

September 28, 2022

Via Email

Christopher Carthy, Chairman
Town of North Castle
Planning Board
17 Bedford Road
Armonk, NY 10504

***Re: Maddd Madonna Armonk LLC
Subdivision/Site Plan Application
3 North Castle Drive (108.03-1-62.1)***

Honorable Chairman and Members of the Planning Board:

This firm represents Maddd Madonna Armonk LLC (“Maddd” or “Applicant”), owner of the property located at 3 North Castle Drive (“Property”). The purpose of this letter is to amend our previously submitted subdivision application to include site plan applications for both the hotel and townhouse developments proposed for the Property and to request placement on your October 13, 2022 agenda.

As you will recall, the approximately 32.25 acre Property is located at 3 North Castle Drive on the eastern side of Route 22, adjacent to the North Castle Community Park to the north and IBM’s worldwide headquarters to the east and south. Approximately 10.6 acres of the Property is located within the OBH (Office Business Hotel) (“Hotel Parcel”) and will be improved with a hotel. The remaining 21.8 acres are located in the R-MF-SCH (Multifamily-Senior Citizen Housing) district (“Townhouse Parcel”) and will be improved with a total of 72 townhouses, including 65 market rate and 7 AFFH units. Currently, the Property consists of vacant land.

We made our initial presentation to your Board on May 23, 2022. As you will recall, at that meeting much of the discussion revolved around the layout of the townhouse development. Specifically, both your Board and the Town’s Planner expressed concern regarding the linear nature of the townhouse site design. As we expressed at that meeting, the townhouse layout resulted from both the topography of the site and certain restrictions placed on the Applicant in the Environmental Findings Statement. Specifically, the Findings Statement provides that the development is limited to groups of two attached dwelling units and that each of these groups of two units must be separated by 30 feet.

In an effort to address the Board’s concerns, we held a work session with the Planning Board on June 21st. This work session included not only the Applicant but also Toll

Brothers, contract vendee of the Townhouse Parcel. Based on the feedback we received, we requested that Toll Brothers in-house design team review the site plan and, based on zoning restrictions and site constraints, develop a site plan that they believe is the optimal design and layout for the Property. After several revisions, Toll Brothers prepared the enclosed plans and believe, based on its experience as one of the largest home builders in the Country, that this is the best layout for the Townhouse Parcel.

In support of this application, the following plans are enclosed herewith:

1. Existing Site Conditions, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised September 23, 2022;
2. Integrated Plot Plan, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised September 23, 2022;
3. Layout Plan I, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised September 23, 2022;
4. Layout Plan II, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised September 23, 2022;
5. Grading Plan I, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised September 23, 2022;
6. Grading Plan II, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised September 23, 2022;
7. Roadway Profiles, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised September 23, 2022;
8. Sheet L-S - Survey, prepared by IQ Landscape Architects, dated August 3, 2022, last revised September 16, 2022;
9. Sheet L-1 – Tree Removal Plan, prepared by IQ Landscape Architects, dated August 3, 2022, last revised September 16, 2022;
10. Sheet L-2 – Planting Plan, prepared by IQ Landscape Architects, dated August 3, 2022, last revised September 16, 2022;
11. Sheet L-3, Planting Details, prepared by IQ Landscape Architects, dated August 3, 2022, last revised September 16, 2022;
12. Sheet L-4 – Lighting Plan, prepared by IQ Landscape Architects, dated August 3, 2022, last revised September 16, 2022;
13. Illustrative Site Plan, prepared by IQ Landscape Architects;
14. IBM Buffer Plantings, prepared by IQ Landscape Architects;
15. Townhouse Rendering, prepared by IQ Landscape Architects;
16. Eagle Ridge Tree Schedule, prepared by IQ Landscape Architects;
17. 3D Rendering – Bird Eye Street, prepared by IQ Landscape Architects;
18. 3D Rendering – View from IBM, prepared by IQ Landscape Architects;
19. 3D Rendering – Street Ground Level, prepared by IQ Landscape Architects;
20. 3D Rendering – Street Ground Level Straight, prepared by IQ Landscape Architects;
21. Eagle Ridge Flyover, prepared by IQ Landscape Architects;
22. Sheet A1 - Preliminary Site Plan, prepared by LK Architecture, dated August 3, 2022;
23. Sheet A2 – First Floor Plan, prepared by LK Architecture, dated August 3, 2022;
24. Sheet A3 – Upper Level Floor Plan, prepared by LK Architecture, dated August 3, 2022;

25. Sheet A4 – South Elevation, prepared by LK Architecture, dated August 3, 2022;
26. Sheet A5 – North Elevation, prepared by LK Architecture, dated August 3, 2022; and
27. Site Plan Applications.

While we acknowledge that this plan does not fully address the Board’s concern with respect to the linear roadway layout, as documented in detail in the Environmental Impact Statement, the design challenge associated with the Eagle Ridge project is, as the name of the development implies, the north-south ridgeline that comprises the site. This physical characteristic forms the design basis for the entire development, including the location of the hotel and the configuration of the townhomes. Moreover, this configuration was a fundamental premise in the SEQRA Finding Statement adopted by the Lead Agency.

In order to layout the dwelling units in a manner that maximizes south facing southern exposures, while minimizing the required amount of grading and associated cut and fill, a more traditional linear configuration was recognized as the most appropriate design approach. While the side of the ridge slopes from east to west, the slope is gentle enough to allow straight roadways to be utilized that meet the Town’s roadway grade standards. This configuration also represents the most efficient manner to serve the units with utilities and required infrastructure.

Project layouts respecting the restrictions contained in the Findings Statement and designed around a more curvilinear roadway configuration required additional roadway, impervious surface, and associated utility work, while simultaneously expanding the overall area of disturbance. The site’s existing environmental constraints and areas of prior agricultural use, establish a very well-defined building area. Expanding that area may result in additional adverse environmental impacts that would be clearly inconsistent with the adopted Findings Statement.

It is also important to bear in mind that the configuration of the townhouse development was not driven simply by the consideration of an appropriate roadway geometry. Eagle Ridge includes an array of amenities that create it’s “sense of place” including recreation areas, community center, outdoor art installations, a trail loop, paths, diverse landscapes and extensive wooded buffers. These features also contributed to the design impetus to configure the townhouse development as proposed.

The townhomes would only be visible from the park located east of the site, toward the top of the ridge above the landscaped buffer. It is unlikely that the perception of those views would differ significantly if the currently proposed 72-unit linear arrangement were more curvilinear – within the same area of disturbance.

A more curvilinear layout would result in adverse environmental impacts that are inconsistent with the adopted Findings Statement, and would also likely result in the reduction in the unit count, making the project economically infeasible.

We look forward to continuing our discussion of the Eagle Ridge project with your Board at its October 13, 2022 meeting.

If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,

Kory Salomone

Kory Salomone

cc: Adam Kaufman, AICP
Roland Baroni, Esq.
John Kellard, P.E.
Client
Patrick Cleary, AICP, CEP, PP, LEED AP, CNU-A
Ralph Alfonzetti, P.E.
John Imbiano



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PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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Application for Site Development Plan Approval

Application Name

EAGLE RIDGE HOTEL



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Important General Information

- Prior to submitting an application, the "Notice to Applicants" should be reviewed.
- To appear before the Planning Board, all required application materials shall be submitted not later than **12:00 P.M., Monday, fourteen (14) days** prior to the date of the Planning Board meeting at which the application is scheduled to be heard or as otherwise noted by the Planning Board Secretary. Continuing Business can be submitted 12 days prior to the Next Planning Board meeting by the close of business. Except where noted.
If all required application materials, including the pertinent application fee and escrow monies are not submitted by that deadline, the application shall be automatically removed from the agenda.
At the discretion of the Planning Board Chairman, the application may be rescheduled, if appropriate, for the next available Planning Board meeting or the application may be removed from future agendas altogether. Without prior authorization from the Planning Board, application submissions shall not be accepted at Planning Board meetings.
- At the time of submission, all required application materials shall be submitted. **Piecemeal** submissions **shall not** be accepted. Substitution of previously submitted materials shall not be permitted.
- All submissions shall be dated, with revision dates identified on new submissions.
- All submissions shall be accompanied by a cover letter describing the project and/or any changes as compared to previous submissions.
- To be considered complete for Planning Board hearing purposes, an application package shall contain the information identified in Parts IV and V of this application form.



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**AT THE TIME OF SUBMISSION TO THE PLANNING DEPARTMENT
PLEASE MAKE SURE THE FOLLOWING IS PROVIDED**

- ✓ SUBMISSION OF A SINGLE PDF FILE (PLANS, APPLICATION FORM, OTHER PAPERWORK) ON A DISK, THUMBDRIVE OR EMAIL

- ✓ COVER LETTER DESCRIBING THE PROJECT OR CHANGES TO THE PROJECT

- ✓ ALL PLANS ARE SIGNED AND SEALED BY A LICENSED NYS PROFESSIONAL



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NOTICE TO APPLICANTS

In the Town of North Castle, the Planning Board is responsible for the review and approval of all applications concerning site plans, subdivisions and lot line changes; some applications concerning special use permits, wetlands permits and tree removal permits; and the environmental review of those applications over which it has jurisdiction. The Planning Board may also have an advisory role in connection with some applications before the Town Board, such as those involving other categories of special use permits and zoning amendments.

The Planning Board is composed of five volunteer members – all residents of North Castle – who are appointed by the Town Board for five-year terms. As part of the review of some applications, the Planning Board is assisted on an as-needed basis by other lay boards of the Town, such as the Conservation Board (CB), the Zoning Board of Appeals (ZBA), the Open Space Committee and the Architectural Review Board (ARB). As part of the review of most applications, the Planning Board is also assisted by the Director of Planning, the Town Engineer, the Town Attorney and other special consultants when required.

FEES:

If you submit an application for Planning Board review, you will be required to reimburse the Town for the cost of professional review services, including legal and engineering services, incurred in connection with the review of your application. The charges for professional planning review services have been \$120/hour. If other types of professional consultant review services are required, those charges will be in accord with fees usually charged for such services and pursuant to a contractual agreement between the Town and such professional.

At the time of submission of an application, the Planning Board will require the establishment of an escrow account from which withdrawals shall be made to reimburse the Town for the cost of consultant fees and professional staff services.

ESCROW ACCOUNT:

Escrow Accounts are established for each application. Monies will be deducted from the account for professional review services rendered. Monthly escrow disbursement summaries will be mailed for your reference regarding your project. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, a letter will be mailed to the applicant and the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit. Additional information on these requirements is provided in the North Castle Town Code (see Sections 355-79B and 275-36.C).



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PROCEDURE:

Prior to submitting an application to the Planning Board for review and approval, prospective applicants should schedule an appointment with the Planning Board Secretary at (914) 273-3542 for a consultation with the Town Planner and the Town Engineer. When the appointment is made, a verbal description of the proposal should be provided to the Planning Board Secretary. The Town of North Castle is providing the services of the Director of Planning and the Town Engineer for *initial* consultation at no cost to the applicant so that it is possible to conduct the application review as efficiently as possible for the benefit of the applicant as well as the Planning Board.

After meeting with the Town Planner and Town Engineer, prospective applicants should prepare one complete set of application documents and plans. This set will be reviewed for completeness by the Town Planner. If determined to be incomplete, the Planning Department will submit a checklist indicating which items have not been adequately addressed. If determined to be complete, the checklist will be initialed and the Applicant should submit the remainder of the required application packages.

Once the checklist has been initialed and all application packages have been submitted, the Planning Board Secretary will schedule the application for the first available opening on the Planning Board's meeting agenda. However, if the required application material packages, including the pertinent application fee are not received at the Planning Board office by 12:00 PM, Monday, 14 days prior to the date of the Planning Board meeting at which you are scheduled to appear (or otherwise scheduled by the Planning Board Secretary), your application will be automatically removed from the agenda. At the discretion of the Planning Board Chairman, your application may be rescheduled, if appropriate, for the next available Planning Board meeting or the application may be removed from future agendas altogether. Additional requirements pertinent to each type of application are provided on the individual application forms, which you should carefully review prior to submitting your application.

When an application is deemed complete and submitted for review, it will be forwarded to the Planning Board Members and its professional advisors in advance of the meeting to allow adequate time for review, preparation of written reports and site inspections as necessary. Your application may also be forwarded to other boards and staff of the Town as well as to agencies outside of the Town, if required. Compliance with State Environmental Quality Review (SEQR) procedures is also required as part of the processing of all applications.

At your first appearance before the Planning Board, the Applicant will describe the project and the Planning Board will discuss any preliminary issues. The Planning Board discussion may be continued at future meetings, or if the Planning Board review has progressed sufficiently, the Application may be scheduled for a public hearing (if one is required) The public hearing may occur at a single Planning Board meeting, or it may be adjourned and continued at another Planning Board meeting. Because the nature and complexity of each application varies



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considerably, it is not possible to predict in advance the length of time needed to secure Planning Board approval. There are certain steps that you can take, however, to expedite the review process. These include, but are not limited to, the following:

- Be thoroughly familiar with the requirements pertinent to your application. Carefully review relevant provisions of the North Castle Town Code and the application form for your particular type of application. Be sure to check on what other types of approvals may be required in addition to that of the Planning Board. Approvals by other Town boards or departments as well as agencies outside of the Town may be required before you will be allowed to proceed with your project.
- Make sure that your application materials are accurately prepared and contain all required information. The information that we initially request is required, so make sure that your submission is complete. If supplementary information is requested as the review process continues, make sure that it is submitted in a timely fashion so the Planning Board can continue to move your application along.
- Follow up to make sure that your application materials are being submitted on time, or deliver them to the Planning office yourself.
- Attend the Planning Board meeting at which your application will be discussed and be on time for the meeting. If you cannot appear personally, make sure that your representative will be there and is thoroughly familiar with your application.

