point across Route 22 so people can safely travel to the Clove Road facility. The Westchester County Board of Legislators dedicated the recently acquired Sochurek property as parkland, and it will be added to the Westchester County Cranberry Park facilities.

IV.D.3.e. Other Facilities and Programs

IV.D.3.e.i. The Town Center

The concept of a Town center was discussed in the 1974 Town Development Plan and is still important today. The Town Hall is adjacent to the American Legion Hall and both buildings benefit from cooperative parking arrangements for major

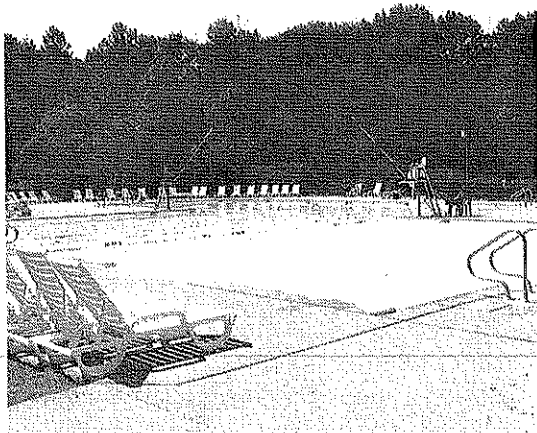
Town Comprehensive Plan Update



events. A long term goal for the Town has been to acquire the entire block bounded by Bedford Road, Route 128 (east of the Methodist Church), Route 22, and Maple Avenue for Town-related uses. The Winkler Nursery property, as mentioned previously, which abuts the Town Hall site, and the Hussar Site, adjacent to the Highway Department Garage, continue to be excellent potential properties for Town-related uses and the Town should contemplate its acquisition of it should it come on the market, depending on the Town's fiscal condition at that time.

Another future capital improvement was to design the Green, between the Town Hall and Annex, to incorporate some additional visitor parking, landscaping, and a smaller, informal ballfield (nonregulation size).

It is anticipated that the Police Department may require additional space in the future. It may be desirable to move the Highway Department Garage to another location (if one can be found) and relocate the Police Department in this area. This would provide more room for police vehicles and provide some indoor garage facilities for storage and repairs.



IV.D. Infrastructure Plan

IV.D.3.e.ii. Highway Department

The Highway Department needs additional space for the storage of equipment and vehicles, currently parked outside.

The Highway Department's salt storage shed and gravel piles are visible as one enters the Armonk hamlet and detract from the visual quality of the Town Center. It would be preferable to relocate the Highway Garage Facility to another, less visible, parcel outside the hamlet center. One possible location is the former IBM Recreation Facility and the Town-owned tract adjacent to the former IBM facility. This portion of the Town Center Complex could then be used for future expansion of Town Buildings, especially if no new land can be acquired in the rest of the block. However, at the present time, no suitable Town-owned parcel exists for the relocation of the Highway Department.

IV.D.3.e.iii. Recycling Center/Transfer Station

Over the past year, the Town has started exploring possible sites for a small recycling center/transfer station.¹ No garbage will be sorted or separated at the proposed transfer station/recycling center site; however, there would be some compaction and

transfer from smaller garbage trucks to larger trucks or containers. Several empty containers would also be stored on the site, which would also serve as the parking place for the fleet of trucks which the carters use to serve the Town. Any proposed design would comply with the NYSDEC 6 NYCRR Part 360 requirements.

This recycling center/transfer station would be used by the Town's private carters for the transfer of garbage and recyclables collected from private residences (but not businesses) and transfer activities. This site would serve only the Town of North Castle. The Town has also explored the possibility of a joint five- or six-town Transfer Facility which would serve the Five Town Consortium.²

IV.D.3.e.iv. Eastern District Ambulance Service

The Banksville Fire Protection District, with assistance from the Town, should work to find some way for the Eastern area of Town to have its own local ambulance service. Since the Eastern District is growing and is geographically removed from Armonk, it would benefit from its own service. A number of options are available to achieve this goal. One possibility is for the local Fire Protection District to form a taxing entity to

provide such services. Alternatively, it could work on an inter-municipal service district with a neighboring community, or it could contract for ambulance service with a private provider.

¹ NYSDEC defines "transfer stations" as a "...combination of structures, machinery or devices at a place or facility where solid waste is taken from collection vehicles and placed in other transportation units for movement to another solid waste management facility."

² The Towns of North Castle, New Castle, Bedford, Somers, and Lewisboro do not use the County's burn plant. They have formed a Five Town Consortium to seek joint regional solutions for their solid waste needs. If a five-town transfer station is feasible, it would probably be sited in the Town of Bedford, off the newly constructed bypass from I-684.

V. Implementation



The Miller House. Built in North White Plains in 1738. Owned by the widowed Ann Miller at the time of the Revolution and used by General George Washington in 1776, 1778, and 1781.

V.1. Introduction

This Town Comprehensive Plan Update is only an advisory document — albeit a very significant one. Ultimate accomplishment of the Town Comprehensive Plan as presented herein, and as modified from time to time, will require the cooperation of the many people and agencies involved in decision-making concerning the Town's future and will be influenced as well by the actions of neighboring municipalities. Accomplishing the Plan's goals will require active and broad community support. All interests, whether public or private, have a stake in the orderly, attractive, and economical development of the Town of North Castle.

V.2. Adoption of the Town Plan

A necessary first step toward putting the Town Comprehensive Plan Update into effect is to adopt it as a guide to Town development. Section 272-a of the New York State Town Law provides that the Town Comprehensive Plan be adopted by the Town Board. The Town Board shall hold at least one public hearing prior to adoption of the Comprehensive Plan or an amendment to the Comprehensive Plan. The Plan which this report updates was adopted by the North Castle Planning Board on June 24, 1974.

It should be understood that the Town Comprehensive Plan Update does not in and of itself change any zoning or assure the carrying out of any of its proposals. It does, however, illustrate the recommendations of the Planning Board for the future of the Town, and is designed to be a guide that will assist all public agencies and private individuals and groups in making appropriate decisions for the orderly and attractive development of the Town.

To provide North Castle with a guide to the additional activities that will need to be undertaken to implement the recommendations of the Town Comprehensive Plan Update, a chart has been prepared that summarizes the specific policy recommendations and identifies the types of actions required to implement these policies as well as the board(s) or other agencies responsible for taking such actions (see Table V-1).

V.3. Continuing Planning

Ongoing refinement and revision of the Town Comprehensive Plan, such as this update, to ensure that it addresses any new conditions arising subsequent to its adoption, is one of the most important elements of the planning process. The Plan must continuously reflect the Town's current long-range planning goals and policies as

development patterns take shape if it is to be respected and regularly used. In this period of continued growth, the Plan should receive reexamination on a regular basis. Comprehensive revision should generally be undertaken approximately every ten to 15 years and sooner if necessitated by major changes in development trends or in the basic assumptions underlying the Plan.

