

October 24, 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, together with Alfonzetti Engineering, P.C. and IQ Landscape Architects, represents Maddd Madonna Armonk LLC (“Maddd” or “Applicant”), owner of the property located at 3 North Castle Drive (“Property”). As you will recall, we last appeared before your Board on October 13, 2022. At that meeting, we primarily discussed the revised hotel and townhouse layout. In connection with our discussion of the revised project, your Board requested additional information pertaining to floor plans, renderings, and elevations of the proposed town homes and a cross-section of the Property.

The purpose of this letter is to provide your Board with the requested information and to request placement on your November 14, 2022 agenda.

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 October 18, 2022;
2. Integrated Plot Plan, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 18, 2022;
3. Layout Plan I, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 18, 2022;
4. Layout Plan II, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 18, 2022;
5. Grading Plan I, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 18, 2022;
6. Grading Plan II, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 18, 2022;

7. Roadway Profiles, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 18, 2022;
8. Cross Section Path Plan, prepared by Alfonzetti Engineering, P.C., dated October 19, 2022;
9. Cross Section Profiles, prepared by Alfonzetti Engineering, P.C., dated October 19, 2022;
10. Conceptual Architecture – Front Elevations for the Norwell and Hopkinton Manor Units;
11. Conceptual Architecture – Norwell Floor Plans;
12. Conceptual Architecture – Hopkinton Floor Plans;
13. Conceptual Architecture – Architectural Elevation for the Norwell and Hopkinton Units;
14. Conceptual Architecture – Interior Finishes Images;
15. Sheet A1 - Preliminary Site Plan, prepared by LK Architecture, dated August 3, 2022;
16. Sheet A2 – First Floor Plan, prepared by LK Architecture, dated August 3, 2022;
17. Sheet A3 – Upper Level Floor Plan, prepared by LK Architecture, dated August 3, 2022;
18. Sheet A4 – South Elevation, prepared by LK Architecture, dated August 3, 2022; and
19. Sheet A5 – North Elevation, prepared by LK Architecture, dated August 3, 2022.

We look forward to continuing our discussion of the Eagle Ridge project with your Board at its November 14, 2022 meeting.

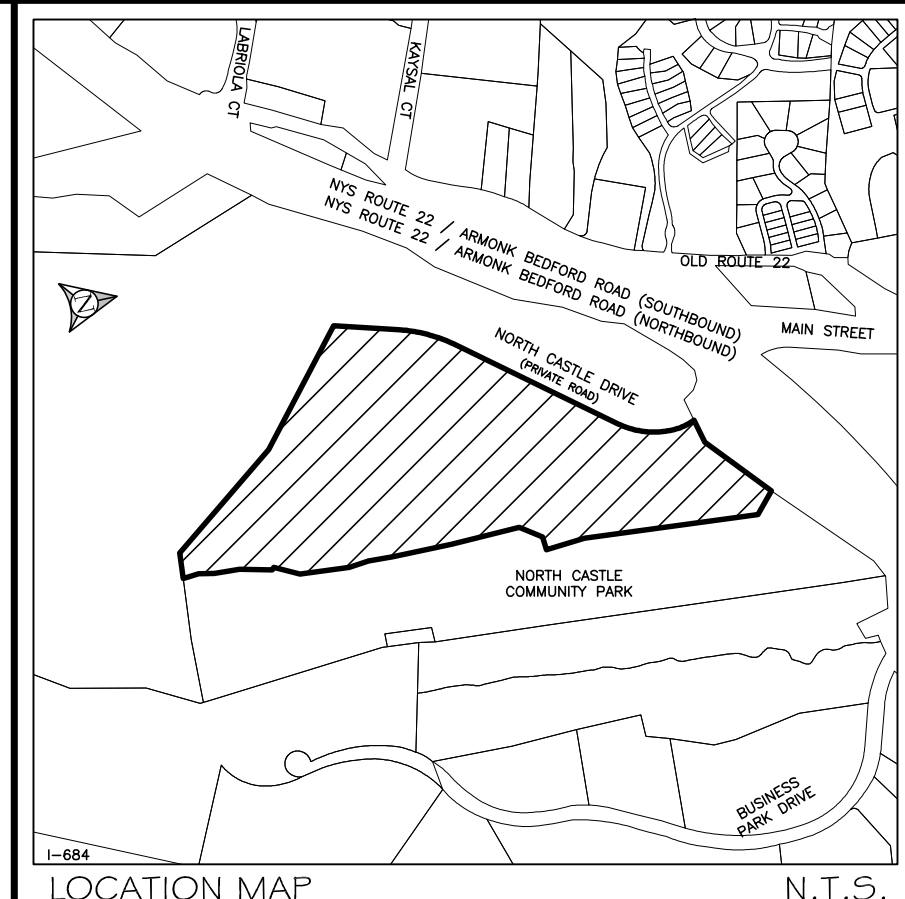
If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,