If the Application is approved by the Planning Board, a resolution of approval will be adopted by the Planning Board. It is the Applicant's responsibility to address any and all conditions of approval. Permits from the Building Department cannot be issued until all conditions have been addressed and the plans have been signed by the Planning Board Chair and the Town Engineer.

**ON LINE AGENDAS & PLANNING DEPARTMENT MEMORANDA CAN BE
REVIEWED AT**

WWW.NORTHCASTLENY.COM



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INFORMATION REGARDING PUBLIC HEARINGS

1. The North Castle Assessor's Office shall prepare a list of neighbors to be notified for the neighbor notifications and public hearings - **A minimum of one week's notice is required**. The fee is \$50.00 which includes the list of neighbors and two sets of labels for mailing. The Assessor's Office may be reached Monday – Friday from 8:30 a.m.– 4:30 p.m. at 273-3324. You may also e-mail your request to assessor@northcastleny.com

When requesting your list please reference the list of application types below so that you can tell the Assessor's office how many feet on all sides of the property to create the list for.

Subdivisions - All lots zoned R-10, R-5 and R-2F shall notice all neighbors within 200 feet from all sides of their property. All other zoning districts shall notice neighbors within 500 feet from all sides of their property. Public hearing notice must be published in the newspaper.

Special Use Permit for Structures over 800 sq ft. & Accessory Apartment - All Zoning Districts shall notice all neighbors within 250 feet from all sides of their property. Public hearing notice must be published in the newspaper.

Site Plan, Non Residential - All Zoning Districts shall notice all neighbors within 250 feet from all sides of their property. Public hearing notice must be published in the newspaper.

Site Plan, Residential/ Neighbor Notification – All zoning districts R-3/4A or smaller shall notice all neighbors within 250' from all sides of their property. All zoning districts zoned R-1A or larger shall notice all neighbors within 500' from all sides of the property. No public hearing required, no publication in the newspaper required.

Wetlands Permit - All Zoning Districts shall notice all abutting property owners. Public hearing notice must be published in the newspaper.

2. The Director of Planning will prepare a Public Notice. The applicant and or professional will review, sign, date and return to the Planning Department Secretary. If there are any changes necessary, please edit and return for corrections. The corrections will be made and emailed back to the applicant who will forward it to the Journal Newspaper, when applicable.

If notification to the newspaper is not required, please continue to #3.



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You may email your public notice to legals@lohud.com. Please request an affidavit of publication which must be submitted to the Planning Board secretary prior to the public hearing. The Journal News requires three days prior notice before 12 noon, not counting weekends and holidays, for ad placement. Make sure the notice placement of the ad in the Greater Westchester Area. This notice cannot be published any sooner than 20 days prior to the meeting and must be published no less than 10 days prior to the meeting.

If you have any questions regarding your publication you may call 888-516-9220:
Email Address: legals@lohud.com

It is suggested that you purchase the newspaper for your records the day the notice is published.

3. Send out the Public Hearing Notice/ Neighbor Notification by First Class Mail. Notice shall be mailed by the applicant in official envelopes provided by the North Castle Planning Department; the list of noticed neighbors will be prepared by the Assessor's Office. This must be sent out no less than 10 days prior to the meeting and no more than 20 days prior to the meeting date. A Certificate of Mailing (PS Form 3817 or 3877) shall be filled out and post marked by the Post Office on the day of mailing. Neighbor Notifications – no publication in the newspaper required.
4. The Friday before the meeting or no later than 12:00 p.m. the day of the meeting the following **must** be submitted.
 - List of Neighbors prepared by the Assessor's Office
 - Certificate of Mailing – PS form 3817 or 3877 post marked by the US Post Office
 - Affidavit of publication from the Newspaper (only if published in the newspaper)



| | | | | | | | | | | | | | | | | |
|---|--|---|---------------------|---|----------------------------|---------------|-------------------|---------|--------------------------|-------------------------------------|--------|--------|------------------------|--|------------------|--|
| Name and Address of Sender | | Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail | | Affix Stamp Here <i>(if issued as an international certificate of mailing or for additional copies of this receipt).</i> Postmark with Date of Receipt. | | | | | | | | | | | | |
| USPS Tracking/Article Number | Addressee (Name, Street, City, State, & ZIP Code™) | Postage | (Extra Service) Fee | Handling Charge | Actual Value if Registered | Insured Value | Due Sender if COD | ASR Fee | ASRD Fee | RD Fee | RR Fee | SC Fee | SCRD Fee | SH Fee | | |
| 1. | | | | Handling Charge - if Registered and over \$50,000 in value | | | | | | | | | | | | |
| 2. | | | | | | | | | | | | | | | | |
| 3. | | | | | | | | | Adult Signature Required | Adult Signature Restricted Delivery | | | | | | |
| 4. | | | | | | | | | Restricted Delivery | Return Receipt | | | Signature Confirmation | Signature Confirmation Restricted Delivery | Special Handling | |
| 5. | | | | | | | | | | | | | | | | |
| 6. | | | | | | | | | | | | | | | | |
| 7. | | | | | | | | | | | | | | Signature Confirmation | | |
| 8. | | | | | | | | | | | | | | | | |
| Total Number of Pieces Listed by Sender | Total Number of Pieces Received at Post Office | Postmaster, Per (Name of receiving employee) | | | | | | | | | | | | | | |



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APPLICATIONS REQUIRING PLANNING BOARD APPROVAL
SCHEDULE OF APPLICATION FEES

| <u>Type of Application</u> | <u>Application Fee</u> |
|---|--|
| Site Development Plan | \$200.00 |
| Each proposed Parking Space | \$10 |
| Special Use Permit (each) | \$200 (each) |
| Preliminary Subdivision Plat | \$300 1 st Lot \$200 (each additional lot) |
| Final Subdivision Plat | \$250 1 st Lot \$100 (each additional lot) |
| Tree Removal Permit | \$75 |
| Wetlands Permit | \$50 (each) |
| Short Environmental Assessment Form | \$50 |
| Long Environmental Assessment Form | \$100 |
| Recreation Fee | \$10,000 Each Additional Lot |
| Discussion Fee | \$200.00 |
| Prior to submission of a sketch or preliminary subdivision Plat, an applicant or an applicant's representative wishes to discuss a subdivision proposal to the Planning Board, a discussion fee of \$200.00 shall be submitted for each informal appearance before the board. | |

Any amendment to previously approved applications requires new application forms and Fes



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PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

| <u>Type of Application Deposit*</u> | <u>Amount of Initial Escrow Account</u> |
|---|--|
| Concept Study | \$500.00 |
| Site Plan Waiver for Change of Use | \$500.00 |
| Site Development Plan for: | |
| Multifamily Developments | \$3,000.00 plus \$100.00 per proposed dwelling unit |
| Commercial Developments | \$3,000.00 plus \$50.00 for each required parking space |
| 1 or 2 Family Projects | \$2,000.00 |
| Special Use Permit | \$2,000.00 plus \$50.00 for each required parking space |
| Subdivision: | |
| Lot Line Change resulting in no new lots | \$1,500.00 |
| All Others | \$3,000.00 plus \$200.00 per proposed new lot in excess of two (2) |
| Preparation or Review of Environmental Impact Statement | \$15,000.00 |

* If a proposed action involves multiple approvals, a single escrow account will be established. The total amount of the initial deposit shall be the sum of the individual amounts indicated. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit.

Applicant Signature

Date:

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

| |
|---|
| Name of Property Owner: <u>Madd Madonna Armonk LLC</u> |
| Mailing Address: <u>15 Verbena Avenue, Suite 200, Floral Park, New York 11001</u> |
| Telephone: <u>516-821-2003</u> Fax: _____ e-mail <u>mkk@madddequities.com</u> |
| Name of Applicant (if different): _____ |
| Address of Applicant: _____ |
| Telephone: _____ Fax: _____ e-mail _____ |
| Interest of Applicant, if other than Property Owner: _____ |
| Is the Applicant (if different from the property owner) a Contract Vendee? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board |
| Name of Professional Preparing Site Plan: <u>Ralph Alfonzetti</u> |
| Address: <u>14 Smith Ave Mt. Kisco, New York 10549</u> |
| Telephone: <u>(914)-666-9800</u> Fax: _____ e-mail <u>RalphA@AlfonzettiEng.com</u> |
| Name of Other Professional: _____ |
| Address: _____ |
| Telephone: _____ Fax: _____ e-mail _____ |
| Name of Attorney (if any): <u>Kory Salomone, Esq</u> |
| Address: <u>Zarin & Steinmetz, 81 Main Street, Suite 415, White Plains, New York 10601</u> |
| Telephone: <u>(914)-220-9804</u> Fax: _____ e-mail <u>KSalomone@Zarin-Steinmetz.com</u> |

Applicant Acknowledgement

By making this application, the undersigned Applicant agrees to permit Town officials and their designated representatives to conduct on-site inspections in connection with the review of this application.

The Applicant also agrees to pay all expenses for the cost of professional review services required for this application.

It is further acknowledged by the Applicant that all bills for the professional review services shall be mailed to the Applicant, unless the Town is notified in writing by the Applicant at the time of initial submission of the application that such mailings should be sent to a designated representative instead.

Signature of Applicant:  Date: 9/28/22

Signature of Property Owner:  Date: 9/28/22

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 3 North Castle Drive

Location (in relation to nearest intersecting street):

185 feet (~~north, south, east or west~~) of Route 22

Abutting Street(s): _____

Tax Map Designation (NEW): Section 108.03 Block 1 Lot 62.1

Tax Map Designation (OLD): Section 2/16 Block 4 Lot 1.A

Zoning District: OBH Total Land Area 10.66

Land Area in North Castle Only (if different) _____

Fire District(s) #2 School District(s) Byram Hills

Is any portion of subject property abutting or located within five hundred (500) feet of the following:

The boundary of any city, town or village?
No Yes (adjacent) _____ Yes (within 500 feet) _____
If yes, please identify name(s): _____

The boundary of any existing or proposed County or State park or any other recreation area?
No _____ Yes (adjacent) Yes (within 500 feet) _____

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?
No _____ Yes (adjacent) Yes (within 500 feet) _____

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?
No Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed boundary of any county or State owned land on which a public building or institution is situated?
No Yes (adjacent) _____ Yes (within 500 feet) _____

The boundary of a farm operation located in an agricultural district?
No Yes (adjacent) _____ Yes (within 500 feet) _____

Does the Property Owner or Applicant have an interest in any abutting property?
No Yes _____

If yes, please identify the tax map designation of that property:

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: Hotel

Gross Floor Area: Existing 0 S.F. Proposed 82,373 S.F.

Proposed Floor Area Breakdown:

Retail 82,373 S.F.; Office _____ S.F.;

Industrial _____ S.F.; Institutional _____ S.F.;

Other Nonresidential _____ S.F.; Residential _____ S.F.;

Number of Dwelling Units: _____

Number of Parking Spaces: Existing 0 Required _____ Proposed 200

Number of Loading Spaces: Existing 0 Required _____ Proposed 1

Earthwork Balance: Cut 184,592 C.Y. Fill 182,876 C.Y.

Will Development on the subject property involve any of the following:

Areas of special flood hazard? No X Yes _____

(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required)

Trees with a diameter at breast height (DBH) of 8" or greater?

No _____ Yes X

(If yes, application for a Tree Removal Permit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No X Yes _____

(If yes, application for a Town Wetlands Permit pursuant to Chapter 340 of the North Castle Town Code may also be required.)

State-regulated wetlands? No X Yes _____

(If yes, application for a State Wetlands Permit may also be required.)

IV. SUBMISSION REQUIREMENTS

The site development plan application package shall include all materials submitted in support of the application, including but not limited to the application form, plans, reports, letters and SEQR Environmental Assessment Form. **Submission of the following shall be required:**

- One (1) PDF set of the site development plan application package in a single PDF file .
- A check for the required application fee and a check for the required Escrow Account, both made payable to "Town of North Castle" in the amount specified on the "Schedule of Application Fees."

(continued next page)

V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the site development plan for the Planning Board to review his/her proposal. Applicants are advised to review ARTICLE VIII, Site Development Plan of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for site development plan approval.

The application for site development plan approval will not be accepted for Planning Board review unless all items identified below are supplied and **so indicated with a check mark in the blank line provided**. If a particular item is not relevant to the subject property or the development proposal, **the letters "NA" should be entered instead**. In addition, the project will not be scheduled on a Planning Board agenda until the Applicant receives an initialed "site plan checklist" from the Planning Department.

The information to be included on a site development plan shall include:

Legal Data:

- Name of the application or other identifying title.
- Name and address of the Property Owner and the Applicant, (if different).
- Name, address and telephone number of the architect, engineer or other legally qualified professional who prepared the plan.
- Names and locations of all owners of record of properties abutting and directly across any and all adjoining streets from the subject property, including the tax map designation of the subject property and abutting and adjoining properties, as shown on the latest tax records.
- Existing zoning, fire, school, special district and municipal boundaries.
- Size of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; dimensions of yards along all property lines; name and width of existing streets; and lines of existing lots, reservations, easements and areas dedicated to public use.
- Reference to the location and conditions of any covenants, easements or deed restrictions that cover all or any part of the property, as well as identification of the document where such covenants, easements or deed restrictions are legally established.
- Schedule of minimum zoning requirements, as well as the plan's proposed compliance with those requirements, including lot area, frontage, lot width, lot depth, lot coverage, yards, off-street parking, off-street loading and other pertinent requirements.
- Locator map, at a convenient scale, showing the Applicant's entire property in relation to surrounding properties, streets, etc., within five hundred (500) feet of the site.
- North arrow, written and graphic scales, and the date of the original plan and all revisions, with notation identifying the revisions.
- A signature block for Planning Board endorsement of approval.