This Plan also recommends that North Castle coordinate its planning with its neighboring communities, with a view toward establishing compatible planning policies and reaching a reasonable accommodation of each community's interests, particularly along municipal boundaries.

V.4. Zoning

One of the most effective means of assuring that North Castle is developed as planned is through zoning. The zoning power is one of the most significant tools available to the Town. It controls public and private uses of land throughout the community, both in the continuation of desirable land-use patterns which exist today and in guiding appropriate future development in undeveloped or changing areas. While zoning cannot require that land be developed for uses proposed in the Town

V. Implementation

Comprehensive Plan, it can prevent land from being used in a way that is contrary to the Plan.

Together with the updating of the Town Comprehensive Plan, revisions of North Castle's zoning law should be undertaken to ensure that its provisions are clarified and modernized as necessary and are in accordance with the Town's planning goals and policies, as expressed in the Plan. These revisions will be necessary to reflect both the changes in potential land use embodied in the Town Comprehensive Plan and to accommodate desirable additional land-use controls. By closely relating the Plan and the zoning law, both become more purposeful and effective. Zoning regulations then serve as a major instrument in carrying out the recommendations of the Plan, and the Plan acts as an overall foundation on which to base the specific provisions of the zoning law. It is noted, moreover, that under the New York State enabling legislation authorizing the adoption of zoning regulations, there is a requirement that the regulations be based on a "comprehensive plan." To the degree that this Plan is supported and followed by the Town Board, it could also serve as the cornerstone of that required "comprehensive plan".

The above should not suggest, however, that there is only a single course of action regarding the Town's future zoning. On the contrary, zoning can be expected to change, as it has in the past, to meet changing social, economic, and environmental issues and objectives of the Town and its residents. Nonetheless, such changes should not be made unless they are in accordance with the Town Comprehensive Plan. If policy changes or other situations arise that create the need to amend the Town's zoning, the related portions of the Plan should be restudied in the same careful and thorough way as they were in the preparation of this Plan.

If zoning is to be a valuable tool for maintaining North Castle as a highly desirable community, all Town agencies and officials must work cooperatively to maintain the integrity of the Town Comprehensive Plan. From time to time some unreasonable hardship on a property owner, unique to the land, may justify the granting of a variance by the Zoning Board of Appeals, but this should be done sparingly and strictly in accordance with required legal standards. The ability of the Town's zoning regulations to control land use will only be as good as the level of enforcement they receive. Because zoning enforcement is a difficult and time-consuming

task, every effort should be made to give proper staff support to this activity and to make the regulations as clear as possible.

V.5. Subdivision Regulations

Subdivision regulations are another important tool for controlling development. While zoning principally regulates the use of land, subdivision regulations guide the layout and design of new roads and lots and ensure that all the common infrastructure improvements required are properly accomplished. Since, for the most part, the Town develops on a parcel-by-parcel basis, each subdivision should be designed in such a manner that it will fit into the planned overall pattern of roads and related facilities. If not, the Town could become an unattractive hodgepodge of growth, unrelated to the land and the roads that serve it, and resulting in a wide assortment of traffic and environmental problems.

Subdivision review by the Planning Board makes it possible to avoid these problems. Many of the future road recommendations shown on the Town Comprehensive Plan Map can be achieved through the subdivision approval procedure. When a subdivision is proposed on land where the Plan map shows a new road or a realignment, the subdivision layout should be required to conform

to the indicated pattern. In this manner, much of the new road system can eventually be constructed at no expense to the Town. When proposed subdivisions with frontage on existing roads are reviewed, provision should also be made to reserve land for future widening of roads.

The subdivision process also offers the opportunity to implement some of the Town's open-space and recreation objectives as development takes place. As part of the subdivision approval procedure authorized pursuant to Section 277 of the New York State Town Law, the Planning Board may require a developer to set aside a certain portion of land within the subdivision for park and recreational purposes. In lieu of such reservation, the Town Law permits the Planning Board to accept payment of a fee (to be determined by the Town Board) which is to be used exclusively for neighborhood park, playground, or recreational purposes, including the acquisition of land. Where the Planning Board determines that suitable recreation land cannot be properly located within a particular subdivision or is otherwise not practical, the trust fund established as a depository for these fees can be used to acquire land in more suitable locations.

V.6. Official Map

The establishment of an official map is another means by which recommendations of the Town Plan can be implemented. The official map, which is adopted by the Town Board pursuant to Sections 270 and 273 of the New York State Town Law, is a definitive document with respect to the location and width of streets and drainage systems, and the location of parks. As a complement to Planning Board action on subdivisions, the official map can be used to establish the rights of way for roads needed in the future. Once the official map has been formally adopted, no building permit may be issued for a building located in the right of way of a mapped street, except in accordance with prescribed procedures established pursuant to the Town Law. The existence of a formally adopted official map is also beneficial to the Town because it can limit the expenditure of public funds for right-of-way acquisition needed to implement important future road connections.

V.7. Public Improvements

The ways and places in which the community spends money for public improvements — parks, recreational facilities, open space, roads, schools, municipal buildings, etc. — and the standards to which they are built, have a major effect on the

development of the Town. Since the authority to initiate and undertake these improvements is widely distributed among the many agencies of government, it is of great importance that these agencies' various recommendations for action be referred to the Planning Board so that it may actively participate in coordinating the proposals of one agency with those of others and with the overall plan for the Town. The Planning Board has no authority to require others to conform to the Town Comprehensive Plan, but it can perform a particularly useful role in coordinating these efforts and in assisting these other agencies so that detrimental conflict of plans is avoided.

Although North Castle has no control over the school boards, the County, or the State, cooperation by these units of government should continue to be encouraged. Such coordination will be mutually beneficial.

Finally, the Town Board, when it adopts the yearly budget, can put into effect important parts of the adopted Town Comprehensive Plan by authorizing and appropriating money for the implementation of specific projects. This is an important responsibility and one which has been used very effectively in the past. Carrying out the plan can be greatly assisted by the establishment of a capital improvement program. This is a systematic

V. Implementation

scheduling and projecting of various public works and public land acquisitions that will be needed over a period of years as the Town continues to develop. Each year, the program is restudied and revised in light of new priorities required by changing conditions, and extended another year into the future. Such a program provides a continuously up-to-date picture of estimated future improvement needs and costs facing the Town. It helps to give greater stability to the property tax rate by spreading improvement costs over a period of years in accordance with the Town's financial ability, and thus usually avoids the need to expend funds for the implementation of several expensive projects in a single year, with a consequent jump in the tax rate.