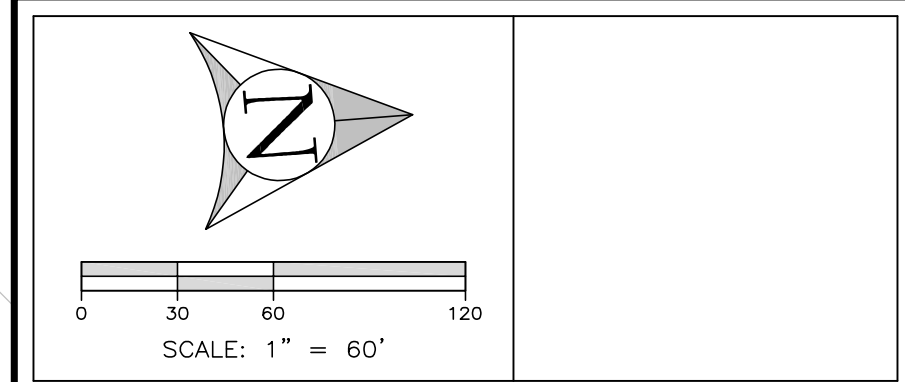


Kory Salomone

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



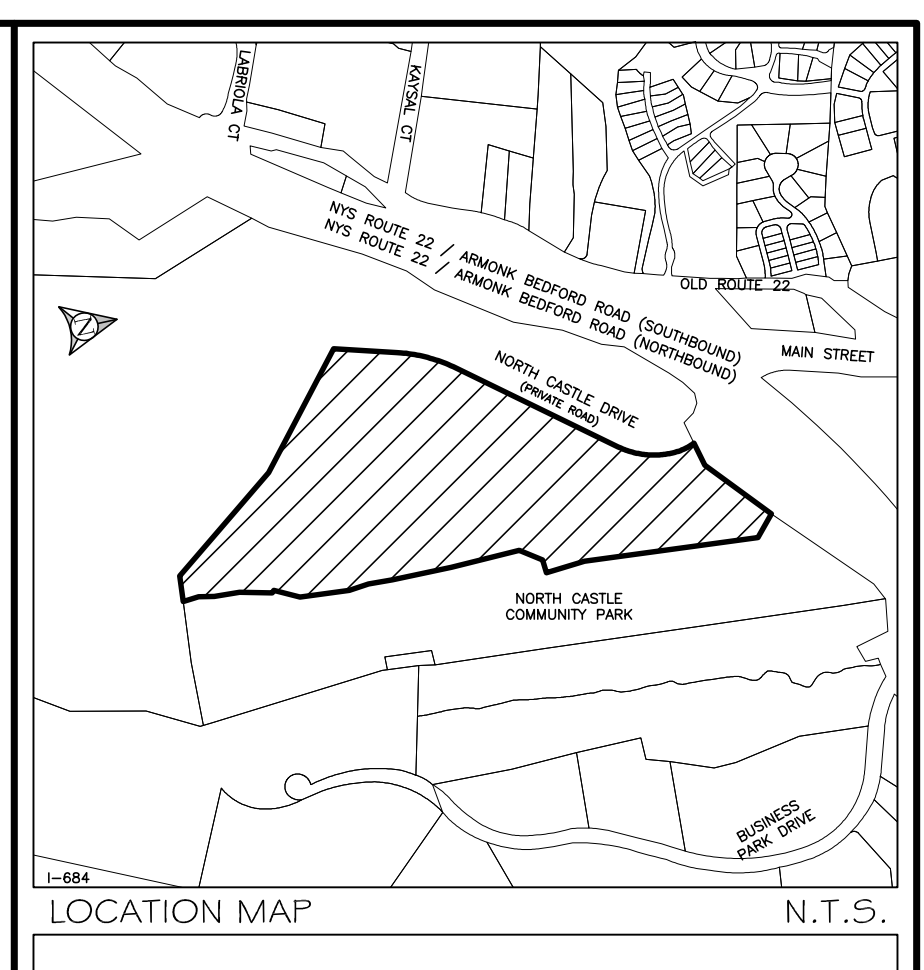
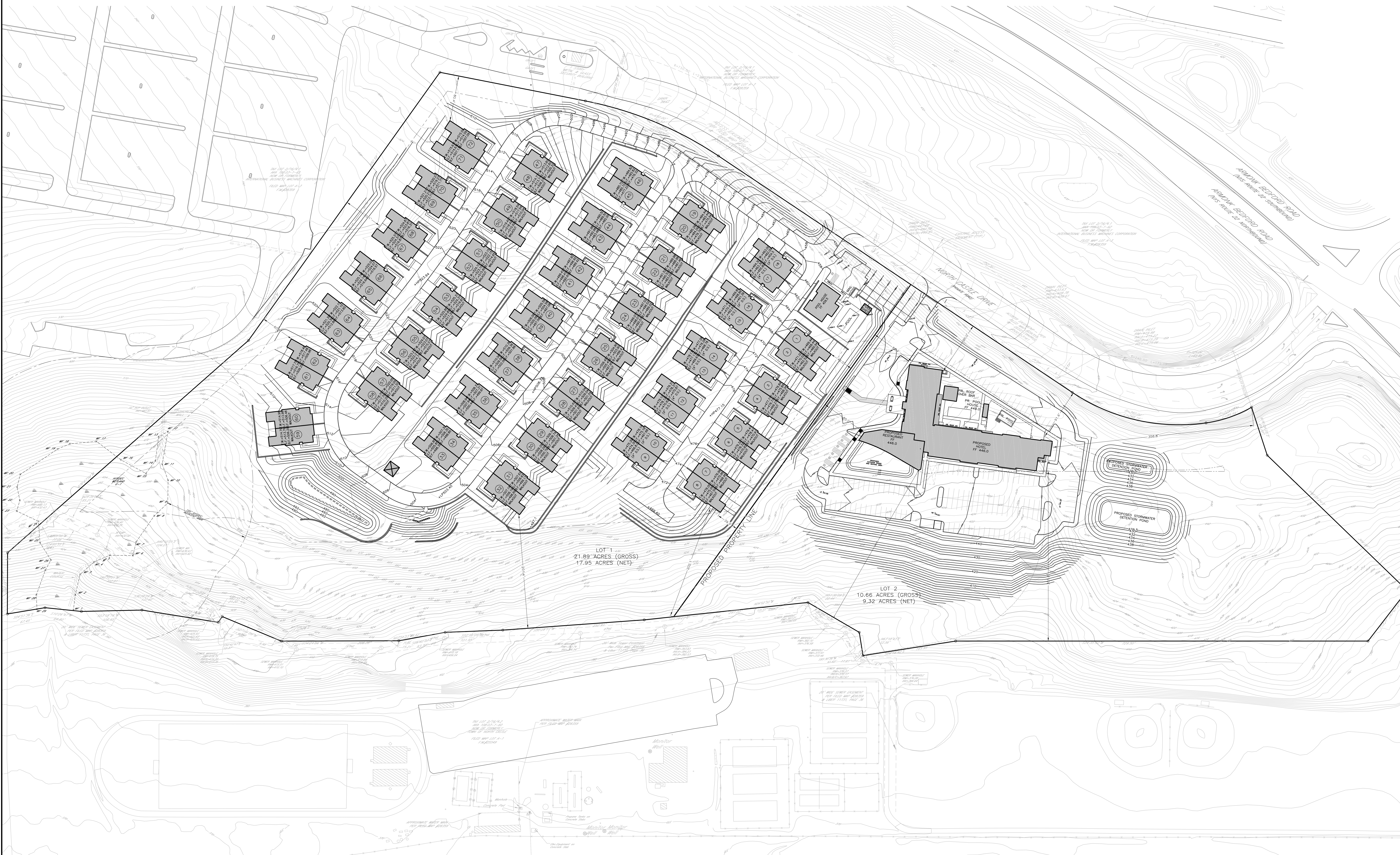
IF IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 17(2)(b), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER OR ADD TO THIS PLAN IN ANY MANNER, OR TO SIGN THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE LICENSE NUMBER OR LAND SURVEYOR SHALL APPEAR TO THE FIRM HIS SEAL AND THE NOTATION "ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."