Existing Conditions Data:

- X Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- X Location of existing parking and truck loading areas, with access and egress drives thereto.
- X Location of existing facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.
- X Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- X Location, size and design of existing signs.
- X Location, type, direction, power and time of use of existing outdoor lighting.
- X Location of existing outdoor storage, if any.
- X Existing topographical contours with a vertical interval of two (2) feet or less.
- X Location of existing floodplains, wetlands, slopes of 15% or greater, wooded areas, landscaped areas, single trees with a DBH of 8" or greater, rock outcrops, stone walls and any other significant existing natural or cultural features.

Proposed Development Data:

- X Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- X Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- X Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- X Proposed sight distance at all points of vehicular access.
- X Proposed number of employees for which buildings are designed
- X Proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway; the location and width of sidewalks; and the location and size of utility lines.
- X Proposed location and design of any pedestrian circulation on the site and off-street parking and loading areas, including handicapped parking and ramps, and including details of construction, surface materials, pavement markings and directional signage.
- X Proposed location and design of facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.

- Proposed location of all structures and other uses of land, such as walks, retaining walls, fences, designated open space and/or recreation areas and including details of design and construction.
- Location, size and design of all proposed signs.
- Location, type, direction, power and time of use of proposed outdoor lighting.
- Location and design of proposed outdoor garbage enclosure.
- Location of proposed outdoor storage, if any.
- Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- Type of power to be used for any manufacturing
- Type of wastes or by-products to be produced and disposal method
- In multi-family districts, floor plans, elevations and cross sections
- The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- Proposed soil erosion and sedimentation control measures.
- For all proposed site development plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.
- For all proposed site development plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code.
- For all proposed site development plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| | | | |
|--|--|-------------------------------------|-------------------------------------|
| Part 1 - Project and Sponsor Information | | | |
| Madd Madonna Armonk LLC | | | |
| Name of Action or Project: Eagle Ridge 72 town houses with hotel | | | |
| Project Location (describe, and attach a location map): 3 North Castle Drive , Armonk, New York, 10504 | | | |
| Brief Description of Proposed Action: Proposed hotel with associated improvements | | | |
| Name of Applicant or Sponsor: Madd Madonna Armonk LLC | | Telephone: (516)-821-2003 | |
| | | E-Mail: mkk@madddequities.com | |
| Address: 3 North Castle Drive | | | |
| City/PO: Town of North Castle | | State: New York | Zip Code: 10504 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | NO | YES |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Westchester County Department of Health sewermain & watermain extensions North Castle planning board subdivision & site plan development approval | | NO | YES |
| | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | _____ 10.66 acres | |
| b. Total acreage to be physically disturbed? | | _____ acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | _____ 10.66 acres | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ | | | |
| <input checked="" type="checkbox"/> Parkland | | | |

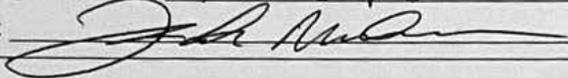
| | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? | NO | YES | N/A |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | NO | YES | N/A |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | | | |
| b. Are public transportation service(s) available at or near the site of the proposed action? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Is the proposed action located in an archeological sensitive area? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | | | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 16. Is the project site located in the 100 year flood plain? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | | | |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES On site wetland and Off site drainage areas. _____ _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

| | | |
|--|--|---|
| <p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>Yes, there is storm water mitigation that is 54,972 c.f. _____</p> | <p>NO</p> <p><input type="checkbox"/></p> | <p>YES</p> <p><input checked="" type="checkbox"/></p> |
| <p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Frank Madonna

Date: 9/28/22

Signature: 



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com

Application for Site Development Plan Approval

Application Name

EAGLE RIDGE TOWN HOUSES



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Important General Information

- Prior to submitting an application, the "Notice to Applicants" should be reviewed.
- To appear before the Planning Board, all required application materials shall be submitted not later than **12:00 P.M., Monday, fourteen (14) days** prior to the date of the Planning Board meeting at which the application is scheduled to be heard or as otherwise noted by the Planning Board Secretary. Continuing Business can be submitted 12 days prior to the Next Planning Board meeting by the close of business. Except where noted.
If all required application materials, including the pertinent application fee and escrow monies are not submitted by that deadline, the application shall be automatically removed from the agenda.
At the discretion of the Planning Board Chairman, the application may be rescheduled, if appropriate, for the next available Planning Board meeting or the application may be removed from future agendas altogether. Without prior authorization from the Planning Board, application submissions shall not be accepted at Planning Board meetings.
- At the time of submission, all required application materials shall be submitted. **Piecemeal** submissions **shall not** be accepted. Substitution of previously submitted materials shall not be permitted.
- All submissions shall be dated, with revision dates identified on new submissions.
- All submissions shall be accompanied by a cover letter describing the project and/or any changes as compared to previous submissions.
- To be considered complete for Planning Board hearing purposes, an application package shall contain the information identified in Parts IV and V of this application form.



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**AT THE TIME OF SUBMISSION TO THE PLANNING DEPARTMENT
PLEASE MAKE SURE THE FOLLOWING IS PROVIDED**

- ✓ SUBMISSION OF A SINGLE PDF FILE (PLANS, APPLICATION FORM, OTHER PAPERWORK) ON A DISK, THUMBDRIVE OR EMAIL

- ✓ COVER LETTER DESCRIBING THE PROJECT OR CHANGES TO THE PROJECT

- ✓ ALL PLANS ARE SIGNED AND SEALED BY A LICENSED NYS PROFESSIONAL



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NOTICE TO APPLICANTS

In the Town of North Castle, the Planning Board is responsible for the review and approval of all applications concerning site plans, subdivisions and lot line changes; some applications concerning special use permits, wetlands permits and tree removal permits; and the environmental review of those applications over which it has jurisdiction. The Planning Board may also have an advisory role in connection with some applications before the Town Board, such as those involving other categories of special use permits and zoning amendments.

The Planning Board is composed of five volunteer members – all residents of North Castle – who are appointed by the Town Board for five-year terms. As part of the review of some applications, the Planning Board is assisted on an as-needed basis by other lay boards of the Town, such as the Conservation Board (CB), the Zoning Board of Appeals (ZBA), the Open Space Committee and the Architectural Review Board (ARB). As part of the review of most applications, the Planning Board is also assisted by the Director of Planning, the Town Engineer, the Town Attorney and other special consultants when required.

FEES:

If you submit an application for Planning Board review, you will be required to reimburse the Town for the cost of professional review services, including legal and engineering services, incurred in connection with the review of your application. The charges for professional planning review services have been \$120/hour. If other types of professional consultant review services are required, those charges will be in accord with fees usually charged for such services and pursuant to a contractual agreement between the Town and such professional.

At the time of submission of an application, the Planning Board will require the establishment of an escrow account from which withdrawals shall be made to reimburse the Town for the cost of consultant fees and professional staff services.

ESCROW ACCOUNT:

Escrow Accounts are established for each application. Monies will be deducted from the account for professional review services rendered. Monthly escrow disbursement summaries will be mailed for your reference regarding your project. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, a letter will be mailed to the applicant and the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit. Additional information on these requirements is provided in the North Castle Town Code (see Sections 355-79B and 275-36.C).



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PROCEDURE:

Prior to submitting an application to the Planning Board for review and approval, prospective applicants should schedule an appointment with the Planning Board Secretary at (914) 273-3542 for a consultation with the Town Planner and the Town Engineer. When the appointment is made, a verbal description of the proposal should be provided to the Planning Board Secretary. The Town of North Castle is providing the services of the Director of Planning and the Town Engineer for *initial* consultation at no cost to the applicant so that it is possible to conduct the application review as efficiently as possible for the benefit of the applicant as well as the Planning Board.

After meeting with the Town Planner and Town Engineer, prospective applicants should prepare one complete set of application documents and plans. This set will be reviewed for completeness by the Town Planner. If determined to be incomplete, the Planning Department will submit a checklist indicating which items have not been adequately addressed. If determined to be complete, the checklist will be initialed and the Applicant should submit the remainder of the required application packages.

Once the checklist has been initialed and all application packages have been submitted, the Planning Board Secretary will schedule the application for the first available opening on the Planning Board's meeting agenda. However, if the required application material packages, including the pertinent application fee are not received at the Planning Board office by 12:00 PM, Monday, 14 days prior to the date of the Planning Board meeting at which you are scheduled to appear (or otherwise scheduled by the Planning Board Secretary), your application will be automatically removed from the agenda. At the discretion of the Planning Board Chairman, your application may be rescheduled, if appropriate, for the next available Planning Board meeting or the application may be removed from future agendas altogether. Additional requirements pertinent to each type of application are provided on the individual application forms, which you should carefully review prior to submitting your application.

When an application is deemed complete and submitted for review, it will be forwarded to the Planning Board Members and its professional advisors in advance of the meeting to allow adequate time for review, preparation of written reports and site inspections as necessary. Your application may also be forwarded to other boards and staff of the Town as well as to agencies outside of the Town, if required. Compliance with State Environmental Quality Review (SEQR) procedures is also required as part of the processing of all applications.

At your first appearance before the Planning Board, the Applicant will describe the project and the Planning Board will discuss any preliminary issues. The Planning Board discussion may be continued at future meetings, or if the Planning Board review has progressed sufficiently, the Application may be scheduled for a public hearing (if one is required) The public hearing may occur at a single Planning Board meeting, or it may be adjourned and continued at another Planning Board meeting. Because the nature and complexity of each application varies



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considerably, it is not possible to predict in advance the length of time needed to secure Planning Board approval. There are certain steps that you can take, however, to expedite the review process. These include, but are not limited to, the following:

- Be thoroughly familiar with the requirements pertinent to your application. Carefully review relevant provisions of the North Castle Town Code and the application form for your particular type of application. Be sure to check on what other types of approvals may be required in addition to that of the Planning Board. Approvals by other Town boards or departments as well as agencies outside of the Town may be required before you will be allowed to proceed with your project.
- Make sure that your application materials are accurately prepared and contain all required information. The information that we initially request is required, so make sure that your submission is complete. If supplementary information is requested as the review process continues, make sure that it is submitted in a timely fashion so the Planning Board can continue to move your application along.
- Follow up to make sure that your application materials are being submitted on time, or deliver them to the Planning office yourself.
- Attend the Planning Board meeting at which your application will be discussed and be on time for the meeting. If you cannot appear personally, make sure that your representative will be there and is thoroughly familiar with your application.

If the Application is approved by the Planning Board, a resolution of approval will be adopted by the Planning Board. It is the Applicant's responsibility to address any and all conditions of approval. Permits from the Building Department cannot be issued until all conditions have been addressed and the plans have been signed by the Planning Board Chair and the Town Engineer.

**ON LINE AGENDAS & PLANNING DEPARTMENT MEMORANDA CAN BE
REVIEWED AT**

WWW.NORTHCASTLENY.COM



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INFORMATION REGARDING PUBLIC HEARINGS

1. The North Castle Assessor's Office shall prepare a list of neighbors to be notified for the neighbor notifications and public hearings - **A minimum of one week's notice is required**. The fee is \$50.00 which includes the list of neighbors and two sets of labels for mailing. The Assessor's Office may be reached Monday – Friday from 8:30 a.m.– 4:30 p.m. at 273-3324. You may also e-mail your request to assessor@northcastleny.com

When requesting your list please reference the list of application types below so that you can tell the Assessor's office how many feet on all sides of the property to create the list for.

Subdivisions - All lots zoned R-10, R-5 and R-2F shall notice all neighbors within 200 feet from all sides of their property. All other zoning districts shall notice neighbors within 500 feet from all sides of their property. Public hearing notice must be published in the newspaper.

Special Use Permit for Structures over 800 sq ft. & Accessory Apartment - All Zoning Districts shall notice all neighbors within 250 feet from all sides of their property. Public hearing notice must be published in the newspaper.

Site Plan, Non Residential - All Zoning Districts shall notice all neighbors within 250 feet from all sides of their property. Public hearing notice must be published in the newspaper.

Site Plan, Residential/ Neighbor Notification – All zoning districts R-3/4A or smaller shall notice all neighbors within 250' from all sides of their property. All zoning districts zoned R-1A or larger shall notice all neighbors within 500' from all sides of the property. No public hearing required, no publication in the newspaper required.

Wetlands Permit - All Zoning Districts shall notice all abutting property owners. Public hearing notice must be published in the newspaper.

2. The Director of Planning will prepare a Public Notice. The applicant and or professional will review, sign, date and return to the Planning Department Secretary. If there are any changes necessary, please edit and return for corrections. The corrections will be made and emailed back to the applicant who will forward it to the Journal Newspaper, when applicable.

If notification to the newspaper is not required, please continue to #3.



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You may email your public notice to legals@lohud.com. Please request an affidavit of publication which must be submitted to the Planning Board secretary prior to the public hearing. The Journal News requires three days prior notice before 12 noon, not counting weekends and holidays, for ad placement. Make sure the notice placement of the ad in the Greater Westchester Area. This notice cannot be published any sooner than 20 days prior to the meeting and must be published no less than 10 days prior to the meeting.

If you have any questions regarding your publication you may call 888-516-9220:
Email Address: legals@lohud.com

It is suggested that you purchase the newspaper for your records the day the notice is published.