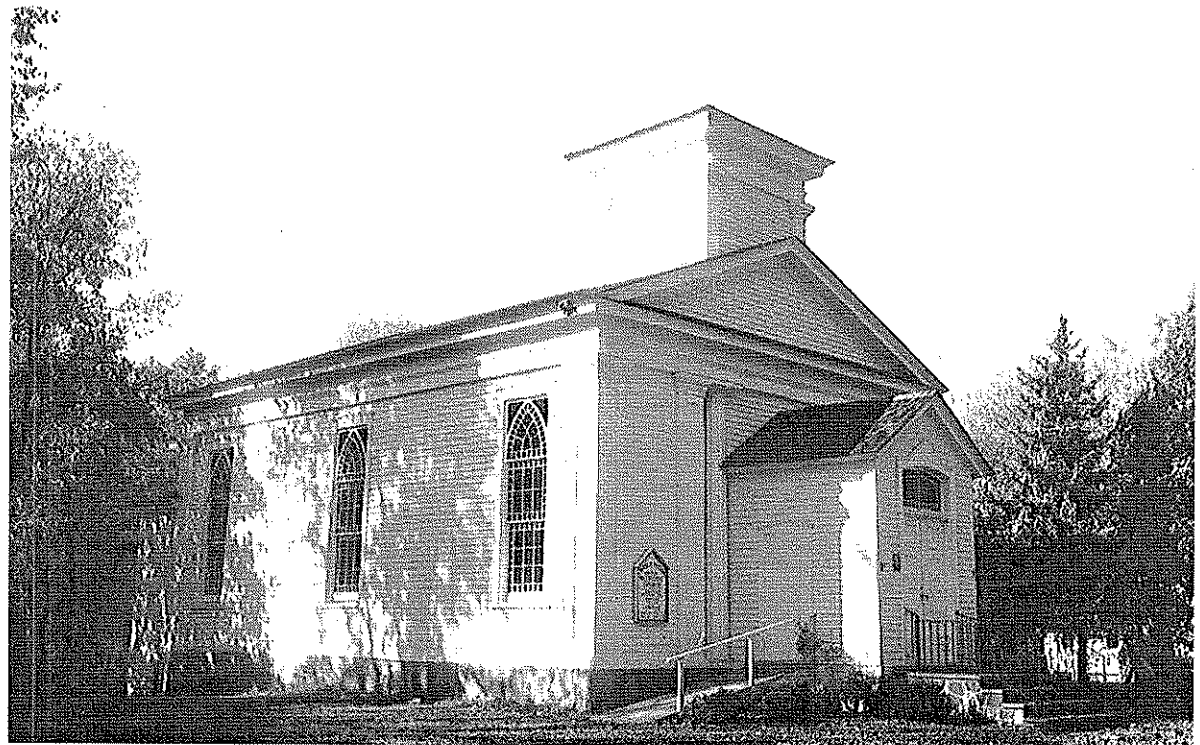
V.8. Private Development

The great bulk of development in North Castle has been and will continue to be undertaken by private individuals and organizations. Therefore, it is private development which has the most direct influence on the character of the community, guided and regulated by the Town as described above.

Neither the Town Comprehensive Plan, zoning or subdivision regulations, nor the Town agencies that administer these regulations, can require any

private individual or organization to develop a particular piece of property for a particular use. However, the Plan provides an orderly framework for private development and related municipal service facilities and, therefore, can be helpful to private enterprise in determining the appropriate type of development and the proper place for it.

Where there is a good and clearly understandable Town Comprehensive Plan, and it is followed on a continuing basis, private enterprise has a more reliable foundation on which to base its decisions. This not only encourages good development, but also helps to accomplish the Plan's specific recommendations.



Town Comprehensive Plan Update

Table V-1

Town Plan Implementation Program

Policy Recommendation	Implementation Timeframe ¹			Action Needed ²
	Near-Term	Short-Term	Long-Term	
A. Residential Development				
1. Adjust zoning boundary lines in selected areas of Town as identified in Town Plan	■			Drafting of specific recommendations by PB; amendment of Chapter 213-5 (Zoning Map)(3) by TB.
2. Place country clubs in the most restrictive adjacent residential district. Acquire the Right of First Refusal for the Town regarding all private country clubs.	■			Drafting of specific recommendation by PB; amendment of Chapter 213 (Zoning and Zoning Map) by TB.
3. Establish regulations limiting building size and land disturbance on residential lots (Residential FAR).			■	Drafting of specific recommendation by PB; amendment of Chapter 213 (Zoning) by TB.
4. Reevaluate front yard setbacks in large-lot zoning districts.			■	Study of existing regulations by PB; drafting of specific recommendation (as needed) by PB; possible amendment of Chapter 213 (Zoning) by TB.
5. Adjust zoning boundary lines in areas where lots are located in more than one district.	■			Drafting of specific recommendations by PB; amendment of Chapter 213-5 (Zoning Map) by TB.
6. Develop policy to legalize all pre-existing accessory apartments and to further encourage the construction of new accessory apartments.	■			Study by PB; adoption of policy by PB; enforcement by BD; TB to review and revise Ordinance.
7. Develop policy to identify and upgrade substandard dwelling units.	■			Survey by PB and BD; enforcement by BD.
8. Develop additional housing units for volunteer firefighters, police officers and other municipal employees.		■		Drafting of specific recommendations and/or incentives (such as bonus density) by PB; amendments of Chapter 213 (Zoning) by TB.
9. Revise and update Town Subdivision Regulations.	■			Review draft by PB.
10. Prepare a Housing Needs Assessment		■		Review of future housing needs in the community.

Town Plan Implementation Program (CONTINUED)

Policy Recommendation	Implementation Timeframe ¹			Action Needed ²
	Near-Term	Short-Term	Long-Term	
B. Office and Industrial Development				
1. Establish regulations requiring the provision of on-site amenities (such as cafeterias, day care facilities) for future large-scale office and light industrial developments.	■			Drafting of specific recommendation by PB; amendment of Chapter 213 (Zoning) by TB.
C. Retail and Service Business				
1. Develop design standards and hamlet—design overlay zones in the North White Plains, Armonk and Banksville hamlet areas.	■	★	★	Preparation of standards by PB with advice from ARB; amendment of Chapter 213 (Zoning) by TB.
2. Reevaluate commercial zoning in Banksville hamlet.	■			Examination by PB of 1986 “Banksville Area Study;” drafting of specific recommendation (as needed) by PB; possible amendment of Chapter 213 (Zoning) by TB.
3. Develop hamlet streetscape plans to include buffer areas (between residential and non-residential uses), landscaping, lighting, signs, and circulation.		■	★	Study by PB; review by PB of “Banksville Area Study” and “Armonk Hamlet Area Land Use, Parking and Traffic Study;” adoption of area plans by PB
D. Open Space and Recreation				
1. Develop a multi-purpose building for recreational uses in the Armonk Hamlet for Town-wide usage.		■		Study by PB and DPR; acquisition of land by TNC by purchase or gift.
2. Preserve important open space and recreation parcels identified in this Town Development Plan Update and make them barrier-free and accessible to all segments of the population.	★	★	★	Study by PB, TB, CB and DPR; establish and use preservation techniques as appropriate by PB, TB, nonprofit organization and private landowners.