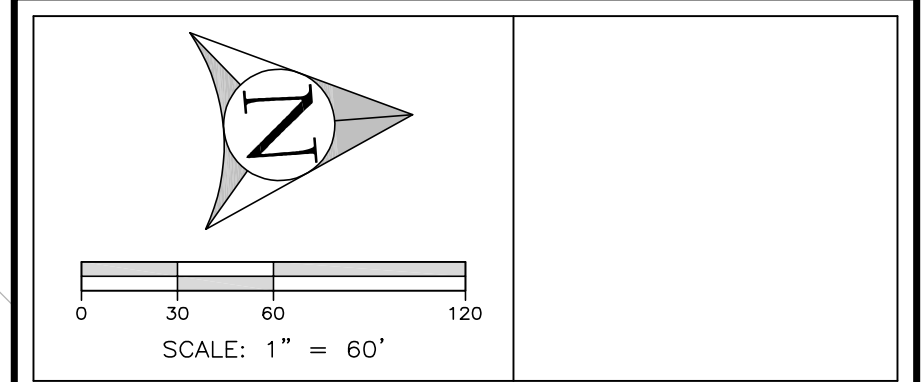
**ALFONZETTI ENGINEERING, P.C.**  
 14 SMITH AVE. MT. KISCO, N.Y. 10549  
 914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA OWNER/APPLICANT: ARROWOOD LLC SITE ADDRESS: 3 NORTH CASTLE DR. NORTH CASTLE, NY 10549 TAX MAP #: 004.021-021 LOT AREA: 32,447 SQUARE FEET ZONING: ORC/R-WF-90A		REVISIONS: REVISION: OCTOBER 16, 2022 REVISION: SEPTEMBER 23, 2022 REVISION: AUGUST 1, 2022
PROJECT: <b>EXISTING CONDITIONS PLAN</b> MAY 9, 2022		SHEET: 01 OF 18
PROJECT: <b>EAGLE RIDGE</b> TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK		

TOWNHOUSES LAYOUT  
BY TOLL BROTHERS



IF IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 17(2)(b), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER OR ADD TO THIS PLAN IN ANY MANNER, OR TO SIGN, SEAL OR SIGNATURE OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERED NUMBER OR LAND SURVEYOR SHALL APPLY TO THE FIRM'S SEAL AND THE NOTATION "ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."



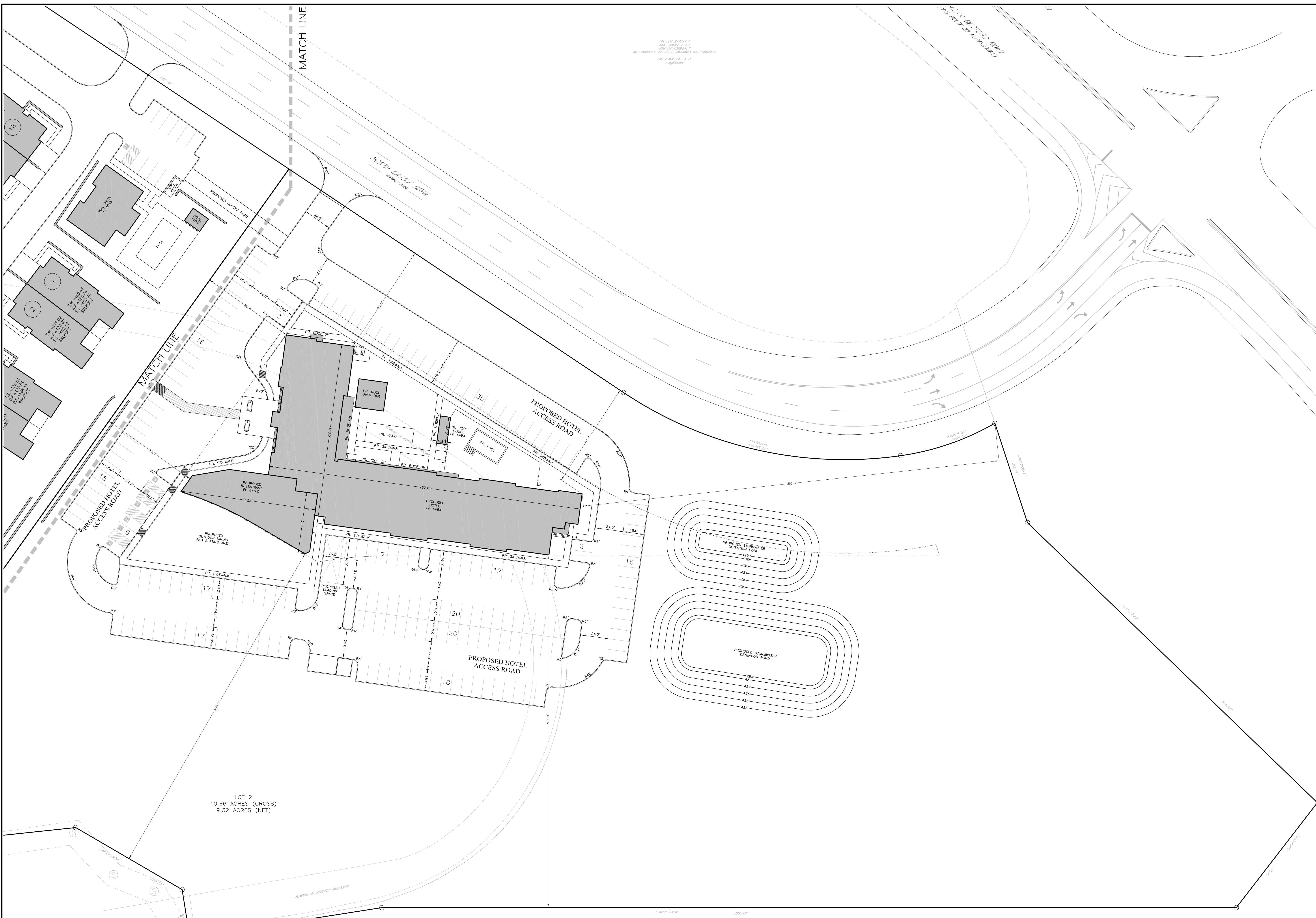
ALFONZETTI ENGINEERING, P.C.  
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914-666-9800 INFO@ALFONZETTIENG.COM

<p><b>SITE DATA</b></p> <p>OWNER/APPLICANT: ARAWAK LLC</p> <p>SITE ADDRESS: 3 NORTH CASTLE DR. NORTH CASTLE, NY 10549</p> <p>TAX MAP #: 06-217-461</p> <p>LOT AREA: 32.47 ACRES</p> <p>ZONING: ORC/N-MF-90A</p>		<p>REVISIONS:</p> <p>REVISED: OCTOBER 16, 2022</p> <p>REVISED: SEPTEMBER 23, 2022</p> <p>REVISED: AUGUST 1, 2022</p>
<p>PROJECT:</p> <p><b>EAGLE RIDGE</b> TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK</p>		<p>SHEET:</p> <p>02</p> <p>OF:</p> <p>18</p>



ZONING CONFORMANCE TABLE LOT 2			
ZONING DISTRICT	OBH	REQUIRED OR ALLOWED	
		REQUIRED	LOT 2 PROPOSED
GROSS LOT AREA		484,349 S.F.	484,349 S.F.
TRE SETBACK AREA		600 S.F.	600 S.F.
TRE STEEP SLOPES AREA		58,370 S.F.	58,370 S.F.
MINIMUM NET LOT AREA	392,040 S.F.		405,992 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.
MINIMUM FAR	0.2		<0.2
BUILDING HEIGHT	3 STORIES/ 45 FT.		5.78 (23.19 S.F.)
MAXIMUM BUILDING COVERAGE	10%		