3. Send out the Public Hearing Notice/ Neighbor Notification by First Class Mail. Notice shall be mailed by the applicant in official envelopes provided by the North Castle Planning Department; the list of noticed neighbors will be prepared by the Assessor's Office. This must be sent out no less than 10 days prior to the meeting and no more than 20 days prior to the meeting date. A Certificate of Mailing (PS Form 3817 or 3877) shall be filled out and post marked by the Post Office on the day of mailing. Neighbor Notifications – no publication in the newspaper required.
4. The Friday before the meeting or no later than 12:00 p.m. the day of the meeting the following **must** be submitted.
 - List of Neighbors prepared by the Assessor's Office
 - Certificate of Mailing – PS form 3817 or 3877 post marked by the US Post Office
 - Affidavit of publication from the Newspaper (only if published in the newspaper)



| | | | | | | | | | | | | | | | | |
|---|--|---|---------------------|---|----------------------------|---------------|-------------------|---------|--------------------------|-------------------------------------|--------|--------|------------------------|--|------------------|--|
| Name and Address of Sender | | Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail | | Affix Stamp Here <i>(if issued as an international certificate of mailing or for additional copies of this receipt).</i> Postmark with Date of Receipt. | | | | | | | | | | | | |
| USPS Tracking/Article Number | Addressee (Name, Street, City, State, & ZIP Code™) | Postage | (Extra Service) Fee | Handling Charge | Actual Value if Registered | Insured Value | Due Sender if COD | ASR Fee | ASRD Fee | RD Fee | RR Fee | SC Fee | SCRD Fee | SH Fee | | |
| 1. | | | | Handling Charge - if Registered and over \$50,000 in value | | | | | | | | | | | | |
| 2. | | | | | | | | | | | | | | | | |
| 3. | | | | | | | | | Adult Signature Required | Adult Signature Restricted Delivery | | | | | | |
| 4. | | | | | | | | | Restricted Delivery | Return Receipt | | | Signature Confirmation | Signature Confirmation Restricted Delivery | Special Handling | |
| 5. | | | | | | | | | | | | | | | | |
| 6. | | | | | | | | | | | | | | | | |
| 7. | | | | | | | | | | | | | | Signature Confirmation | | |
| 8. | | | | | | | | | | | | | | | | |
| Total Number of Pieces Listed by Sender | Total Number of Pieces Received at Post Office | Postmaster, Per (Name of receiving employee) | | | | | | | | | | | | | | |



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com

APPLICATIONS REQUIRING PLANNING BOARD APPROVAL
SCHEDULE OF APPLICATION FEES

| <u>Type of Application</u> | <u>Application Fee</u> |
|---|--|
| Site Development Plan | \$200.00 |
| Each proposed Parking Space | \$10 |
| Special Use Permit (each) | \$200 (each) |
| Preliminary Subdivision Plat | \$300 1 st Lot \$200 (each additional lot) |
| Final Subdivision Plat | \$250 1 st Lot \$100 (each additional lot) |
| Tree Removal Permit | \$75 |
| Wetlands Permit | \$50 (each) |
| Short Environmental Assessment Form | \$50 |
| Long Environmental Assessment Form | \$100 |
| Recreation Fee | \$10,000 Each Additional Lot |
| Discussion Fee | \$200.00 |
| Prior to submission of a sketch or preliminary subdivision Plat, an applicant or an applicant's representative wishes to discuss a subdivision proposal to the Planning Board, a discussion fee of \$200.00 shall be submitted for each informal appearance before the board. | |

Any amendment to previously approved applications requires new application forms and Fes



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PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

| <u>Type of Application Deposit*</u> | <u>Amount of Initial Escrow Account</u> |
|---|--|
| Concept Study | \$500.00 |
| Site Plan Waiver for Change of Use | \$500.00 |
| Site Development Plan for: | |
| Multifamily Developments | \$3,000.00 plus \$100.00 per proposed dwelling unit |
| Commercial Developments | \$3,000.00 plus \$50.00 for each required parking space |
| 1 or 2 Family Projects | \$2,000.00 |
| Special Use Permit | \$2,000.00 plus \$50.00 for each required parking space |
| Subdivision: | |
| Lot Line Change resulting in no new lots | \$1,500.00 |
| All Others | \$3,000.00 plus \$200.00 per proposed new lot in excess of two (2) |
| Preparation or Review of Environmental Impact Statement | \$15,000.00 |

* If a proposed action involves multiple approvals, a single escrow account will be established. The total amount of the initial deposit shall be the sum of the individual amounts indicated. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit.

Applicant Signature

Date:

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: Madd Madonna Armonk LLC

Mailing Address: 15 Verbena Avenue, Suite 200, Floral Park, New York 11001

Telephone: 516-821-2003 Fax: _____ e-mail mkk@madddequities.com

Name of Applicant (if different): _____

Address of Applicant: _____

Telephone: _____ Fax: _____ e-mail _____

Interest of Applicant, if other than Property Owner:

Is the Applicant (if different from the property owner) a Contract Vendee?

Yes No

If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board

Name of Professional Preparing Site Plan: Ralph Alfonzetti

Address: 14 Smith Ave Mt. Kisco, New York 10549

Telephone: (914)-666-9800 Fax: _____ e-mail RalphA@AlfonzettiEng.com

Name of Other Professional: _____

Address: _____

Telephone: _____ Fax: _____ e-mail _____

Name of Attorney (if any): Kory Salomone, Esq

Address: Zarin & Steinmetz, 81 Main Street, Suite 415, White Plains, New York 10601

Telephone: (914)-220-9804 Fax: _____ e-mail KSalomone@Zarin-Steinmetz.com

Applicant Acknowledgement

By making this application, the undersigned Applicant agrees to permit Town officials and their designated representatives to conduct on-site inspections in connection with the review of this application.

The Applicant also agrees to pay all expenses for the cost of professional review services required for this application.

It is further acknowledged by the Applicant that all bills for the professional review services shall be mailed to the Applicant, unless the Town is notified in writing by the Applicant at the time of initial submission of the application that such mailings should be sent to a designated representative instead.

Signature of Applicant:  Date: 9/28/22

Signature of Property Owner:  Date: 9/28/22

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 3 North Castle Drive

Location (in relation to nearest intersecting street):

185 feet (~~north, south~~, east or ~~west~~) of Route 22

Abutting Street(s): _____

Tax Map Designation (NEW): Section 108.03 Block 1 Lot 62.1

Tax Map Designation (OLD): Section 2/16 Block 4 Lot 1.A

Zoning District: R-MF.SCH Total Land Area 21.89

Land Area in North Castle Only (if different) _____

Fire District(s) #2 School District(s) Byram Hills

Is any portion of subject property abutting or located within five hundred (500) feet of the following:

The boundary of any city, town or village?
No Yes (adjacent) _____ Yes (within 500 feet) _____
If yes, please identify name(s): _____

The boundary of any existing or proposed County or State park or any other recreation area?
No _____ Yes (adjacent) Yes (within 500 feet) _____

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?
No _____ Yes (adjacent) Yes (within 500 feet) _____

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?
No Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed boundary of any county or State owned land on which a public building or institution is situated?
No Yes (adjacent) _____ Yes (within 500 feet) _____

The boundary of a farm operation located in an agricultural district?
No Yes (adjacent) _____ Yes (within 500 feet) _____

Does the Property Owner or Applicant have an interest in any abutting property?
No Yes _____

If yes, please identify the tax map designation of that property:

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: Town Houses

Gross Floor Area: Existing 0 S.F. Proposed 216,000 S.F.

Proposed Floor Area Breakdown:

Retail 0 S.F.; Office 0 S.F.;

Industrial 0 S.F.; Institutional 0 S.F.;

Other Nonresidential 0 S.F.; Residential 216,000 S.F.;

Number of Dwelling Units: 72

Number of Parking Spaces: Existing 0 Required 144 Proposed 144

Number of Loading Spaces: Existing 0 Required _____ Proposed 1

Earthwork Balance: Cut 184,592 C.Y. Fill 182,876 C.Y.

Will Development on the subject property involve any of the following:

Areas of special flood hazard? No X Yes _____

(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required)

Trees with a diameter at breast height (DBH) of 8" or greater?

No _____ Yes X

(If yes, application for a Tree Removal Permit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No X Yes _____

(If yes, application for a Town Wetlands Permit pursuant to Chapter 340 of the North Castle Town Code may also be required.)

State-regulated wetlands? No X Yes _____

(If yes, application for a State Wetlands Permit may also be required.)

IV. SUBMISSION REQUIREMENTS

The site development plan application package shall include all materials submitted in support of the application, including but not limited to the application form, plans, reports, letters and SEQR Environmental Assessment Form. **Submission of the following shall be required:**

- One (1) PDF set of the site development plan application package in a single PDF file .
- A check for the required application fee and a check for the required Escrow Account, both made payable to "Town of North Castle" in the amount specified on the "Schedule of Application Fees."

(continued next page)

V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the site development plan for the Planning Board to review his/her proposal. Applicants are advised to review ARTICLE VIII, Site Development Plan of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for site development plan approval.

The application for site development plan approval will not be accepted for Planning Board review unless all items identified below are supplied and **so indicated with a check mark in the blank line provided**. If a particular item is not relevant to the subject property or the development proposal, **the letters "NA" should be entered instead**. In addition, the project will not be scheduled on a Planning Board agenda until the Applicant receives an initialed "site plan checklist" from the Planning Department.

The information to be included on a site development plan shall include:

Legal Data:

- Name of the application or other identifying title.
- Name and address of the Property Owner and the Applicant, (if different).
- Name, address and telephone number of the architect, engineer or other legally qualified professional who prepared the plan.
- Names and locations of all owners of record of properties abutting and directly across any and all adjoining streets from the subject property, including the tax map designation of the subject property and abutting and adjoining properties, as shown on the latest tax records.
- Existing zoning, fire, school, special district and municipal boundaries.
- Size of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; dimensions of yards along all property lines; name and width of existing streets; and lines of existing lots, reservations, easements and areas dedicated to public use.
- Reference to the location and conditions of any covenants, easements or deed restrictions that cover all or any part of the property, as well as identification of the document where such covenants, easements or deed restrictions are legally established.
- Schedule of minimum zoning requirements, as well as the plan's proposed compliance with those requirements, including lot area, frontage, lot width, lot depth, lot coverage, yards, off-street parking, off-street loading and other pertinent requirements.
- Locator map, at a convenient scale, showing the Applicant's entire property in relation to surrounding properties, streets, etc., within five hundred (500) feet of the site.
- North arrow, written and graphic scales, and the date of the original plan and all revisions, with notation identifying the revisions.
- A signature block for Planning Board endorsement of approval.

Existing Conditions Data:

- X Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- X Location of existing parking and truck loading areas, with access and egress drives thereto.
- X Location of existing facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.
- X Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- X Location, size and design of existing signs.
- X Location, type, direction, power and time of use of existing outdoor lighting.
- X Location of existing outdoor storage, if any.
- X Existing topographical contours with a vertical interval of two (2) feet or less.
- X Location of existing floodplains, wetlands, slopes of 15% or greater, wooded areas, landscaped areas, single trees with a DBH of 8" or greater, rock outcrops, stone walls and any other significant existing natural or cultural features.

Proposed Development Data:

- X Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- X Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- X Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- X Proposed sight distance at all points of vehicular access.
- X Proposed number of employees for which buildings are designed
- X Proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway; the location and width of sidewalks; and the location and size of utility lines.
- X Proposed location and design of any pedestrian circulation on the site and off-street parking and loading areas, including handicapped parking and ramps, and including details of construction, surface materials, pavement markings and directional signage.
- X Proposed location and design of facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.

- Proposed location of all structures and other uses of land, such as walks, retaining walls, fences, designated open space and/or recreation areas and including details of design and construction.
- Location, size and design of all proposed signs.
- Location, type, direction, power and time of use of proposed outdoor lighting.
- Location and design of proposed outdoor garbage enclosure.
- Location of proposed outdoor storage, if any.
- Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- Type of power to be used for any manufacturing
- Type of wastes or by-products to be produced and disposal method
- In multi-family districts, floor plans, elevations and cross sections
- The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- Proposed soil erosion and sedimentation control measures.
- For all proposed site development plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.
- For all proposed site development plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code.
- For all proposed site development plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

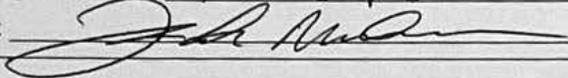
| | | | |
|--|--|-------------------------------------|-------------------------------------|
| Part 1 - Project and Sponsor Information | | | |
| Madd Madonna Armonk LLC | | | |
| Name of Action or Project: Eagle Ridge | | | |
| Project Location (describe, and attach a location map): 3 North Castle Drive , Armonk, New York, 10504 | | | |
| Brief Description of Proposed Action: Proposed 72 town houses with associated improvements. | | | |
| Name of Applicant or Sponsor: Madd Madonna Armonk LLC | | Telephone: (516)-821-2003 | |
| | | E-Mail: mkk@madddequities.com | |
| Address: 3 North Castle Drive | | | |
| City/PO: Town of North Castle | | State: New York | Zip Code: 10504 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | NO | YES |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Westchester County Department of Health sewermain & watermain extensions North Castle planning board subdivision & site plan development approval | | NO | YES |
| | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | _____ 21.89 acres | |
| b. Total acreage to be physically disturbed? | | _____ acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | _____ 21.89 acres | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ | | | |
| <input checked="" type="checkbox"/> Parkland | | | |

| | | |
|--|--|---|
| <p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>Yes, there is storm water mitigation that is 54,972 c.f. _____</p> | <p>NO</p> <p><input type="checkbox"/></p> | <p>YES</p> <p><input checked="" type="checkbox"/></p> |
| <p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

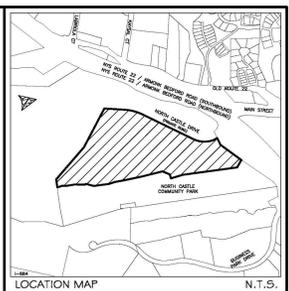
Applicant/sponsor name: Frank Madonna

Date: 9/28/22

Signature: 

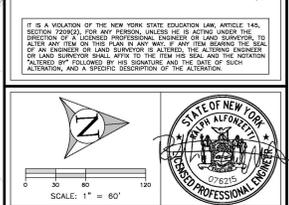






IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 100(1), FOR ANY PERSON, UNLESS HE IS ACTIVE UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER OR REVISION ON THIS PLAN IN ANY MANNER, AND TO BE SEEN BY THE SCALE OF AN ENGINEER OR LAND SURVEYOR IS ALLEGED. THE ALTERNATIVE ENGINEER OR LAND SURVEYOR SHALL BE RESPONSIBLE FOR THE DESIGN AND THE NEIGHBORHOOD ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