Town Comprehensive Plan Update

Town Plan Implementation Program (CONTINUED)

Policy Recommendation	Implementation Timeframe ¹			Action Needed ²
	Near-Term	Short-Term	Long-Term	
3. Identify suitable land for additional athletic fields, ballfields and grounds for informal play		■		Study by PB, TB, DB and DPR; identify funding source; construction by TNC and/or other entity.
4. Evaluate and maintain existing recreational facilities (including School District outdoor recreational facilities) and improve those in need of repair as part of a long-term capital improvements plan.	★	■	★	Study by PB, DPR and REC BD; drafting of specific recommendation (as needed) by PB; authorization of improvements by TB.
5. Enhance and expand the Town's system of pedestrian and equestrian trails and bikeways.	★	■	★	Study by PB, DPR and REC BD; approval by PB as part of development proposal review; acquisition of land and/or easements by TNC; construction by TNC and/or property owners.
E. Environment				
1. Develop general and specific regulations to protect environmentally sensitive lands as identified by the Town environmental maps.		■		Preparation of Code section by PB; adoption by TB.
2. Develop scenic resource protection ordinance.		■		Preparation of Code section by PB; adoption by TB.
3. Add tree and forest protection regulations to Site Plan and Subdivision Regulations.		■		Preparation by PB and TB; future amendment of Chapters 213 (Zoning) and A216 (Subdivision) by TB.
4. Consider transfer of development rights policy for limited use in specific circumstances (e.g. to protect environmentally sensitive lands) as a supplement to cluster (conservation) development.		■		Study by PB; adoption of policy by PB.

Town Plan Implementation Program (CONTINUED)

Policy Recommendation	Implementation Timeframe ¹			Action Needed ²
	Near-Term	Short-Term	Long-Term	
5. Reevaluate Wetlands and Watercourses Regulations for wetlands and streams located within the drinking supply watersheds.		■		Study by PB; drafting of specific recommendation (as needed) by PB; possible amendment of Chapters 206 (Watercourses) and 209 (Wetlands and Drainage) by TB. The CB is conducting additional hydrological studies.
6. Consider development of an aquifer protection ordinance, develop special groundwater protection districts and reevaluate enforcement of regulations to ensure protection of Town of North Castle's groundwater resources.		■	★	Study by PB and CB; examination by PB and CB of "Assessment of Hydrogeologic Conditions - Town of North Castle;" drafting of specific recommendations by PB; possible amendments of Code and Chapters 213 (Zoning) and 204 (Water) by TB.
7. Develop policy to enforce conformance of future development to the Stormwater Management Guidelines for New Development and the Erosion and Sediment Control Guidelines for New Development adopted by the New York State Department of Environmental Conservation.	■			Study by PB and CB; adoption of policy by PB.
8. Revise and update Town Environmental Quality Review (TEQR) Law.	■			Currently under review by TA and CB.
9. Update open-space and environmental ordinances and maps to encourage priority for the types of lands to be set aside in conservation developments and subdivisions.		■		Study by PB and CB; drafting of specific recommendations by PB; adoption by TB.
F. Community Facilities				
1. Continue planning for the extension of Town Sewer District Number 2.	■			Study and preparation of plans by TE and TB; extension of sewer districts and construction by TNC.
2. Explore the possibility of expanding the Armonk Sewage Treatment Plant.	■			Study and preparation of plans by TE and TB; approval by TB; construction by TNC.

Town Comprehensive Plan Update

Town Plan Implementation Program (CONTINUED)

Policy Recommendation	Implementation Timeframe ¹			Action Needed ²
	Near-Term	Short-Term	Long-Term	
3. Redesign the Green between Town Hall and the Annex to incorporate additional visitor parking and landscaping, plus a smaller, informal ballfield.	■	■		Study and preparation of plan by TB and TE; adoption of plan by TB; construction by Department of DPR and HW.
4. Continue exploring possibility for a small recycling center/transfer station to be used by the Town's private carters for the transfer of solid waste and recyclables from private residences. Expand recycling programs by pursuing sites in North White Plains and the Eastern District for composting purposes.			■	Study by TE and TB; preparation of plan by TE or consultant; approval by TB; review by PB and CB.
5. Seek to acquire the entire block bounded by Bedford Road, Route 128 (east of the Methodist Church), Route 22 and Maple Avenue for creation of a Town municipal (and recreational) complex.		■		Acquisition of land by TNC; construction and/or expansion of complex by TNC.
6. Work with the Banksville Fire Protection Service in exploring ways for the Eastern District to have its own ambulance service.		■		Study by TB; drafting of policy recommendation by TB.
7. Provide municipal parking area in North White Plains to help stem overflow parking.	■			Study by PB; adoption of plan by PB; construction by TNC.
8. Look for additional suitable composting sites in other parts of the Town.		■		Recommendations from TB Real Estate Committee.
9. Expand Metro-North commuter parking lot to provide additional spaces.	■			Study by TB, work with Westchester County.
10. Prepare an Americans With Disabilities Act (ADA) transitional plan	■			Review of Town facilities for compliance by BD.

Town Plan Implementation Program (CONTINUED)

Policy Recommendation	Implementation Timeframe ¹			Action Needed ²
	Near-Term	Short-Term	Long-Term	
G. Traffic and Transportation				
1. Upgrade Broadway (Route 22), between White Plains City line and Broadway (Route 22 split).		■		Design, funding, implementation by the NYSDOT.
2. Relocate long-term curb parking along Main Street (Route 128), Armonk hamlet as needed.		■		Further study by PB and TB.
3. Upgrade Banksville Road as needed			■	Implementation by TB.
4. Upgrade Hickory Kingdom Road as needed			■	Implementation by TB.
5. Upgrade East Middle Patent Road as needed			■	Implementation by TB.
6. Upgrade Whippoorwill Road as needed			■	Implementation by TB.
7. Upgrade St. Mary's Church Road as needed		■		Implementation by TB.
8. Improve sight lines at Virginia Road/LaFayette Avenue		■		Implementation by TB.
9. Improve sight lines at Virginia Road/Washington Avenue		■		Implementation by TB.
10. Upgrade Broadway/Central Westchester Parkway/Reservoir Road intersection as needed	■			Further study by the NYSDOT and TB.
11. Upgrade Broadway (Route 22) intersection as needed			■	Further study by the NYSDOT.
12. Upgrade Route 22/Kensico Dam crossing intersection as needed			■	Further study by the NYSDOT.
13. Upgrade Route 120/Airport Access Road/I-684 Interchange 2 as needed		■		Further study by the NYSDOT and Westchester County.
14. Upgrade and relocate Route 128/High Street/Cox Avenue intersection	■			Further study by the NYSDOT/PB and TB.