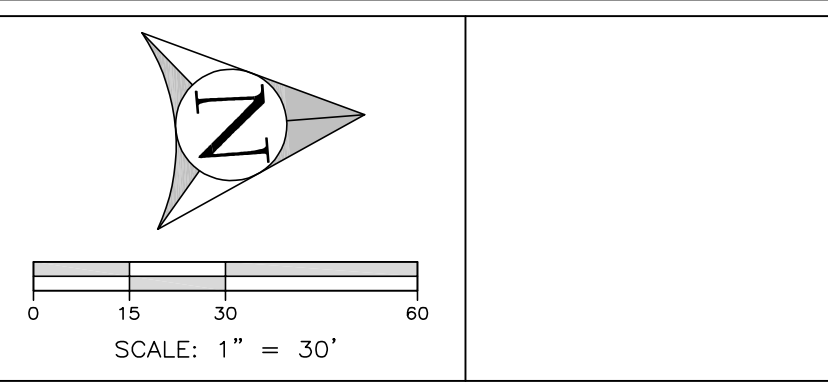
- NOTES:
- NO STRUCTURE, SPECIFICALLY EXCLUDING PERGOLAS, GAMBRES, PORCHES, PATIOS, TERRACES, DECKS, GARPORTS, SWIMMING POOLS, SWIMMING POOL, FLEX POOLS, DECKWAYS, AND PARKING AREAS, SHALL BE LOCATED CLOSER THAN 100 FEET FROM A PRIVATE ROAD.
  - NO STRUCTURE, SPECIFICALLY EXCLUDING PERGOLAS, GAMBRES, PORCHES, PATIOS, TERRACES, DECKS, GARPORTS, SWIMMING POOLS, SWIMMING POOL, FLEX POOLS, DECKWAYS, AND PARKING AREAS, SHALL BE LOCATED CLOSER THAN 300 FEET TO A PUBLIC ROAD.
  - 3,350 SQUARE FEET OF LOT AREA SHALL BE PROVIDED FOR EACH HOTEL GUEST SLEEPING ROOM.



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



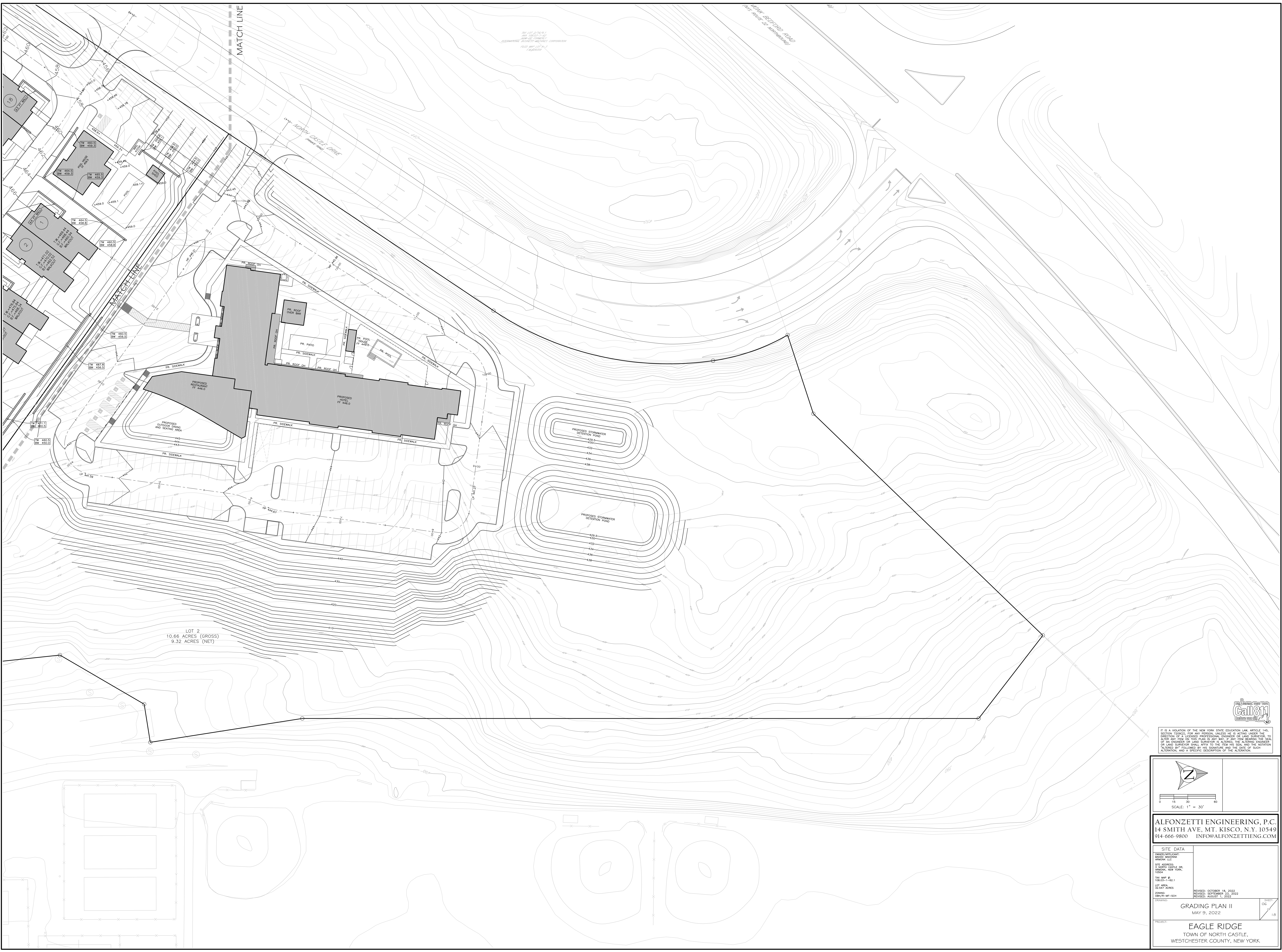
IF A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 144, SECTION 200(2) FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO REUSE ANY ITEM ON THIS PLAN IN ANY WAY, IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL SIGN TO THE ITEM HIS SEAL AND THE REVISION ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



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SITE DATA	
OWNER/APPLICANT: MIDCO MASSINA ARNOCK LLC	
SITE ADDRESS: 3 NORTH CASTLE DR. MOUNTAIN VIEW TOWN	
TAX MAP #: 106-211-011	
LOT AREA: 32.47 ACRES	
ZONING: OBH/MF-50H	REVISED: OCTOBER 14, 2022 REVISED: SEPTEMBER 23, 2022 REVISED: AUGUST 1, 2022
PROJECT:	LAYOUT PLAN II MAY 9, 2022
	SHEET 04 18
	PROJECT: <b>EAGLE RIDGE</b> TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK

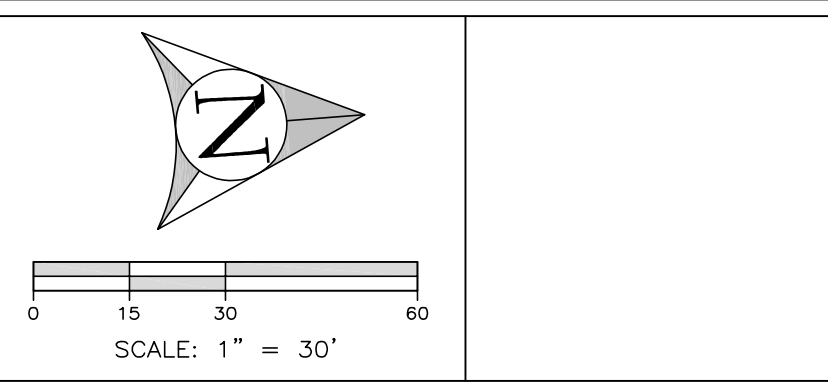




LOT 2  
10.66 ACRES (GROSS)  
9.32 ACRES (NET)



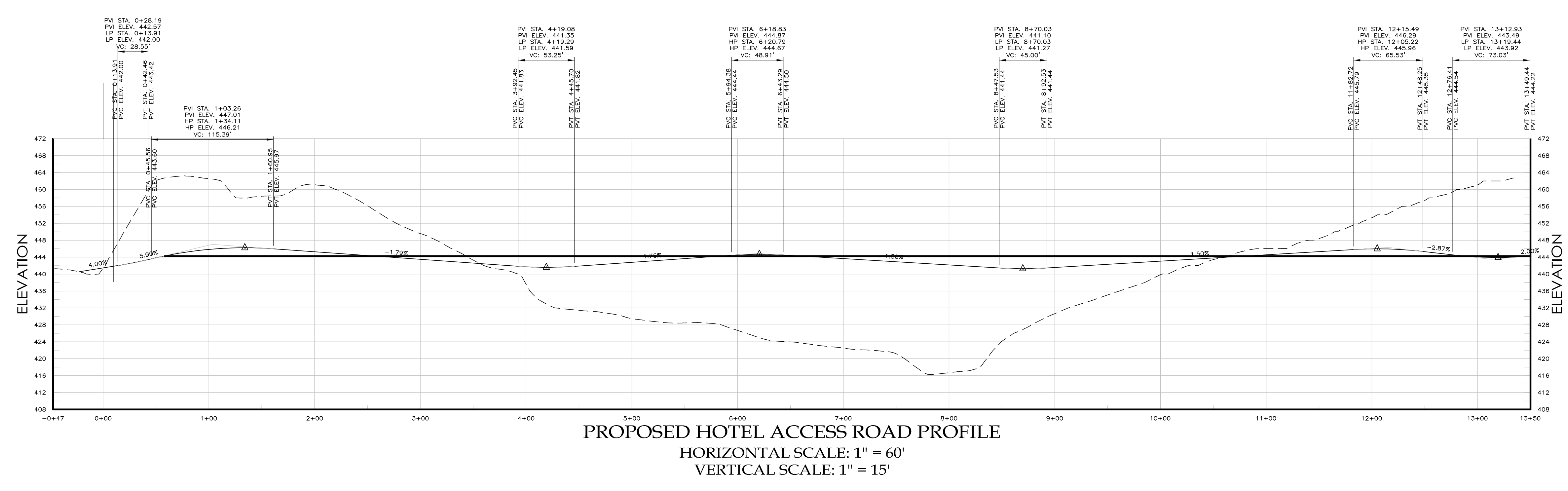
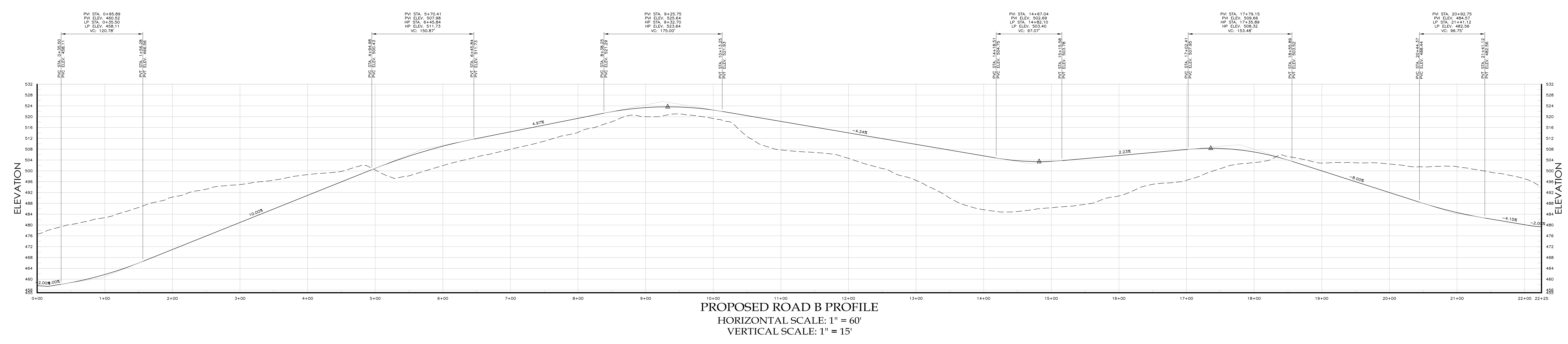
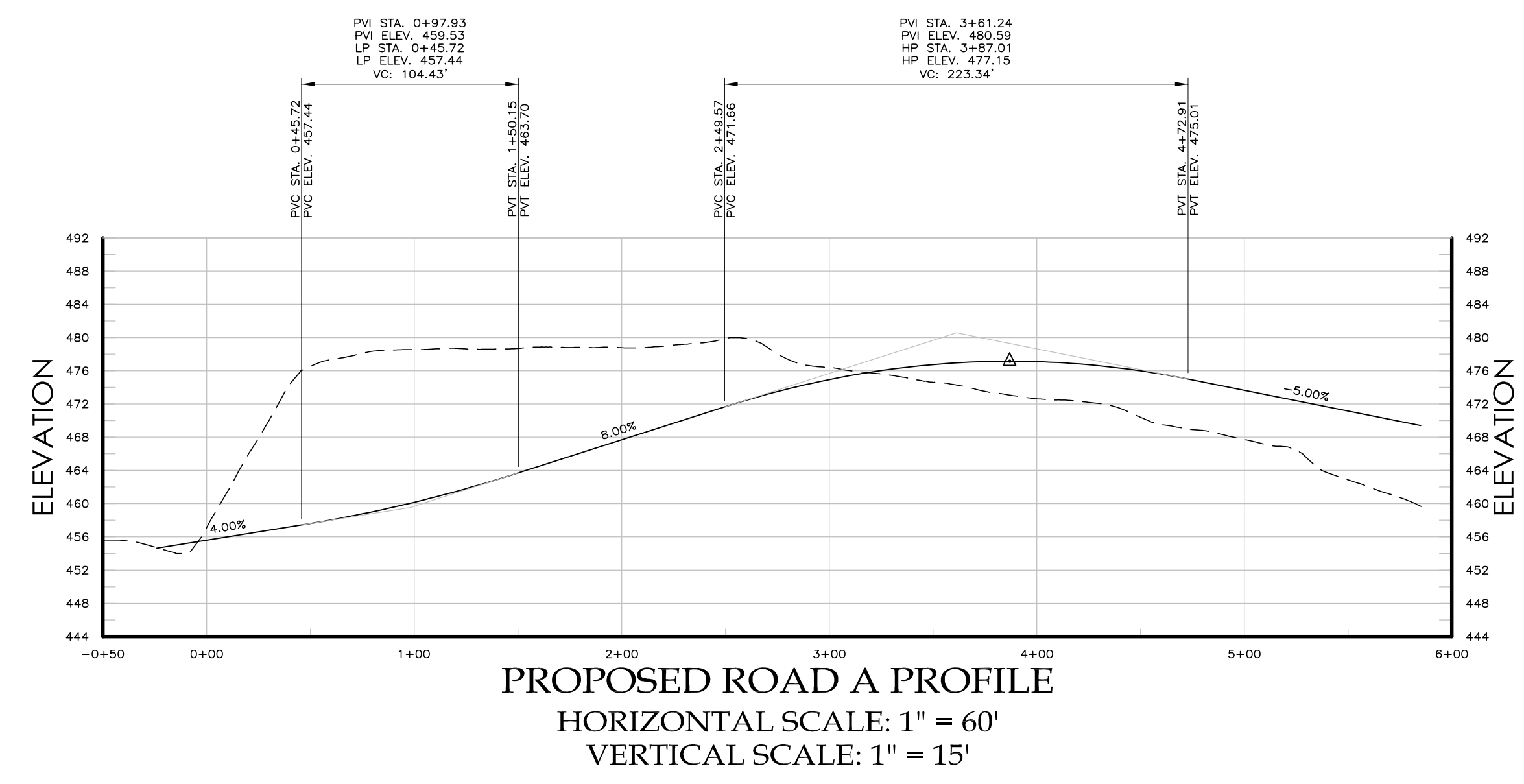
IF IN A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 144, SECTION 200(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO REPRODUCE OR REPRODUCE ANY PART OF THIS PLAN IN ANY MANNER OR FOR ANY PURPOSE, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR LAND SURVEYOR, IS PROHIBITED. THE ALTERNATE ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THIS PLAN HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