Call 800
 800-451-7273
 1000 W. 10th St., Suite 100
 New York, NY 10014



ALFONZETTI ENGINEERING, P.C.
 14 SMITH AVE, MT. KISCO, N.Y. 10549
 914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA
 OWNER/APPPLICANT:
 ARROWHEAD
 ARROWHEAD LLC
 SITE ADDRESS:
 1 BONDY CIRCLE DR.
 10000, NEW YORK
 TAX MAP #:
 22-11
 LOT AREA:
 32,447 SQ. FT.
 ZONING:
 DR/10-MF-SO1
 REVISIONS: SEPTEMBER 23, 2022
 REVISIONS: AUGUST 1, 2022

EXISTING CONDITIONS PLAN
 MAY 9, 2022

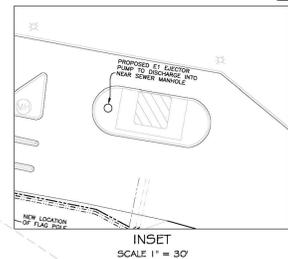
PROJECT:
EAGLE RIDGE
 TOWN OF NORTH CASTLE,
 WESTCHESTER COUNTY, NEW YORK

01 OF 16

ZONING CONFORMANCE TABLE LOT 1

| ZONING DISTRICT | R-MF-SCH (RESIDENTIAL MULTIFAMILY SENIOR CITIZEN HOUSING DISTRICT) | LOT 1 PROPOSED |
|----------------------------|--|-------------------------|
| GROSS LOT AREA | 653,036 S.F. | 253,264 S.F. |
| 72% WETLAND AREA | 470,226 S.F. | 143,359 S.F. |
| 72% STEEP SLOPES AREA | 653,036 S.F. | 781,802 S.F. |
| NET LOT AREA | 653,036 S.F. | 781,802 S.F. |
| MINIMUM LOT FRONTAGE | 500 FT. | 526.35 FT. |
| MINIMUM LOT WIDTH | 500 FT. | 715.69 FT. |
| MINIMUM LOT DEPTH | 500 FT. | 691.80 FT. |
| MINIMUM FRONT YARD SETBACK | 30 FT. | 80.4 FT. |
| MINIMUM SIDE YARD SETBACK | 30 FT. | 39.9 FT. |
| MINIMUM REAR YARD SETBACK | 175 FT. | 201.4 FT. |
| MAXIMUM BUILDING COVERAGE | 20% | 21.4% (167,285 S.F.) |
| MAXIMUM BUILDING HEIGHT | 2.5 STORIES/ 30 FT. | >2.5 STORIES |

TOWNHOUSES LAYOUT
AND GRADING PREPARED
BY TOLL BROTHERS



LOT 1
21.89 ACRES (GROSS)
17.95 ACRES (NET)

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 140, SECTION 200(2)(b), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY MANNER. ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERATION BEING ALTERED BY FOLLOWING BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

Call811
Call before you dig

STATE OF NEW YORK
ALFONZETTI ENGINEERING, P.C.
REGISTERED PROFESSIONAL ENGINEER

ALFONZETTI ENGINEERING, P.C.
14 SMITH AVE, MT. KISCO, N.Y. 10549
914-666-9800 INFO@ALFONZETTIENG.COM

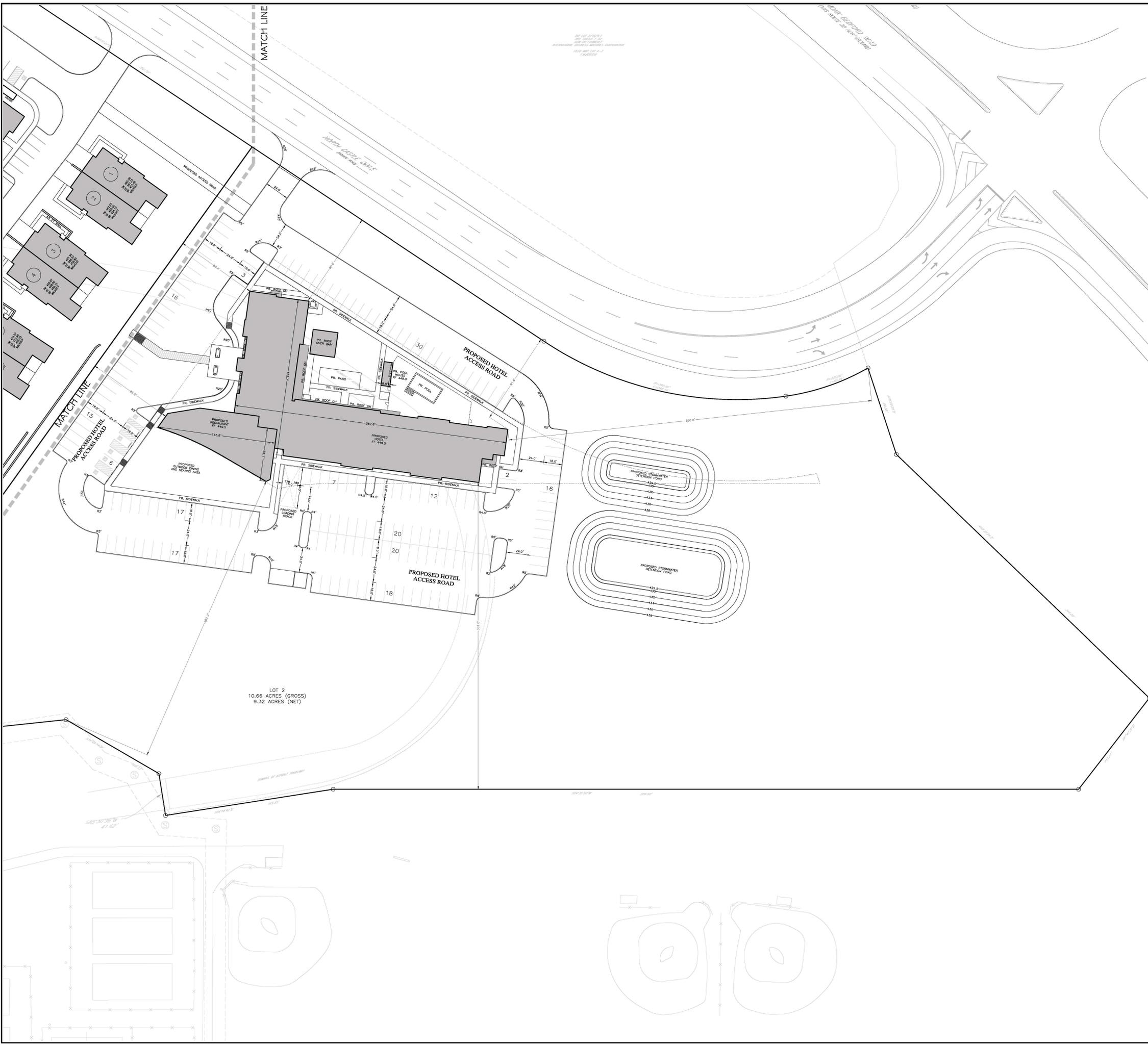
SITE DATA

OWNER/ARCHITECT: TOLL BROTHERS
PROJECT NAME: EAGLE RIDGE
SITE ADDRESS: 14 SMITH AVE, MT. KISCO, N.Y.
LOT AREA: 21.89 ACRES
SEAL: ALFONZETTI ENGINEERING, P.C.
ZONING: R-MF-SCH
REVISION: SEPTEMBER 23, 2022
REVISION: AUGUST 1, 2022

LAYOUT PLAN I
MAY 9, 2022

EAGLE RIDGE
TOWN OF NORTH CASTLE,
WESTCHESTER COUNTY, NEW YORK

| ZONING CONFORMANCE TABLE LOT 2 | | |
|--------------------------------|----------------------|-----------------------|
| ZONING DISTRICT | OBH | |
| | REQUIRED OR ALLOWED | LOT 2 PROPOSED |
| GROSS LOT AREA | | 464,348.8 S.F. |
| 75% SETBACK AREA | | 68,370.4 S.F. |
| 75% STEP SLOPES AREA | 392,040 S.F. | 402,979.2 S.F. |
| MINIMUM LOT FRONTAGE | 500 FT. | 681.68 FT. |
| MINIMUM LOT DEPTH | 400 FT. | 431.83 FT. |
| MINIMUM FRONT YARD SETBACK | 80 FT. | 91.6 FT. |
| MINIMUM SIDE YARD SETBACK | 80 FT. | 80.4 FT. |
| MINIMUM REAR YARD SETBACK | 300 FT. | 292.3 FT. |
| BUILDING HEIGHT | 3 STOREYS/ 45 FT. | |
| MAXIMUM BUILDING COVERAGE | 10% | 5.7% (23,139 S.F.) |



LOT 2
10.66 ACRES (GROSS)
9.32 ACRES (NET)

IF IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 140, SECTION 200(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY MANNER, OR ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR TO BE ALTERED, THE ALTERATION HEREON ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.




SCALE: 1" = 30'

ALFONZETTI ENGINEERING, P.C.
14 SMITH AVE, MT. KISCO, N.Y. 10549
914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA

OWNER/APPLICANT:
MOUNTAIN RIDGE
ARNDORF LLC

SITE ADDRESS:
1 NORTH CASTLE DR.
MOUNTAIN RIDGE, NY 10951

TAX MAP #:
06-231-02-1

LOT AREA:
32.47 ACRES

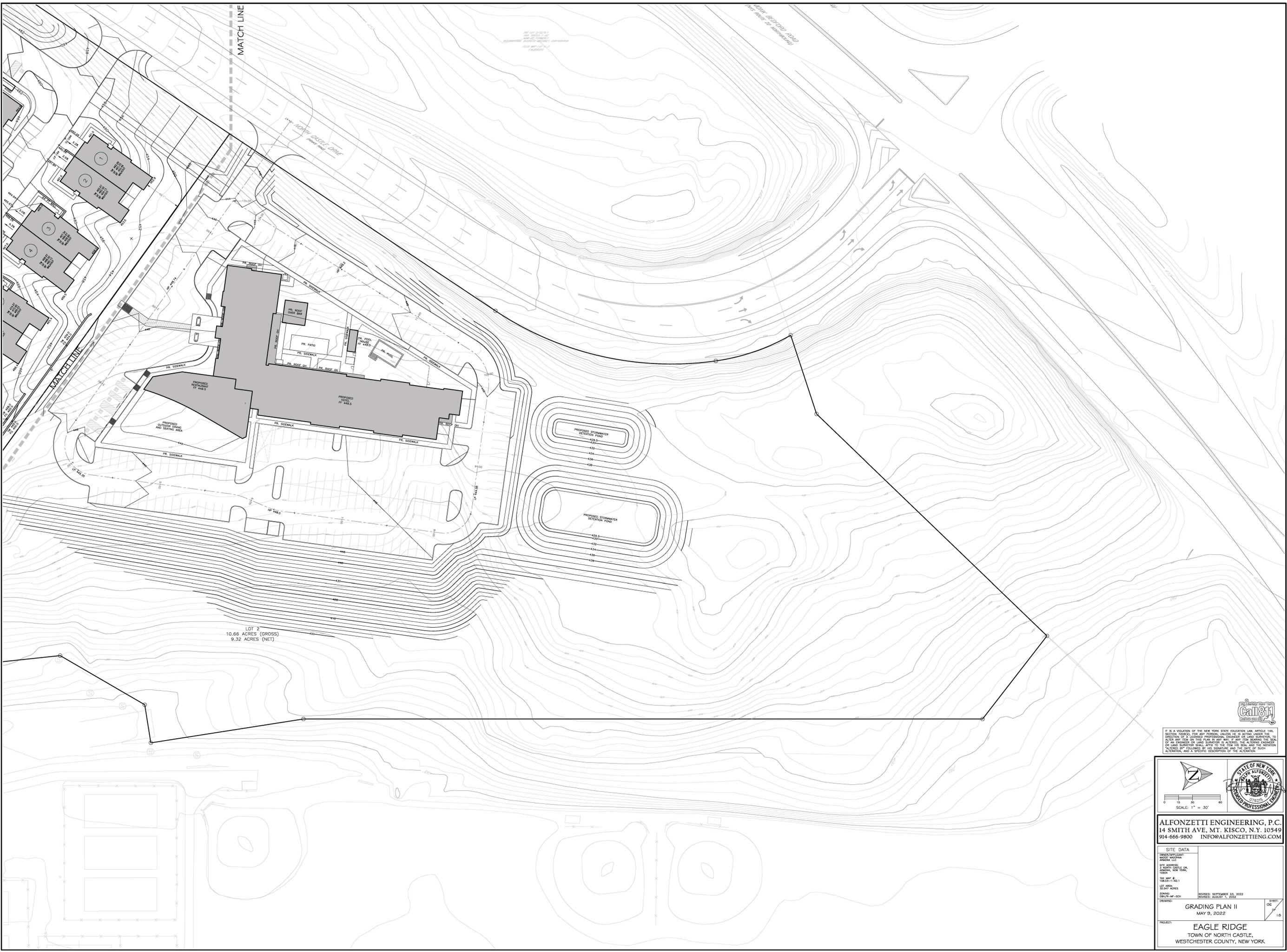
ZONING:
DRIVE-UP-SOV

REVISIONS: SEPTEMBER 23, 2022
REVISIONS: AUGUST 1, 2022

LAYOUT PLAN II
MAY 9, 2022

PROJECT:
EAGLE RIDGE
TOWN OF NORTH CASTLE,
WESTCHESTER COUNTY, NEW YORK

SHEET:
04
OF
16



LOT 2
10.66 ACRES (GROSS)
9.32 ACRES (NET)