Town Plan Implementation Program (CONTINUED)

Policy Recommendation	Implementation Timeframe ¹			Action Needed ²
	Near-Term	Short-Term	Long-Term	
15. Upgrade High Street/Sarles Street intersection as needed		■		Implementation.
16. Upgrade Route 120/22 north/south intersections as needed			■	Further study by the NYSDOT and TB.
17. Improve sight lines at Route 120/Whippoorwill Road intersection	■			Further study by the NYSDOT and TB.
18. Monitor for traffic signal at Route 22/Old Post Road/Old Route 22 and add traffic capacity, as needed		■		Further study by the NYSDOT and TB.
19. Upgrade as needed Route 22/Maple Avenue/Business Park Drive intersection				Further study by the NYSDOT and TB.
20. Upgrade I-684 Interchange 3 as needed			■	Further study by the NYSDOT.
21. Upgrade Route 22/Route 433 intersection as needed		■		Further study by the NYSDOT.
22. Monitor for a traffic control signal Route 22/Banksville Road intersection		■		By TB and Westchester County.
23. Upgrade signing, pavement markings at Banksville Road/Sniffen Road/Long Pond Road	■			Implementation by TB.
24. Upgrade signing, pavement markings at Round Hill Road/Mead Road	■			Implementation by TB.
25. Upgrade Bedford-Banksville Road at Round Hill Road intersection as needed	■			Further study by TB and Westchester County.
26. Upgrade Bedford-Banksville Road at Round House Road intersection as needed		■		Further study by TB and Westchester County.
27. Upgrade Hickory Kingdom Road/St. Mary's Church Road intersection as needed			■	Further study by TB.

Town Plan Implementation Program (CONTINUED)

Policy Recommendation	Implementation Timeframe ¹			Action Needed ²
	Near-Term	Short-Term	Long-Term	
28. Upgrade Route 120 from Airport Access Road to Route 22 as needed			■	Further study by the NYSDOT and TB.
29. Upgrade Route 22 from Route 120 to I-684 as needed			■	Further study by the NYSDOT and TB.
30. Study feasibility of providing additional off-street parking in Armonk hamlet between Kent Place and Whippoorwill Road East, and provide public access between streets west of parking area		■		Further study by TB.
31. Study feasibility of providing Main Street Bypass (from School Street to Maple Avenue)			■	Further study by TB.

Note: Reference to the above boards, individuals, commissions, departments and jurisdictions, etc. is assumed to include agents of such entities as appropriate, e.g., TNC may include contractors hired by the Town of North Castle.

¹ Timeframe indicated is proposed.

Near-Term — 6 months to 1 year

Short-Term — 1+ years to 5 years

Long-Term — 5+ years

★ — Ongoing as needed

² ARB — North Castle Architectural Review Board

BD — North Castle Building Department

CB — North Castle Conservation Board

DPR — North Castle Department of Parks and Recreation

HW — North Castle Highway Department

PB — North Castle Planning Board

REC BD — North Castle Recreation Board

TA — Town Attorney

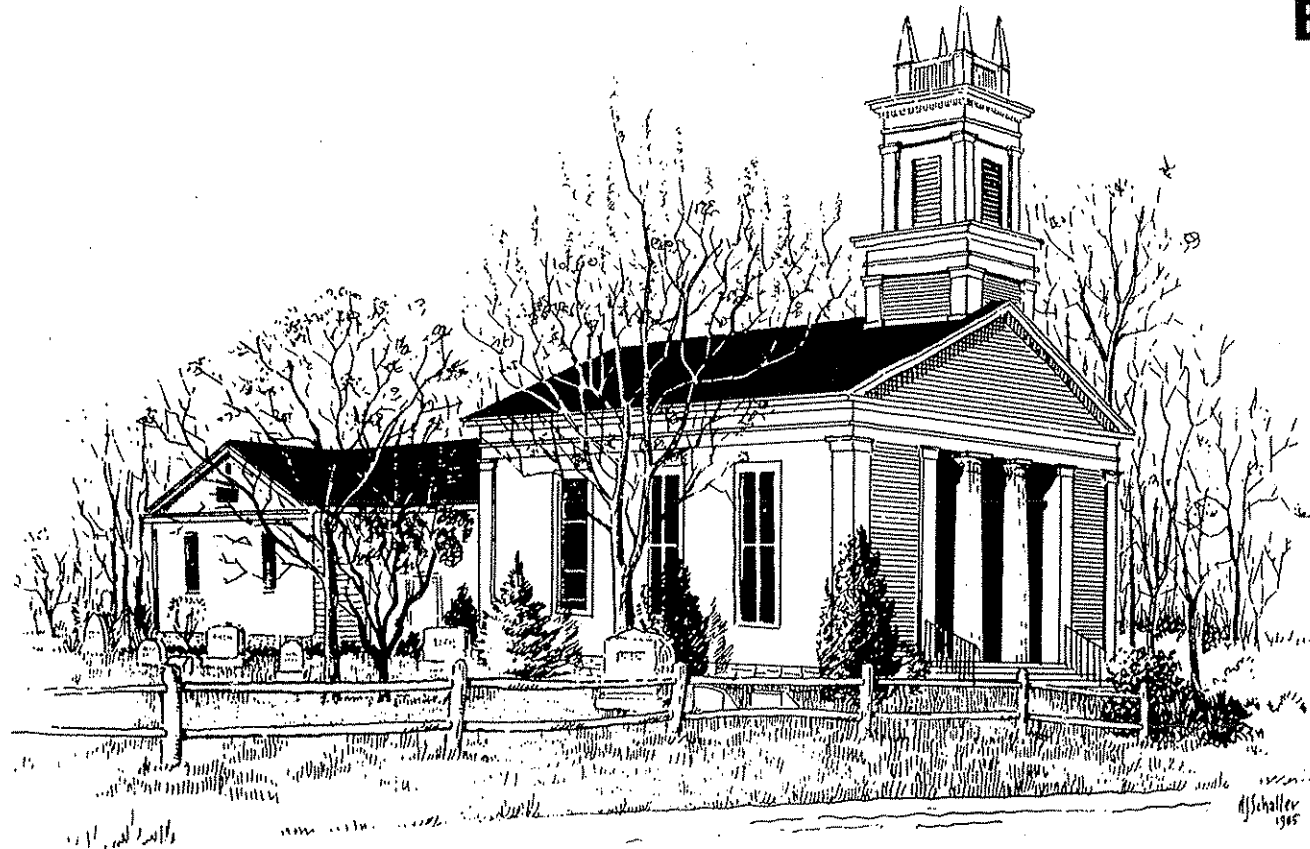
TB — North Castle Town Board

TE — North Castle Town Engineer

TNC — Town of North Castle

Appendix A

Bibliography



St. Stephen's Episcopal Church. Main building erected in Armonk in 1842.
The oldest church in Armonk with continuous services every Sunday.

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Appendix B

Land Use by Zoning District Tables for North White Plains, Armonk, Eastern District



Armonk Methodist Church. Built in 1871 and dedicated in June 1872.
One of the finest examples of Carpenter Stick Gothic construction in the area.