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<b>SITE DATA</b> OWNER/APPLICANT: ARNOLD ASSOCIATES ARNOLD LLC 3 NORTH CASTLE DR. MOUNTAIN VIEW, NY 10550		SHEET OG 18
TAX MAP #: 106-231-011 LOT AREA: 22.87 ACRES ZONING: ORC/MF-500		
REVISION: OCTOBER 16, 2022 REVISION: SEPTEMBER 23, 2022 REVISION: AUGUST 1, 2022		
<b>GRADING PLAN II</b> MAY 9, 2022		
PROJECT: <b>EAGLE RIDGE</b> TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK		





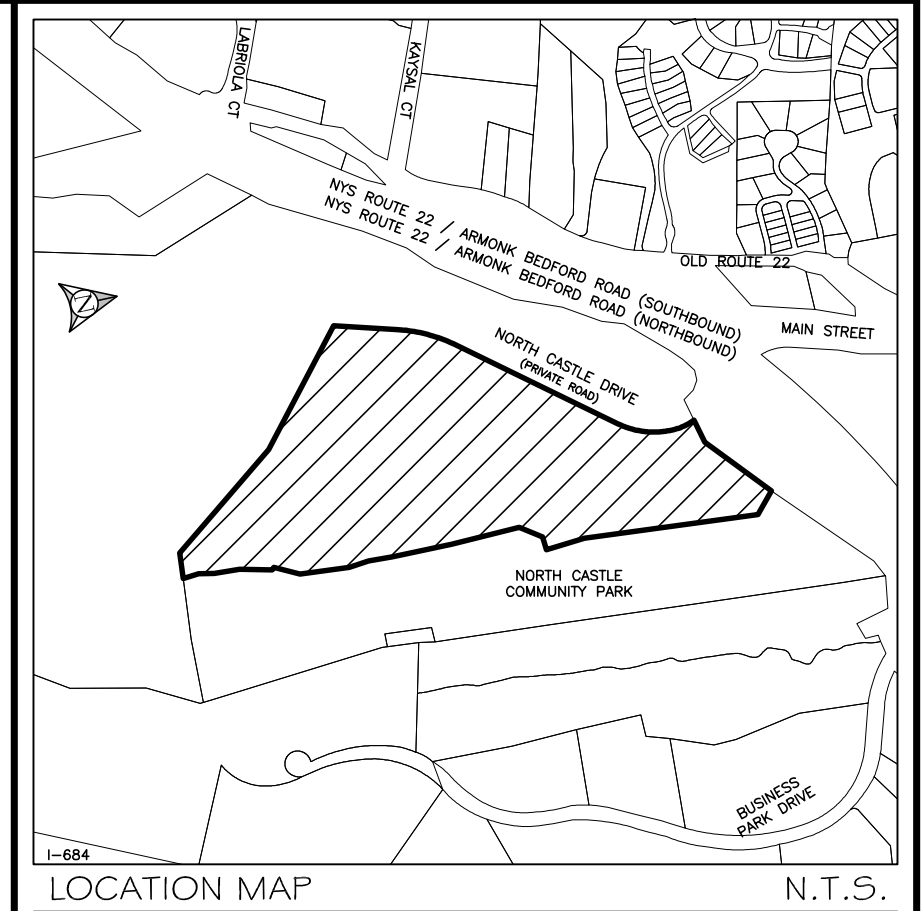
IF A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 144, SECTION 200(2) FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO PREPARE AND FILE ON THIS PLAN IN ANY MANNER ANY ITEM BEARING THE SIGNATURE OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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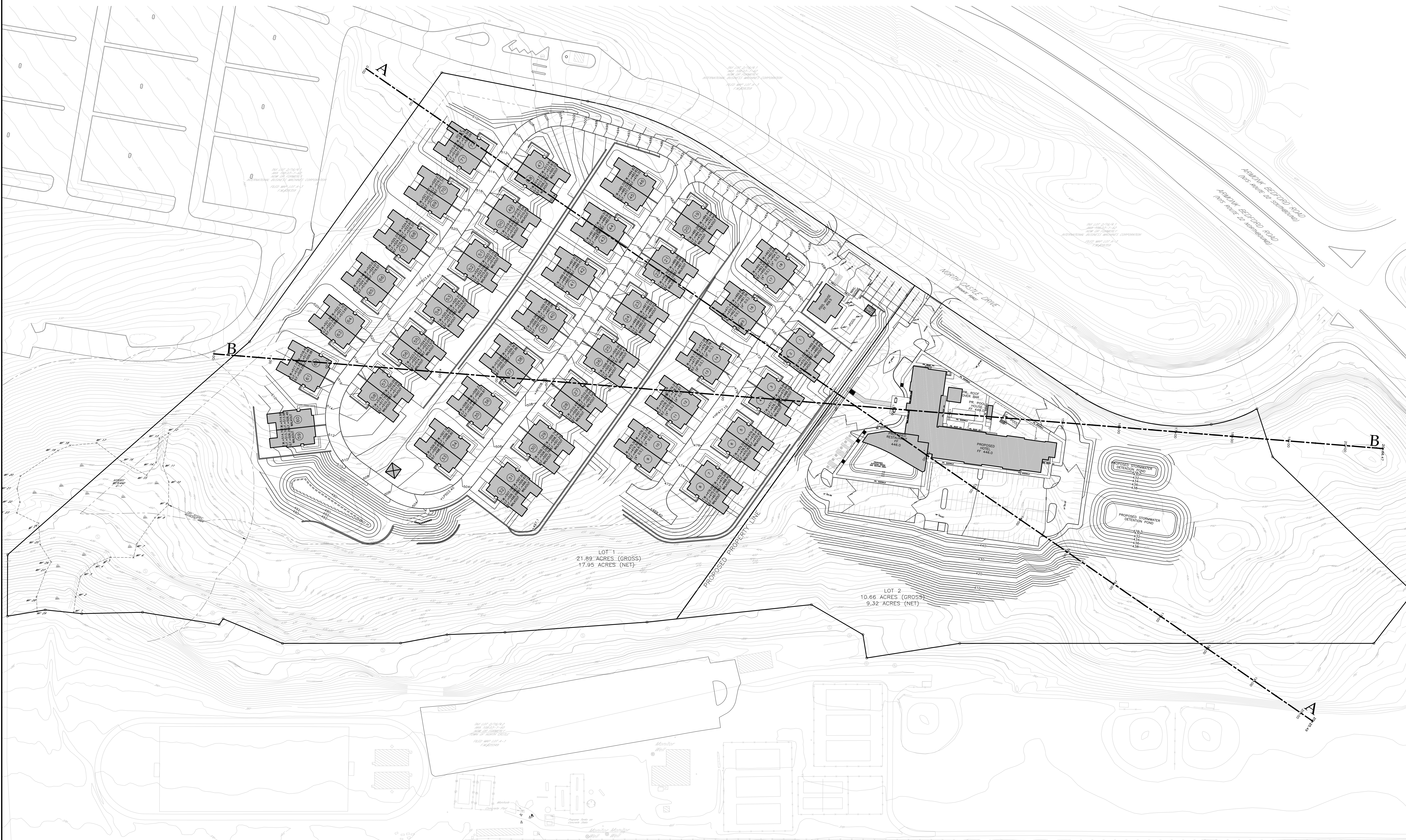
SITE DATA	
OWNER/APPLICANT:	MOORE ASSOCIATES
DATE:	05/09/2022
PROJECT:	ROADWAY PROFILES
DATE:	MAY 9, 2022
PROJECT:	EAGLE RIDGE
LOCATION:	TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK
DATE:	05/09/2022
PROJECT:	ROADWAY PROFILES
DATE:	MAY 9, 2022
PROJECT:	EAGLE RIDGE
LOCATION:	TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK