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IF IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 140, SECTION 200(2)(c), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY MANNER, OR ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR TO BE ALTERED, THE ALTERING PERSON SHALL BE SUBJECT TO THE PENALTIES SET FORTH IN SECTION 200(2)(c) OF THE EDUCATION LAW, AND SUCH ALTERATION SHALL BE FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

STATE OF NEW YORK
ALFONZETTI ENGINEERING, P.C.
REGISTERED PROFESSIONAL ENGINEER

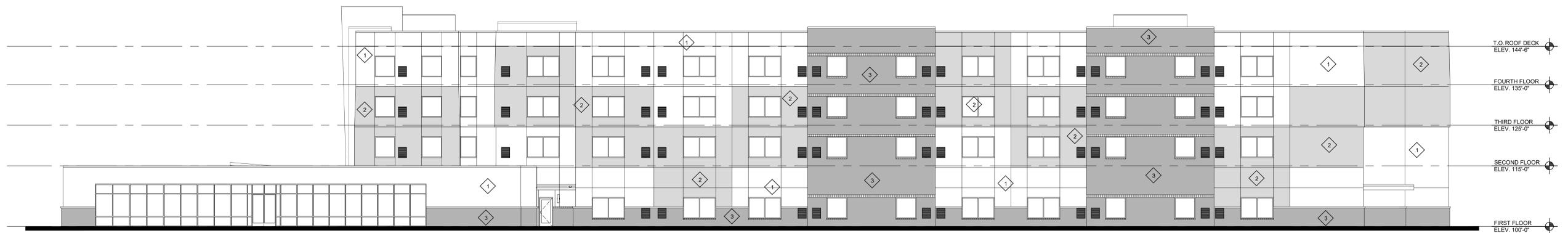
SCALE: 1" = 30'

ALFONZETTI ENGINEERING, P.C.
14 SMITH AVE, MT. KISCO, N.Y. 10549
914-666-9800 INFO@ALFONZETTIENG.COM

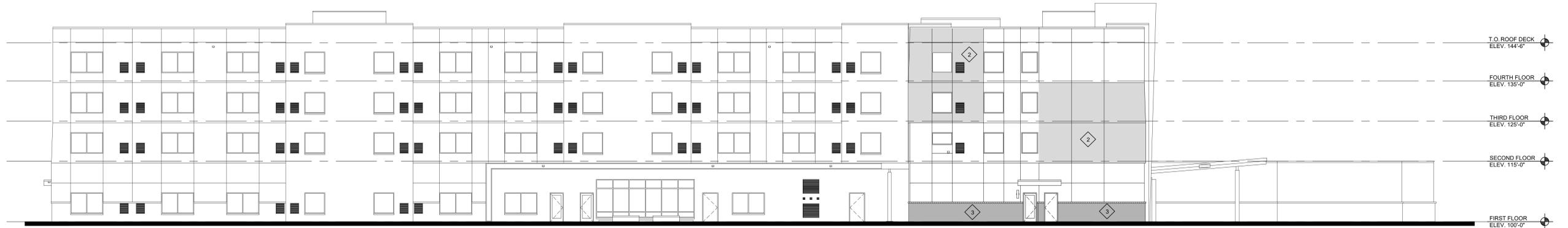
| | |
|------------------|--|
| SITE DATA | |
| OWNER/APPLICANT: | AMOROSO LLC |
| SITE ADDRESS: | 3 BONDY CASTLE DR, MOUNTAIN, NEW YORK |
| TAX MAP #: | 22-11 |
| LOT AREA: | 32,347 SQUARE FEET |
| ZONING: | OR-1 |
| DRAWN: | DRP/MP-SCH |
| DESIGNED: | DRP/MP-SCH |
| REVISIONS: | REVISION 1: SEPTEMBER 23, 2022 REVISION 2: AUGUST 1, 2022 |
| PROJECT: | EAGLE RIDGE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK |
| SHEET: | 16 |



B EAST ELEVATION
 3/32" = 1'-0"
 0' 5' 10' 20'



A SOUTH ELEVATION
 3/32" = 1'-0"
 0' 5' 10' 20'



B WEST ELEVATION
 3/32" = 1'-0"
 0' 5' 10' 20'



A NORTH ELEVATION
 3/32" = 1'-0"
 0' 5' 10' 20'

- 1 COLOR 1
- 2 COLOR 2
- 3 COLOR 3
- 4 COLOR 4
- 5 COLOR 5



B WEST ELEVATION
 3/32" = 1'-0"
 0' 5' 10' 20'

- 1 COLOR 1
- 2 COLOR 2
- 3 COLOR 3
- 4 COLOR 4
- 5 COLOR 5



A NORTH ELEVATION
 3/32" = 1'-0"
 0' 5' 10' 20'



B EAST ELEVATION
 3/32" = 1'-0"
 0' 5' 10' 20'



A SOUTH ELEVATION
 3/32" = 1'-0"
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B WEST ELEVATION
 3/32" = 1'-0"
 0' 5' 10' 20'



A NORTH ELEVATION
 3/32" = 1'-0"
 0' 5' 10' 20'

- 1 EIFS COLOR 1
- 2 EIFS COLOR 2
- 3 MANSORY
- 4 EIFS COLOR 4
- 5 EIFS COLOR 5
- 6 METAL

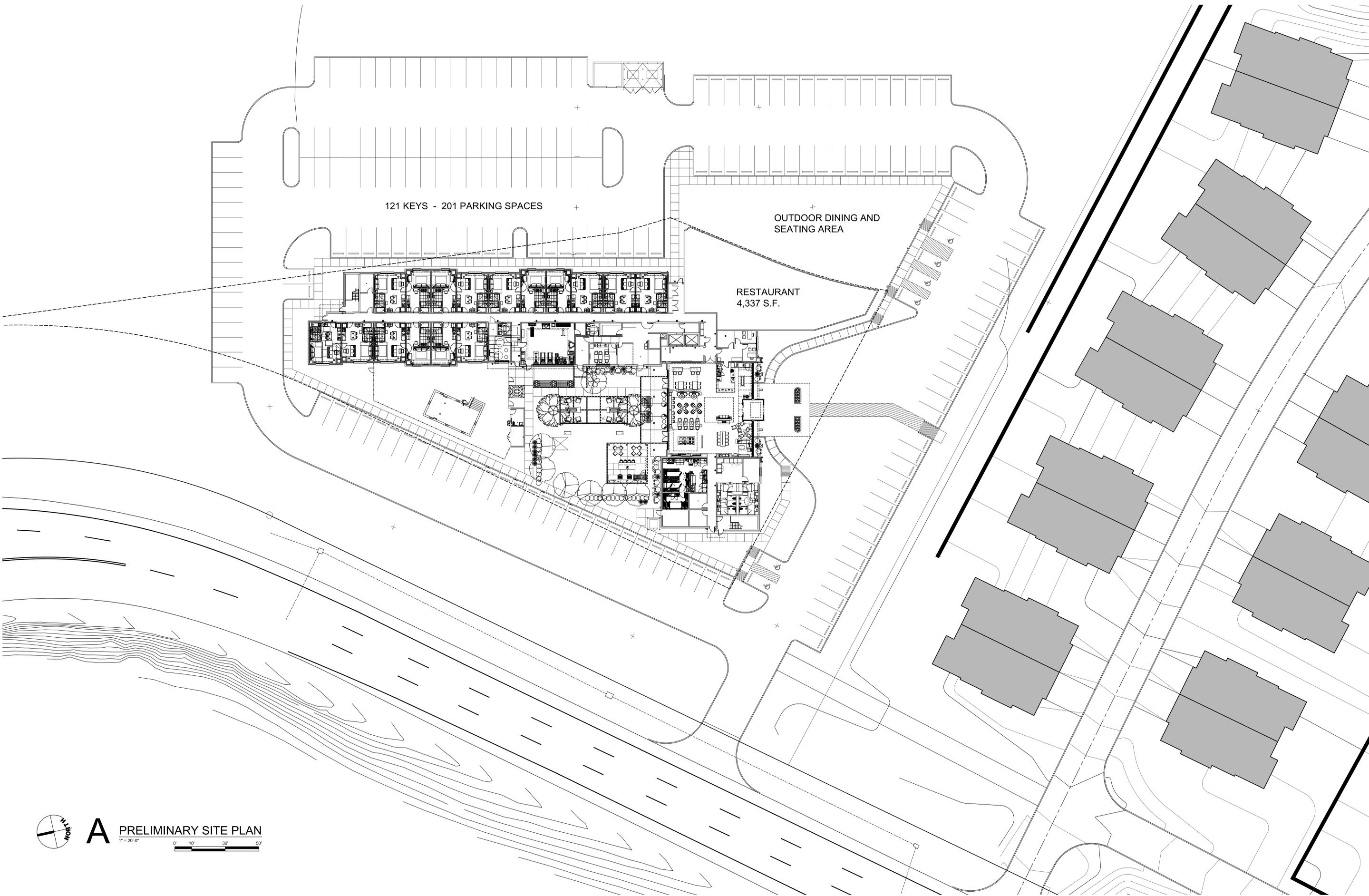


B WEST ELEVATION
 3/32" = 1'-0"
 0' 5' 10' 20'



A NORTH ELEVATION
 3/32" = 1'-0"
 0' 5' 10' 20'

- 1 EIFS COLOR 1
- 2 EIFS COLOR 2
- 3 MANSORY
- 4 EIFS COLOR 4
- 5 EIFS COLOR 5
- 6 METAL

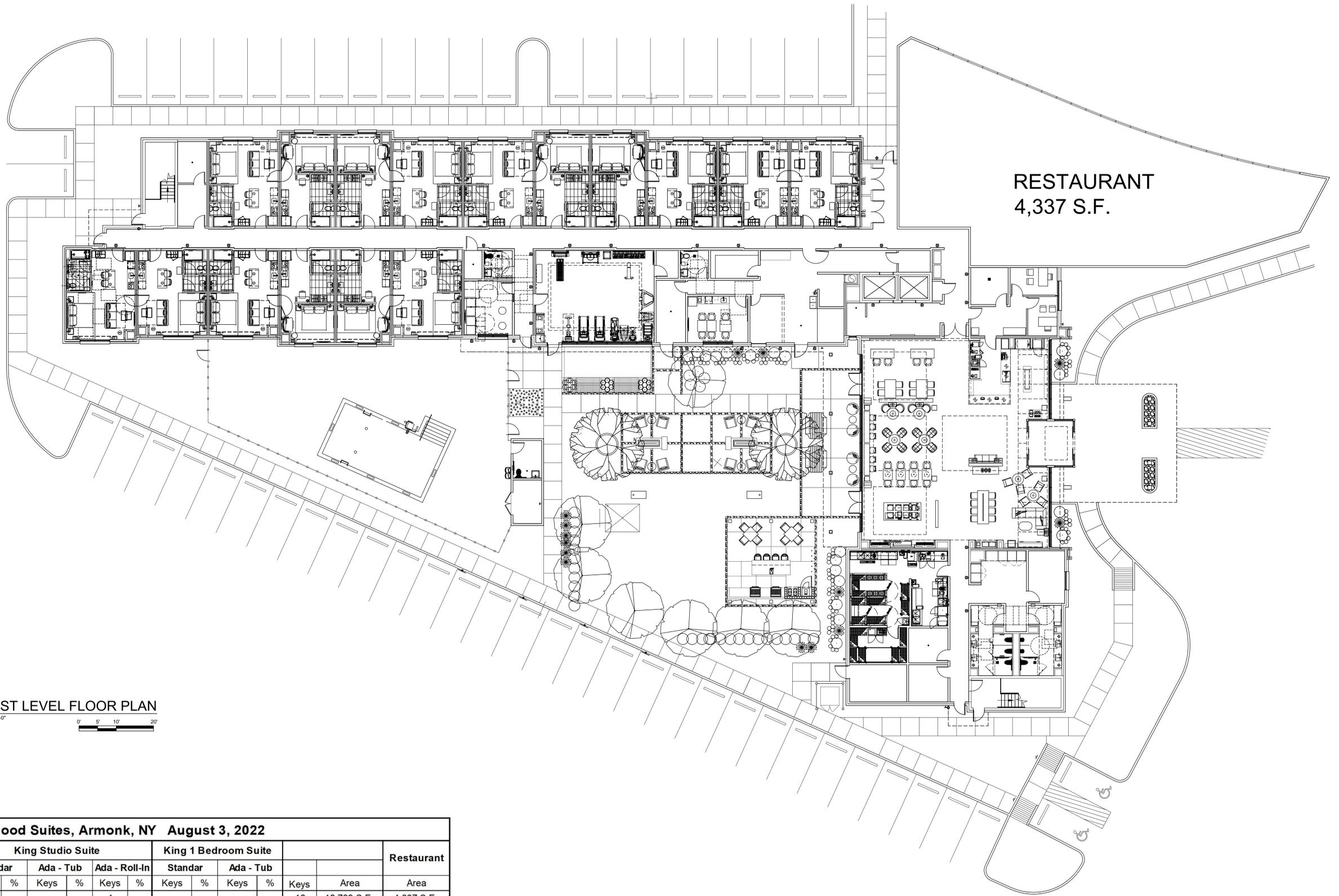


121 KEYS - 201 PARKING SPACES

OUTDOOR DINING AND SEATING AREA

RESTAURANT
4,337 S.F.