Appendix B, Page 3
**Town Comprehensive Plan
Update**

Note: Zero can indicate a measurable quantity of less than one acre
R = Residential O = Office I = Industrial B = Business
* Includes accessory apartments
** Includes privately-owned land preserves open to the public
*** In areas of overlap only one constraint was measured

North White Plains (All Land in Acres)

ZONING DISTRICT	R-4A	R-2A	R-1.5A	R-1A	R-3/4A	R-1/2A	R-10	R-5	R-2F	R-MF	DOB20A	OB	RO	PLI	RELIP	PBO	PBO2A	INDAA	INDA	NB	SC	RB	CB-A	CB-B	CB	GB	Total Acres	Percent of Total
	R	R	R	R	R	R	R	R	R	R	O	O	O	I	I	O	O	I	I	B	B	B	B	B	B	B		
LAND USE																												
Single-Family*	—	0	—	19	—	14	13	36	24	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	3	—	111	8%
Two-Family	—	—	—	—	—	1	—	1	25	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	1	—	27	2%
Multi-Family	—	—	—	—	—	15	—	1	1	—	—	—	—	—	—	—	—	—	0	—	—	—	—	—	—	—	2	0%
Total Residential	—	0	—	19	—	—	13	38	50	—	—	—	—	—	—	—	—	—	2	—	—	—	—	—	3	—	140	10%
Retail/Service	—	—	—	—	—	—	—	0	0	—	—	—	—	—	—	—	—	—	3	—	5	—	—	—	8	—	16	1%
Office	—	—	—	—	—	—	—	0	2	—	—	—	—	—	—	—	—	—	5	—	—	—	—	—	4	—	11	1%
Wholesale/Warehouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3	—	—	—	—	—	—	—	3	0%
Automotive	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	2	—	3	0%
Industrial	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	—	—	—	—	—	—	—	2	0%
Extractive	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	—	—	—	—	—	—	—	2	0%
Total Business & Industrial	—	—	—	—	—	—	—	1	2	—	—	—	—	—	—	—	—	—	15	—	5	—	—	—	14	—	36	3%
Public/Semi-Public Facility	—	—	—	—	—	—	—	0	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	2	0%
Institutional	—	37	—	10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	47	4%
Cemetery	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0	0%
Watershed/Water Supply	—	504	—	80	—	—	—	—	0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	584	44%
Public Recreation & Open Space**	—	—	—	272	—	1	—	3	1	—	—	—	—	—	—	—	—	—	12	—	—	—	—	—	—	—	289	18%
Other Recreation & Open Space	—	—	—	13	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	13	1%
Nursery/Horse Farm/Stable	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3	—	—	—	—	—	—	3	0%
Road/Highway/Railroad	—	9	—	10	—	8	6	13	18	—	—	—	—	—	—	—	—	—	49	—	—	—	—	—	9	—	121	12%
Airport	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0	0%
Total Other	—	550	—	385	—	9	6	16	19	—	—	—	—	—	—	—	—	—	62	3	—	—	—	—	9	—	1,060	79%
Total Developed/In Use	—	551	—	404	—	24	19	55	71	—	—	—	—	—	—	—	—	—	79	—	5	—	—	—	26	—	1,238	91%
Total Undeveloped	—	—	—	59	—	4	9	12	19	—	—	—	—	—	—	—	—	—	5	—	—	—	—	—	5	—	115	9%
Slopes 15%—25%	—	—	—	2	—	—	3	4	4	—	—	—	—	—	—	—	—	—	0	—	—	—	—	—	2	—	15	1%
Slopes > 25%	—	—	—	—	—	—	1	3	8	—	—	—	—	—	—	—	—	—	2	—	—	—	—	—	0	—	14	1%
Wetland Area (Possible & Probable)	—	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	0%
Floodplains	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0	0%
Wetland Regulated Area (100)	—	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	0%
Total Undeveloped Areas with Environmental Limitations***	—	—	—	6	—	—	4	7	12	—	—	—	—	—	—	—	—	—	2	—	—	—	—	—	2	—	33	2%
Zoning District Total (Acres)	—	550	0	463	0	28	28	67	90	0	0	0	0	0	0	0	0	0	85	3	5	0	0	0	31	0	1,353	—
Zoning District Total (Percent)	0	41%	0%	35%	0%	2%	2%	5%	7%	0%	0%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	0%	0%	0%	2%	0%	—	100%

Land Use by Zoning District

Note: Zero can indicate a measurable quantity of less than one acre
 R = Residential O = Office I = Industrial B = Business
 * Includes accessory apartments
 ** Includes privately-owned land preserves open to the public
 *** In areas of overlap only one constraint was measured

Armonk (All Land in Acres)