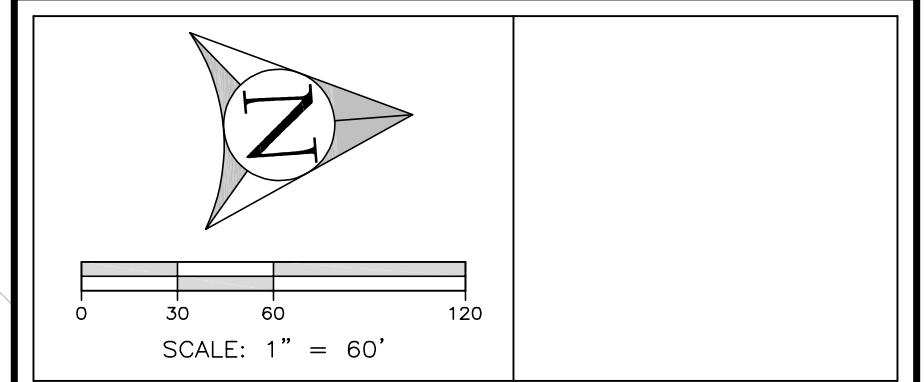
TOWNHOUSES LAYOUT  
BY TOLL BROTHERS



LOCATION MAP N.T.S.



IF IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 19(2)(D), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER OR ADD TO THIS PLAN IN ANY MANNER, AND IF ANY ALTERATION OF THIS ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERNATIVE NUMBER OR LAND SURVEYOR SHALL APPEAR TO THE RIGHT OF HIS SEAL AND THE NOTATION "ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."



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

SITE DATA  
OWNER/APPLICANT: ARROW LLC  
PROJECT ADDRESS: 3 NORTH CASTLE DR, NORTH CASTLE, NY 10513  
TAX MAP #: 106.211-421  
LOT AREA: 32.47 ACRES  
ZONING: ORC/MF-50H

CROSS SECTIONS PATH PLAN  
OCTOBER 19, 2022  
PROJECT: EAGLE RIDGE  
TOWN OF NORTH CASTLE,  
WESTCHESTER COUNTY, NEW YORK