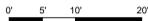
 **A** PRELIMINARY SITE PLAN
1" = 20'-0"
0' 10' 30' 50'



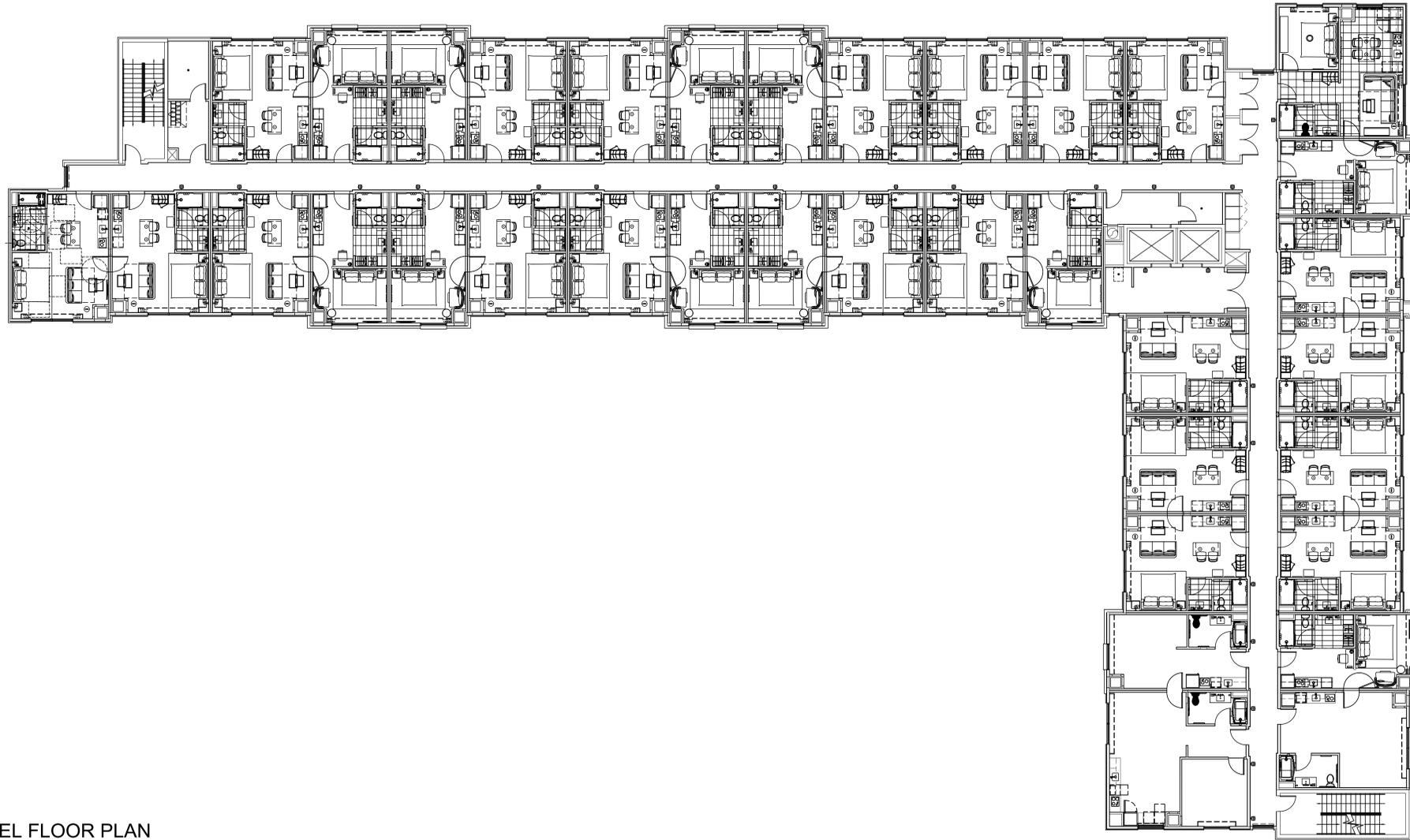
RESTAURANT
4,337 S.F.



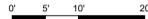
A FIRST LEVEL FLOOR PLAN
3/32" = 1'-0"



| HomeWood Suites, Armonk, NY August 3, 2022 | | | | | | | | | | | | | | | | | |
|--|------------------|----|-----------|---|-------------------|----|-----------|---|---------------|----------------------|---------|---|-----------|------------|-------------|-------------|------------|
| Level | Efficiency Suite | | | | King Studio Suite | | | | | King 1 Bedroom Suite | | | | Restaurant | | | |
| | Standard | | Ada - Tub | | Standar | | Ada - Tub | | Ada - Roll-In | | Standar | | Ada - Tub | | | | |
| | Keys | % | Keys | % | Keys | % | Keys | % | Keys | % | Keys | % | Keys | | % | | |
| 1st Level | 6 | | | | 9 | | | | 1 | | | | | 16 | 18,799 S.F. | 4,337 S.F. | |
| 2nd Level | 11 | | 1 | | 20 | | 1 | | 1 | | | | 1 | 36 | 19,954 S.F. | | |
| 3rd Level | 11 | | 1 | | 21 | | 1 | | | | 2 | | | 36 | 19,954 S.F. | | |
| 4th Level | 12 | | | | 22 | | | | | | 2 | | | 36 | 19,954 S.F. | | |
| Total | 40 | 32 | 2 | 2 | 72 | 58 | 2 | 2 | 2 | 2 | 5 | 4 | 1 | 1 | 124 | 78,661 S.F. | 4,337 S.F. |
| Total Building Area 82,998 S.F. | | | | | | | | | | | | | | | | | |



A UPPER LEVEL FLOOR PLAN
3/32" = 1'-0"



| HomeWood Suites, Armonk, NY August 3, 2022 | | | | | | | | | | | | | | | | | |
|--|------------------|----|-----------|---|-------------------|----|-----------|---|---------------|---|----------------------|---|-----------|---|------------|-------------|------------|
| Level | Efficiency Suite | | | | King Studio Suite | | | | | | King 1 Bedroom Suite | | | | Restaurant | | |
| | Standard | | Ada - Tub | | Standar | | Ada - Tub | | Ada - Roll-In | | Standar | | Ada - Tub | | Keys | Area | Area |
| | Keys | % | Keys | % | Keys | % | Keys | % | Keys | % | Keys | % | Keys | % | | | |
| 1st Level | 6 | | | | 9 | | | | 1 | | | | | | 16 | 18,799 S.F. | 4,337 S.F. |
| 2nd Level | 11 | | 1 | | 20 | | 1 | | | | 1 | | 1 | | 36 | 19,954 S.F. | |
| 3rd Level | 11 | | 1 | | 21 | | 1 | | | | 2 | | | | 36 | 19,954 S.F. | |
| 4th Level | 12 | | | | 22 | | | | | | 2 | | | | 36 | 19,954 S.F. | |
| Total | 40 | 32 | 2 | 2 | 72 | 58 | 2 | 2 | 2 | 2 | 5 | 4 | 1 | 1 | 124 | 78,661 S.F. | 4,337 S.F. |
| Total Building Area 82,998 S.F. | | | | | | | | | | | | | | | | | |

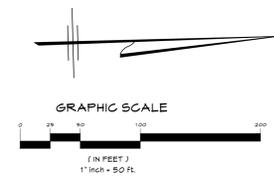


1 TREE REMOVALS PLAN
SCALE: 1" = 50'-0"

| Trees to be Remove | | | |
|---------------------------------|------------------------------|-------------------------------------|--------------------|
| Significant Trees to be Removed | Invasive Trees to be Removed | Significant Trees that are Invasive | Total Tree Removal |
| 80 | 122 | 40 | 601 |

| Proposed Tree | | | |
|-----------------|-----------------|------------------|----------------------|
| Deciduous Trees | Flowering Trees | Coniferous Trees | Total Proposed Trees |
| 128 | 144 | 187 | 519 |

-  Trees to be Removed
-  Existing Trees within 50ft of Trees to be Removed to Remain
-  Existing Trees beyond 50ft of Trees to be Removed to Remain



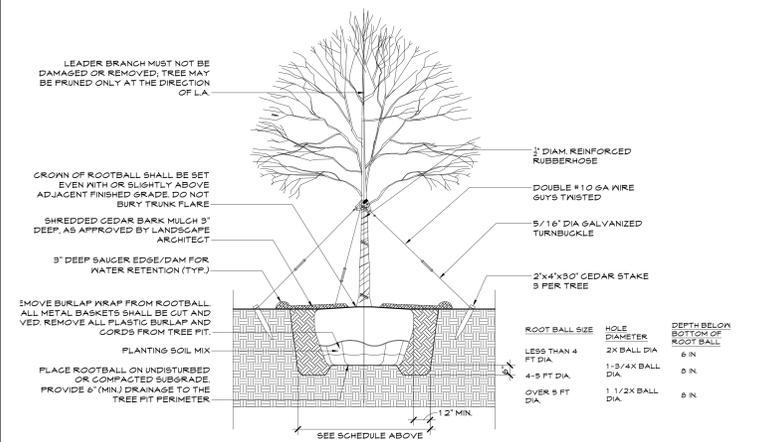
| | | |
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| No. | Revision/Issue | Date |
| 1 | For Site Plan Approval | 9/16/22 |

IQ
Imbiano-Quigley
Landscape Architects
33 Main Street Ave
White Plains, New York 10601
admin@iqlandscape.com
(914) 332-0300

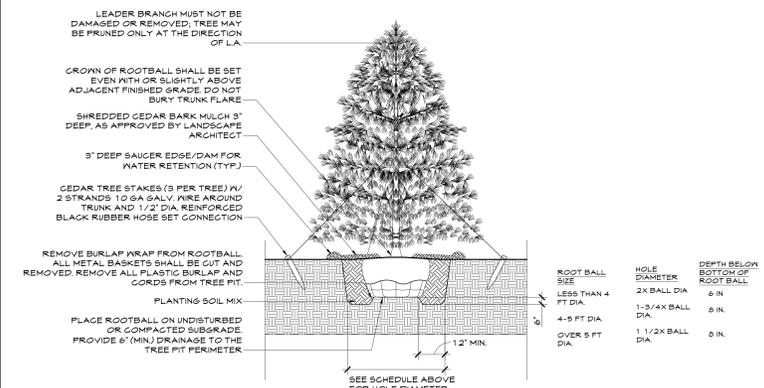
Project Name
**EAGLE RIDGE
TOWN OF CASTLE
WESTCHESTER COUNTY
NEW YORK**

Drawing Title
**TREE REMOVAL
PLAN**

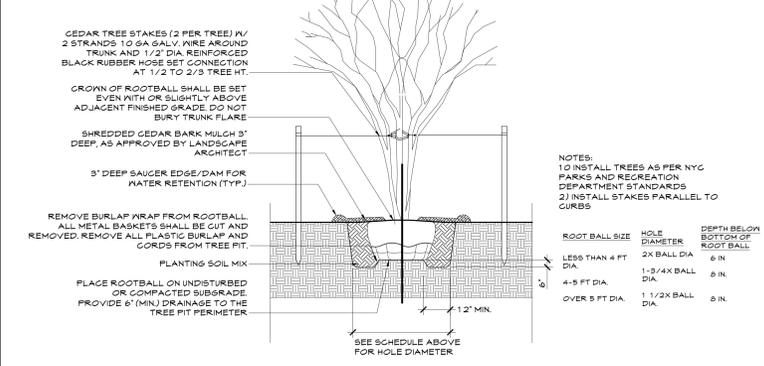
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|-----------------------|-------------------------|
| Scale 1/4" = 1'-0" | Sheet No. L-1 |
| Date 08-03-2022 | Drawn By XX |
| Checked By RPQ | |



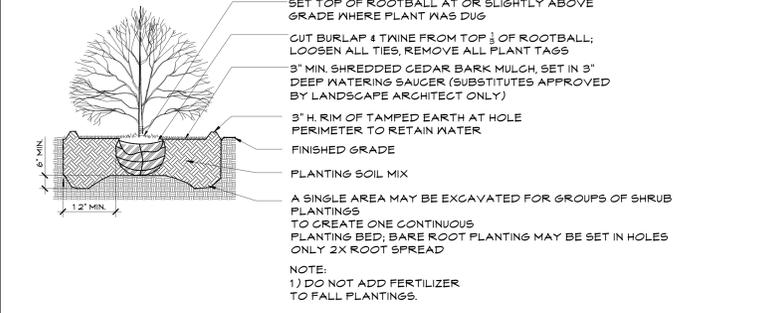
1 DECIDUOUS TREE PLANTING
SCALE: 1/2" = 1'-0"