ZONING DISTRICT	R-4A	R-2A	R-1.5A	R-1A	R-3/4A	R-1/2A	R-10	R-5	R-2F	R-MF	DOB20A	OB	RO	PLI	RELIP	PBO	PBO2A	IND AA	IND A	NB	SC	RB	CB-A	CB-B	CB	GB	Total	Percent
	R	R	R	R	R	R	R	R	R	R	O	O	O	I	I	O	O	I	I	B	B	B	B	B	B	B	Acres	of Total
LAND USE																												
Single-Family*	---	1,427	382	706	23	---	43	12	---	1	---	---	1	---	---	3	---	---	---	---	---	0	0	---	2	---	2,601	25%
Two-Family	---	---	---	8	---	---	2	0	---	---	---	---	---	---	---	---	---	---	---	---	---	0	---	---	0	---	12	0%
Multi-Family	---	---	---	4	---	---	1	---	---	---	---	---	---	---	---	---	2	---	---	---	---	---	---	---	---	7	0%	
Total Residential	---	1,427	382	718	23	---	46	12	---	1	---	---	1	---	---	3	2	---	---	---	---	1	0	---	2	---	2,620	26%
Retail/Service	---	---	---	3	---	---	0	---	---	---	---	---	---	6	6	1	---	---	---	2	---	15	0	---	16	---	50	0%
Office	---	---	---	---	---	---	---	1	---	---	15	185	---	39	9	6	3	15	---	---	---	1	0	---	7	---	281	3%
Wholesale/Warehouse	---	---	---	---	---	---	---	---	---	---	---	---	---	9	18	---	---	2	---	---	---	---	---	---	0	---	30	0%
Automotive	---	---	---	---	---	---	1	---	---	---	---	---	---	---	---	---	---	---	---	---	1	---	---	1	---	2	0%	
Industrial	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	0	0%	
Extractive	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	0	0%	
Total Business & Industrial	---	---	---	3	---	---	1	1	---	---	15	185	---	54	33	7	3	17	---	2	---	17	1	---	24	---	365	4%
Public/Semi-Public Facility	---	102	3	14	46	---	9	---	---	---	---	---	1	---	---	---	---	---	---	---	---	---	---	---	3	---	179	2%
Institutional	---	184	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	184	2%
Cemetery	---	1	0	0	---	---	1	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	1	---	3	0%
Watershed/Water Supply	---	2,211	6	9	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	2,226	22%
Public Recaation & Open Space**	---	439	37	171	52	---	3	2	---	---	---	---	---	---	---	---	---	---	---	---	---	1	---	---	---	---	705	5%
Other Recreation & Open Space	---	259	57	14	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	330	3%
Nursery/Horse Farm/Stable	---	28	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	2	---	---	---	---	---	---	30	0%
Road/Highway/Railroad	---	375	46	211	21	---	27	8	---	3	3	18	0	44	6	2	0	22	---	---	---	11	---	---	10	---	809	8%
Airport	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	161	---	---	---	---	---	---	---	---	161	2%
Total Other	---	3,599	150	419	119	---	40	10	---	3	3	18	1	44	6	2	0	183	---	2	---	12	0	---	14	---	4,627	44%
Total Developed/In Use	---	5,026	532	1,142	142	---	87	23	---	4	18	203	3	98	39	12	6	200	---	4	---	30	1	---	40	---	7,611	72%
Total Undeveloped	---	1,606	56	569	36	---	50	13	---	101	128	185	---	39	17	3	2	---	---	---	---	5	3	---	6	---	2,819	28%
Slopes 15%—25%	---	469	12	92	5	---	7	1	---	33	35	38	---	---	4	---	1	---	---	---	---	2	---	---	---	---	699	7%
Slopes>25%	---	286	5	66	4	---	5	---	---	8	3	7	---	---	---	---	---	---	---	---	---	---	---	---	---	---	383	4%
Wetland Area (Possible & Probable)	---	264	2	130	2	---	1	---	---	6	---	22	---	28	7	---	---	---	---	---	---	---	---	---	---	---	462	4%
Floodplains	---	89	---	60	---	---	0	---	---	0	---	1	---	0	0	---	---	---	---	---	---	---	---	---	---	---	150	1%
Wetland Regulated Area (100)	---	205	1	52	1	---	1	---	---	8	---	16	---	5	6	---	---	---	---	---	---	---	---	---	---	---	298	3%
Total Undeveloped Areas with																												
Environmental Limitations***	---	1,316	20	400	12	---	14	1	---	55	38	85	---	33	17	---	1	---	---	---	---	2	---	---	---	---	1,992	19%
Zoning District Total (Acres)	0	6,632	588	1,711	178	0	137	36	0	105	146	388	3	137	56	15	8	200	0	4	0	35	4	0	46	0	10,430	---
Zoning District Total (Percent)	0%	63%	6%	17%	2%	0%	1%	0%	0%	1%	1%	4%	0%	1%	1%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%	---	100%	

Land Use by Zoning District

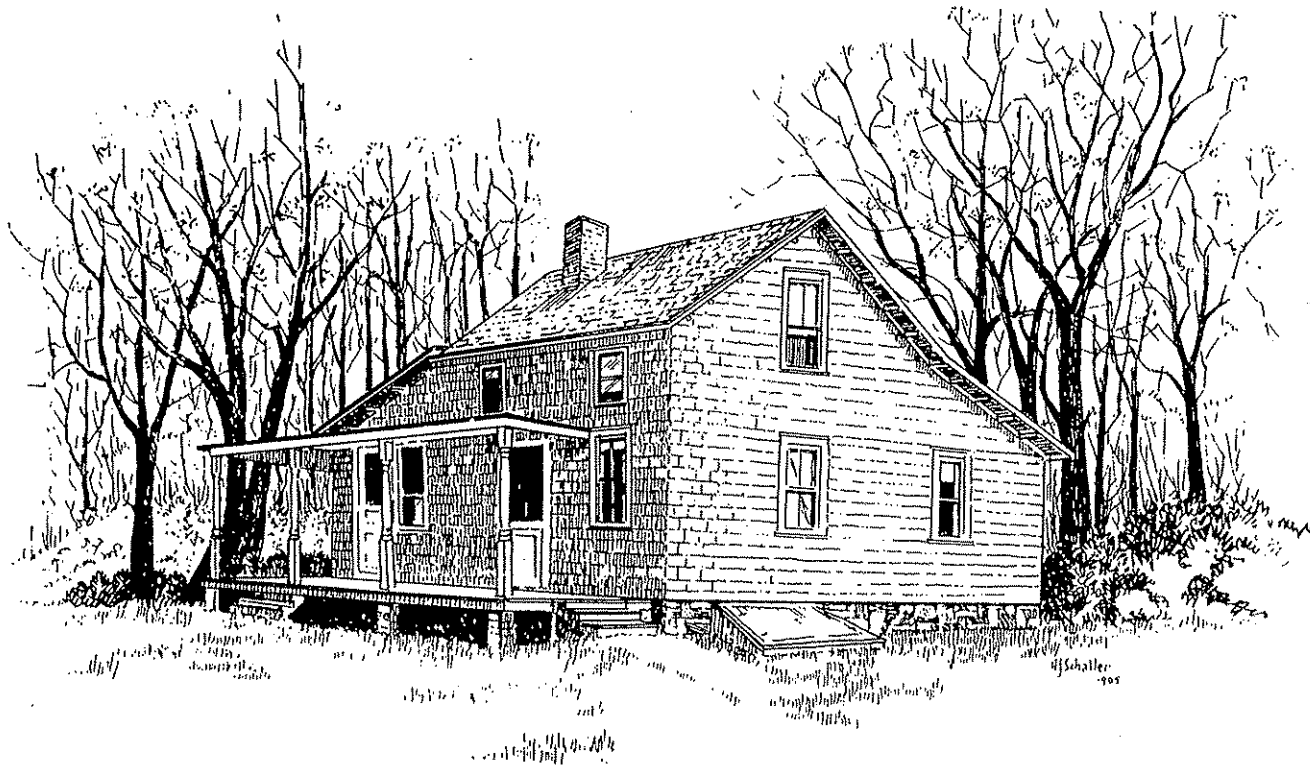
Eastern District (All Land in Acres)

Note: Zero can indicate a measurable quantity of less than one acre
 R = Residential O = Office I = Industrial B = Business
 * Includes accessory apartments
 ** Includes privately-owned land preserves open to the public
 *** In areas of overlap only one constraint was measured

ZONING DISTRICT	R-4A	R-2A	R-1.5A	R-1A	R-3/4A	R-1/2A	R-10	R-5	R-2F	R-MF	DOB20A	OB	RO	PLI	RELIP	PBO	PBO2A	INDAA	INDA	NB	SC	RB	CB-A	CB-B	CB	GB	Total	Percent
	R	R	R	R	R	R	R	R	R	R	O	O	O	I	I	O	O	I	I	B	B	B	B	B	B	B	Acres	of Total
LAND USE																												
Single-Family*	319	888	—	5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	—	4	1,218	124%	
Two-Family	5	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0	—	—	7	0%	
Multi-Family	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	1	0%	
Total Residential	324	888	—	7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	—	5	1,226	25%	
Retail/Service	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10	—	5	15	0%	
Office	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0	0%	
Wholesale/Warehouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	1	2	0%	
Automotive	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	8	9	0%	
Industrial	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0	0%	
Extractive	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0	0%	
Total Business & Industrial	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	12	—	14	26	1%	
Public/Semi-Public Facility	1	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	5	0%	
Institutional	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0	0%	
Cemetery	—	15	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	15	0%	
Watershed/Water Supply	87	60	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	147	3%	
Public Recaction & Open Space**	371	332	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	703	14%	
Other Recreation & Open Space	—	17	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	17	0%	
Nursery/Horse Farm/Stable	5	148	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	153	3%	
Road/Highway/Railroad	53	120	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	—	1	178	4%	
Airport	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0	0%	
Total Other	517	696	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3	—	1	1,218	24%	
Total Developed/In Use	841	1,584	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	17	—	20	2,471	49%	
Total Undeveloped	1,060	1,416	—	19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	7	—	14	2,515	51%	
Slopes 15%—25%	220	315	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	535	11%	
Slopes>25%	93	74	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	167	3%	
Wetland Area (Possible & Probable)	155	266	—	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	9	433	9%	
Floodplains	52	90	—	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3	—	2	150	3%	
Wetland Regulated Area (100)	152	228	—	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	2	386	8%	
Total Undeveloped Areas with																												
Environmental Limitations***	672	937	—	9	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	—	13	1,671	34%	
Zoning District Total (Acres)	1,901	3,000	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	0	34	4,986	—	
Zoning District Total (Percent)	38%	60%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	—	100%	

Appendix C

Agencies Involved in Environmental Regulation and Protection



The "Little House" of James E. Stivers. Built about 1800. Once the home of Chester Brundage.

Agencies Involved in Environmental Regulation and Protection

1. Introduction

A large number of agencies from all levels of government are involved in protecting the environment. The agencies most active in reviewing projects within the Town of North Castle are described briefly below.

2. Town of North Castle Town Board

The North Castle Town Board is responsible for enacting local laws and ordinances including those which protect the environment. The Town Board is also responsible for amending existing environmental laws and ordinances to reflect current conditions and requirements.

3. Town of North Castle Planning Board

The North Castle Planning Board is responsible for reviewing and approving subdivision plans, site plans, and other development proposals brought to the Town. The Planning Board often works directly with the applicant to develop environmentally sensitive project alternatives. The Board is also responsible for reviewing and approving some wetland permits.

4. Town of North Castle Conservation Board

The role of the Town of North Castle Conservation Board is to advise Town officials and Town agencies, as well as non-governmental organizations and concerned residents of North Castle, on the management of the Town's natural resources. The Conservation Board makes recommendations on all wetland permits.

5. Westchester County Department of Health

The Westchester County Department of Health is responsible for approval of water and sewer utilities, including individual on-site septic disposal systems and wells. In addition to establishing required separation distances between proposed septic systems and wells, wetlands, and surface water bodies, the Department of Health also reviews percolation test information and other existing environmental data to determine the proper design of septic disposal systems.

6. New York City Department of Environmental Protection

The New York City Department of Environmental Protection (DEP) is responsible for safeguarding the quality of surface waters entering the New York City water supply system. In the Town of North Castle, approximately 600 acres drain into the Kensico Reservoir. Any activity within this watershed which may adversely impact the water quality of the Kensico Reservoir, including septic disposal systems, is therefore subject to DEP regulations. In general, the DEP prohibits the location of septic systems or the discharge of potential pollutants within 250 feet of any surface water body draining into the New York City Water Supply system. The DEP has promulgated stringent new regulations for the protection of the New York City water supply.

Agencies Involved in Environmental Regulation and Protection

7. New York State Department of Environmental Conservation

The New York State Department of Environmental Conservation (DEC) is the agency responsible for a number of important environmental regulations, including the Protection of Waters (Article 15), State Freshwater Wetland Regulations, and the protection of endangered, threatened, or special-concern species of wildlife and plants. Pursuant to these regulations, the DEC regulates a wide range of activities, including those occurring within critical habitat areas and within 100 feet of New York State-protected wetlands.

Classified streams are designated according to their highest and best use — Class A for drinking water, Class AA to prohibit point discharge, Class B for bathing, and Class C for fish preservation. State Permits are required for disturbance of the banks, stream beds, or streams which are classified as A and B.

The DEC recently adopted Erosion and Sediment Control Guidelines for New Development (1991) and Storm Water Management Guidelines for New Development (1990). Important aspects of these guidelines for construction sites include the following:

- The pre-treatment of storm water before discharging to wetlands, and the use of wetlands only for final “polishing” of storm water runoff.
- The retention of the first half inch “flush” from disturbed areas.
- The use of sufficient erosion control measures to ensure that stream water at and below the construction site does not have significant visible contrast with respect to color, taste, odor, turbidity, or sedimentation relative to upstream areas.

The DEC provides valuable technical assistance in the review of complex projects and provides administrative support in the execution of the SEQR process by the Town.

8. New York State Office of Parks, Recreation and Historic Preservation

The New York State Office of Parks, Recreation and Historic Preservation is the agency responsible for reviewing potential impacts on archaeological resources and historic sites. All New York State agencies are required to consult with the Office of Parks, Recreation and Historic Preservation prior to acting upon proposals which may cause a change, beneficial or adverse, on any site listed on the National Register of Historic Places or property listed on the State register or which is determined to be eligible for listing on the State register. State agencies are required to avoid or mitigate impacts to such sites to the greatest extent practicable. The Office of Parks, Recreation and Historic Preservation also assists various federal agencies in their reviews of potential impacts to archaeological or historic resources.

9. U. S. Army Corps of Engineers

The U. S. Army Corps of Engineers regulates the discharge of dredged or fill materials into waters of the United States pursuant to Section 404 of the Clean Water Act. The waters of the United States include wetlands which meet the federal criteria for hydric soil, hydrophytic vegetation, and wetland hydrology. The Army Corps of Engineers recently adopted a Memorandum of Agreement with the Environmental Protection Agency which established the goal of no net loss of wetland area and set forth accepted procedures for wetland mitigation.

10. U. S. Environmental Protection Agency

The Environmental Protection Agency (EPA) is an independent agency of the United States government charged with the responsibility of enforcing the Clean Water and the Clean Air Acts.

The EPA administers the Superfund used for cleaning up hazardous waste sites and offers technical assistance to local and state governments on noise pollution control. This agency also administers the Resource Conservation Recovery Act (RCRA) which regulates current and planned hazardous-waste treatment, storage, and disposal activities. It issues permits under this program.

The EPA works closely with State and local governments to carry out its responsibilities in controlling pollution and offering solutions when pollution problems occur. An example of this type of work was the remediation of the twenty-four wells in Armonk that were contaminated by dry cleaning fluid. The EPA worked with the Town of North Castle, the Westchester County Department of Health, and the New York State Department of Environmental Conservation for a period of several years to resolve this community problem and funded the cost of the cleanup.