2 EVERGREEN TREE PLANTING
SCALE: 1/2" = 1'-0"



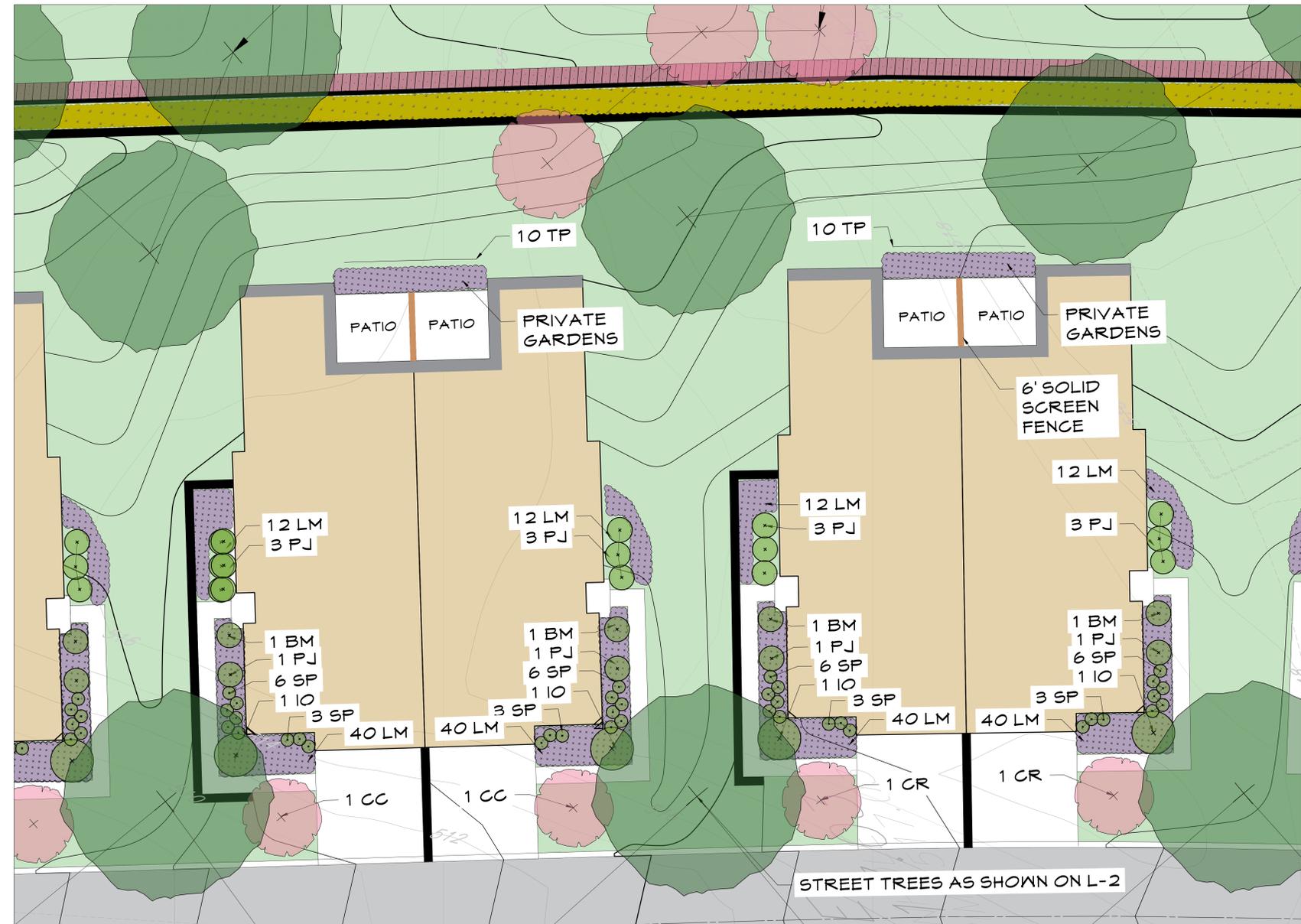
3 DECIDUOUS MULTI-STEMM TREE PLANTING
SCALE: 1/2" = 1'-0"



4 SHRUB PLANTINGS
SCALE: 1/4" = 1'-0"

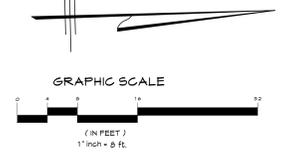


5 PERENNIALS PLANTINGS
SCALE: 1/4" = 1'-0"



6 TYPICAL TOWNHOUSE PLANTINGS
SCALE: 1/8" = 1'-0"

- PLANTING NOTES:**
- PROTECT ALL EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
 - USE EXTREME CAUTION TO PROTECT UTILITIES.
 - IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
 - PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF TREES AND SHRUBS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS OF ANSI Z602 AMERICAN STANDARD FOR NURSERY STOCK.
 - THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF MECHANICAL EQUIPMENT AND UTILITIES EXISTING OR PROPOSED IN THE AREA TO BE PLANTED AND SHALL, WHERE NECESSARY, RELOCATE PLANTS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
 - QUANTITIES GIVEN IN THE PLANT LIST ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE LIST AND SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS REQUIRED TO COMPLETE THE PLANS.
 - THE CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
 - LOCATIONS OF NEW PLANTS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - ALL PLANTS SHALL BE SUBJECT TO THE LANDSCAPE ARCHITECT'S INSPECTION AND APPROVAL AT THE NURSERY AND AT THE SITE BEFORE ANY PLANTING WORK IS BEGUN.
 - ALL BEDS AND TREE SAUCERS AND OTHER AREAS NOTED SHALL RECEIVE 3 INCH (MINIMUM) OF APPROVED MULCH (SHREDDED CEDAR).
 - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM TIME OF LANDSCAPE ARCHITECT'S FINAL WRITTEN APPROVAL.
 - CONTRACTOR TO COORDINATE PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES.
 - CONTRACTOR RESPONSIBLE FOR OBTAINING ALL PERMITS WHERE REQUIRED.
 - CONTRACTOR RESPONSIBLE FOR RESTORING ALL AREAS DISTURBED DUE TO PLANTING OPERATIONS.
 - PERCOLATION TEST: PRIOR TO ANY TREE PLANTING, THE CONTRACTOR SHALL FILL A MINIMUM OF 25% OF THE PLANTING PITS WITH WATER AND OBSERVE THE RATE OF PERCOLATION. IF IN THE OPINION OF THE CONTRACTOR, SLOW PERCOLATION INDICATES A SOIL CONDITION MIGHT ENDANGER THE HEALTH OF MATERIALS TO BE PLANTED, HE SHALL CONTACT THE LANDSCAPE ARCHITECT TO ESTABLISH A MUTUALLY AGREEABLE METHOD OF PROVIDING ADEQUATE DRAINAGE. COMPENSATION FOR ANY NECESSARY DRAINAGE PROVISIONS SHALL BE AT A NEGOTIATED PRICE. NO CLAIMS FOR ADDITIONAL COMPENSATION ARISING FROM THE LOSS OF PLANT MATERIAL DUE TO GROUND WATER PROBLEMS WILL BE ACCEPTED UNLESS THIS PROCEDURE IS FOLLOWED.
 - TOP SOIL MIX SHALL INCLUDE:
 - 3 PARTS SCREENED TOPSOIL
 - 1 PART SAND
 - 1 PART HUMUS
 - 5 LBS. SUPERPHOSPHATE PER CU. YD. OF MIX
 - TOPSOIL:
 - A. PROVIDE A NATURAL, FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, OF UNIFORM COMPOSITION THROUGHOUT AND WITHOUT ADMIXTURES OF SUBSOIL, AND FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS OR OTHER EXTRANEIOUS MATTER.
 - B. TOPSOIL SHALL CONTAIN NOT LESS THAN 4% NO MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE NET COMBUSTION METHOD.
 - C. MECHANICAL ANALYSIS: SCREEN SIZE/1" % BY WEIGHT PASSING/100
 - 3" #1-100, NO. 200 20-85
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING AND ANALYSIS OF EXISTING AND IMPORTED SOILS. FURNISH A SOIL ANALYSIS MADE BY A QUALIFIED INDEPENDENT SOIL-TESTING AGENCY STATING PERCENTAGES OF ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY, AND SAND), DELETERIOUS MATERIAL, PH, AND MINERAL AND PLANT-NUTRIENT CONTENT OF TOPSOIL.
 - E. REPORT SUITABILITY OF TOPSOIL FOR LAWN AND SHRUB PLANTINGS GROWTH STATE RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND ANY LIME, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL.



| | | |
|-----|------------------------|---------|
| No. | Revision/Issue | Date |
| 1 | For Site Plan Approval | 9/16/22 |

IQ
Inbiano-Quigley
Landscape Architects
31 Montgonery Ave.
White Plains, New York 10601
admin@iqlandscape.com
914.232.0200

Project Name
**EAGLE RIDGE
TOWN OF CASTLE
WESTCHESTER COUNTY
NEW YORK**

Drawing Title
Planting Details

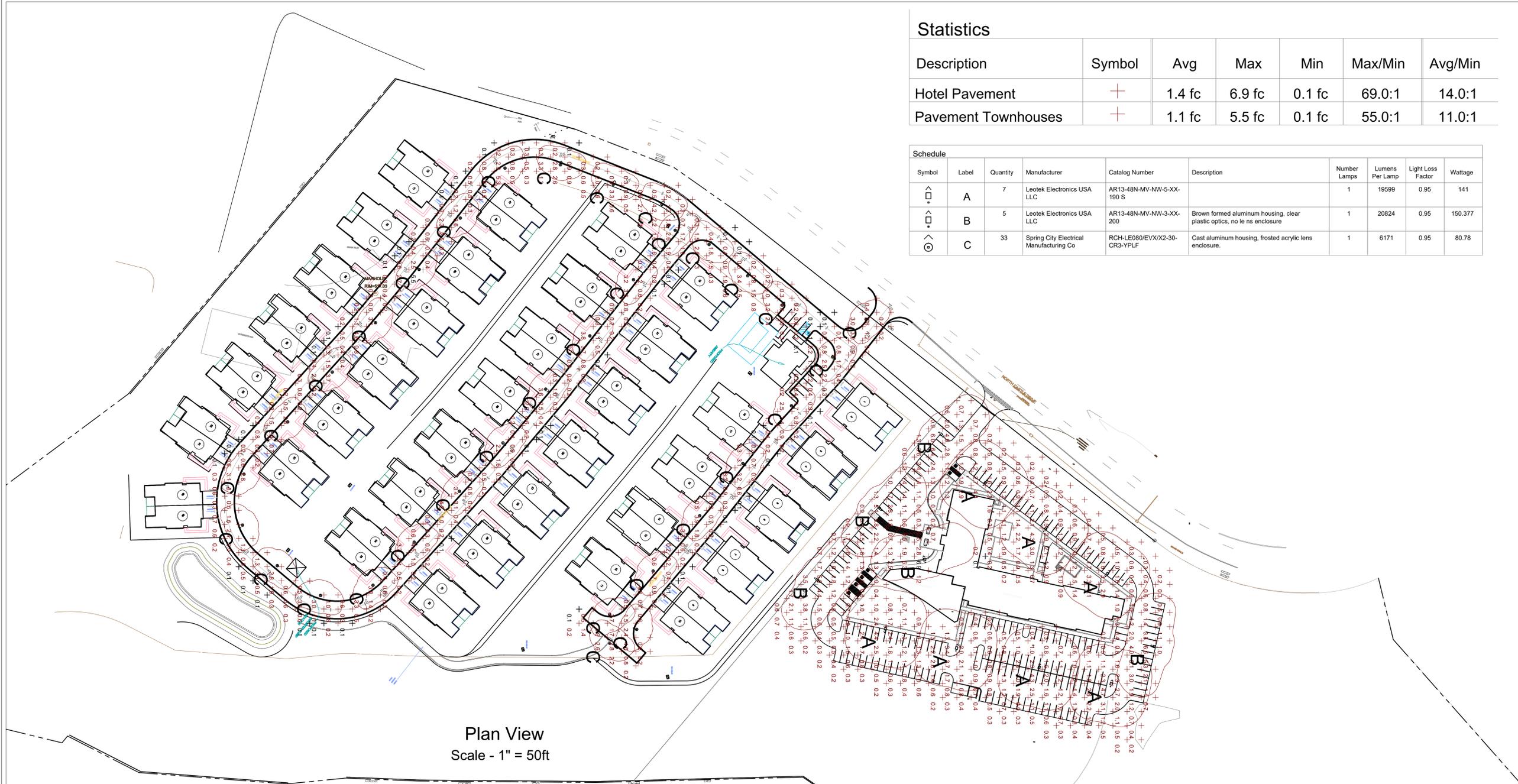
Scale: 1/4" = 1'-0" Sheet No.
Date: 08-03-2022
Drawn By: ST
Checked By: JAI
L-3

Statistics

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---------------------|--------|--------|--------|--------|---------|---------|
| Hotel Pavement | + | 1.4 fc | 6.9 fc | 0.1 fc | 69.0:1 | 14.0:1 |
| Pavement Townhouses | + | 1.1 fc | 5.5 fc | 0.1 fc | 55.0:1 | 11.0:1 |

Schedule

| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Number Lamps | Lumens Per Lamp | Light Loss Factor | Wattage |
|--------|-------|----------|---|------------------------------|--|--------------|-----------------|-------------------|---------|
| ⬆ | A | 7 | Leotek Electronics USA LLC | AR13-48N-MV-NW-5-XX-190 S | | 1 | 19599 | 0.95 | 141 |
| ⬆ | B | 5 | Leotek Electronics USA LLC | AR13-48N-MV-NW-3-XX-200 | Brown formed aluminum housing, clear plastic optics, no lens enclosure | 1 | 20824 | 0.95 | 150.377 |
| ⊙ | C | 33 | Spring City Electrical Manufacturing Co | RCH-LE080/EVXX/2-30-CR3-YPLF | Cast aluminum housing, frosted acrylic lens enclosure. | 1 | 6171 | 0.95 | 80.78 |

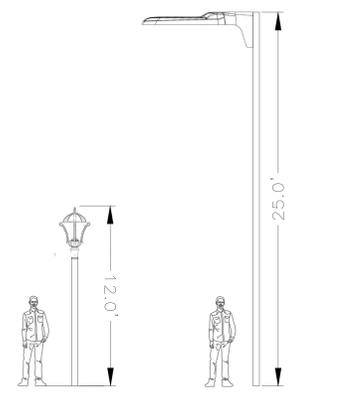


Plan View
Scale - 1" = 50ft

1 LIGHTING PLAN
SCALE: 1" = 50'-0"



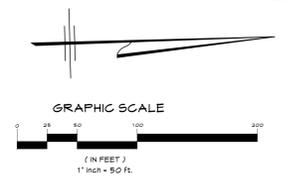
2 RICHMOND STREET LIGHTING
SCALE: N.T.S.



3 LIGHTING FIXTURES
SCALE: 1/4" = 1'-0"



4 AR-13 HOTEL LIGHTING
SCALE: N.T.S.



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|-----|------------------------|---------|
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**EAGLE RIDGE
TOWN OF CASTLE
WESTCHESTER COUNTY
NEW YORK**

Drawing Title
Lighting Plan

| | |
|---------------------------------|------------|
| Scale: 1/4" = 1'-0" | Sheet No. |
| Date: 08-03-2022 | L-4 |
| Drawn By: ST Checked By: JAI | |