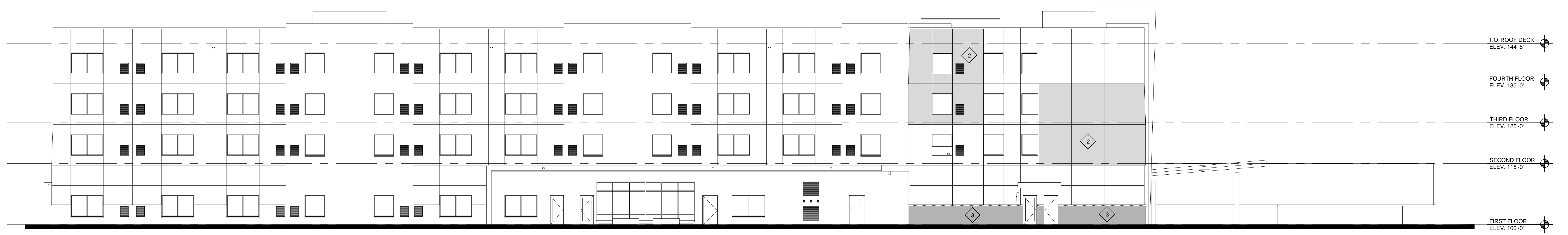




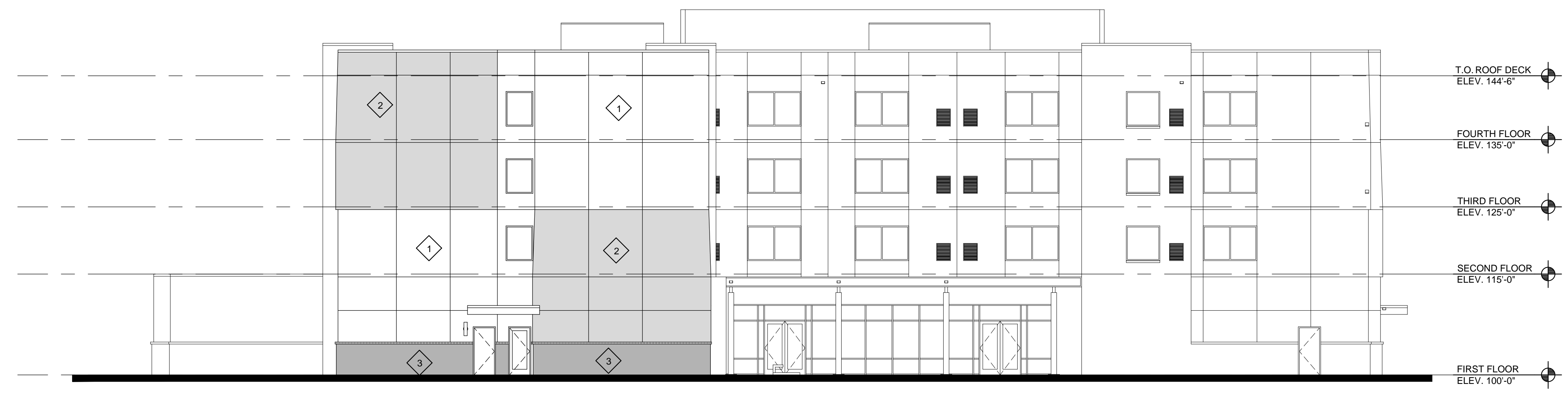
**B EAST ELEVATION**  
 3/32" = 1'-0"  
 0' 5' 10' 20'



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





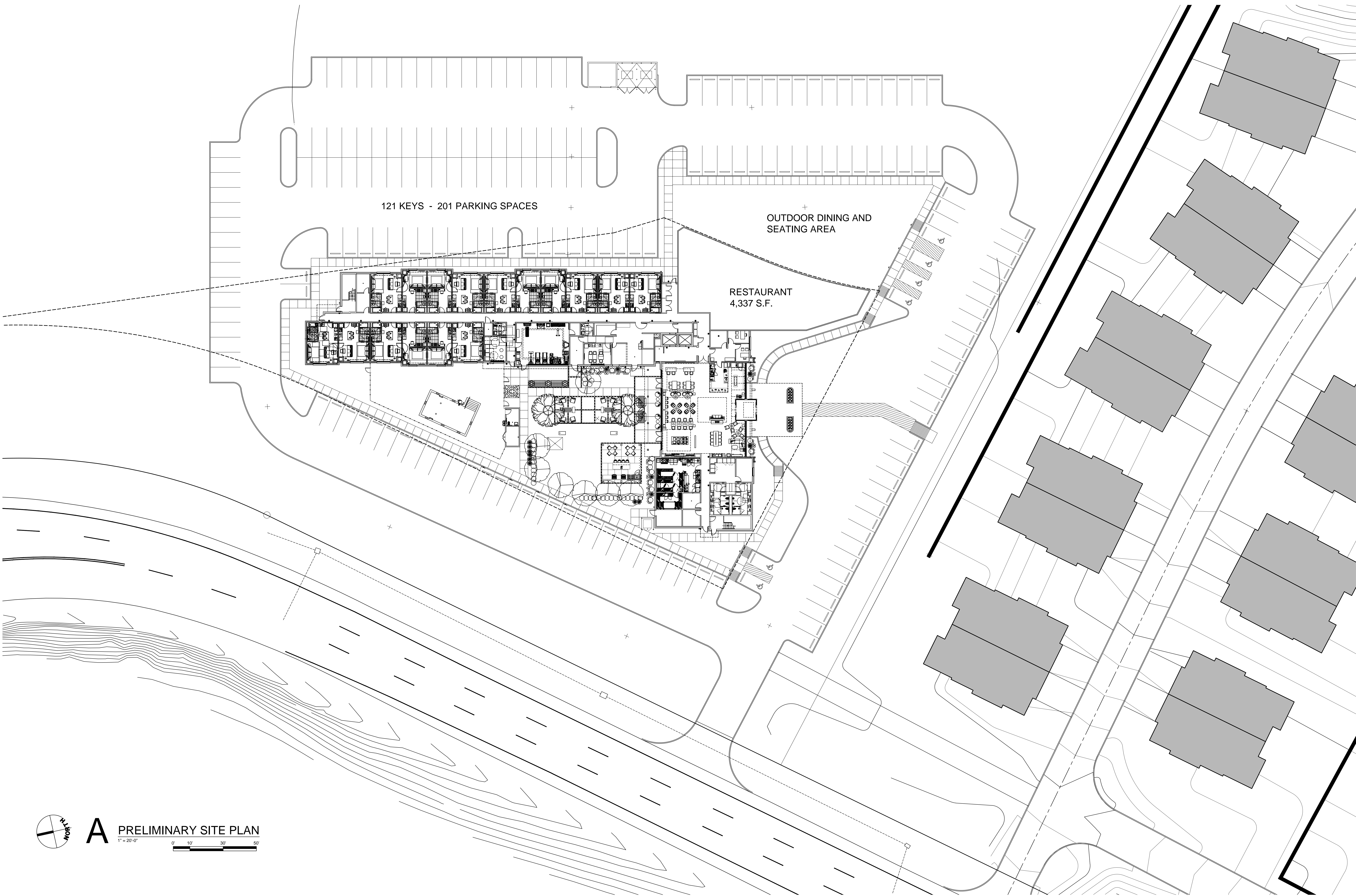
**B WEST ELEVATION**  
 3/32" = 1'-0"  
 0' 5' 10' 20'

T.O. ROOF DECK  
ELEV. 144'-6"  
 FOURTH FLOOR  
ELEV. 135'-0"  
 THIRD FLOOR  
ELEV. 125'-0"  
 SECOND FLOOR  
ELEV. 115'-0"  
 FIRST FLOOR  
ELEV. 100'-0"



**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

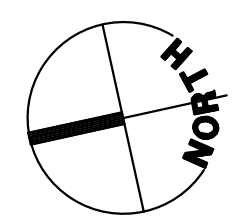
OUTDOOR DINING AND SEATING AREA

RESTAURANT  
4,337 S.F.

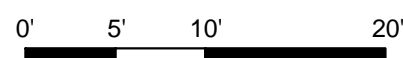
 **A** PRELIMINARY SITE PLAN  
1" = 20'-0"  
0' 10' 30' 50'



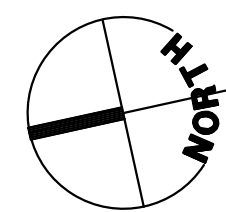
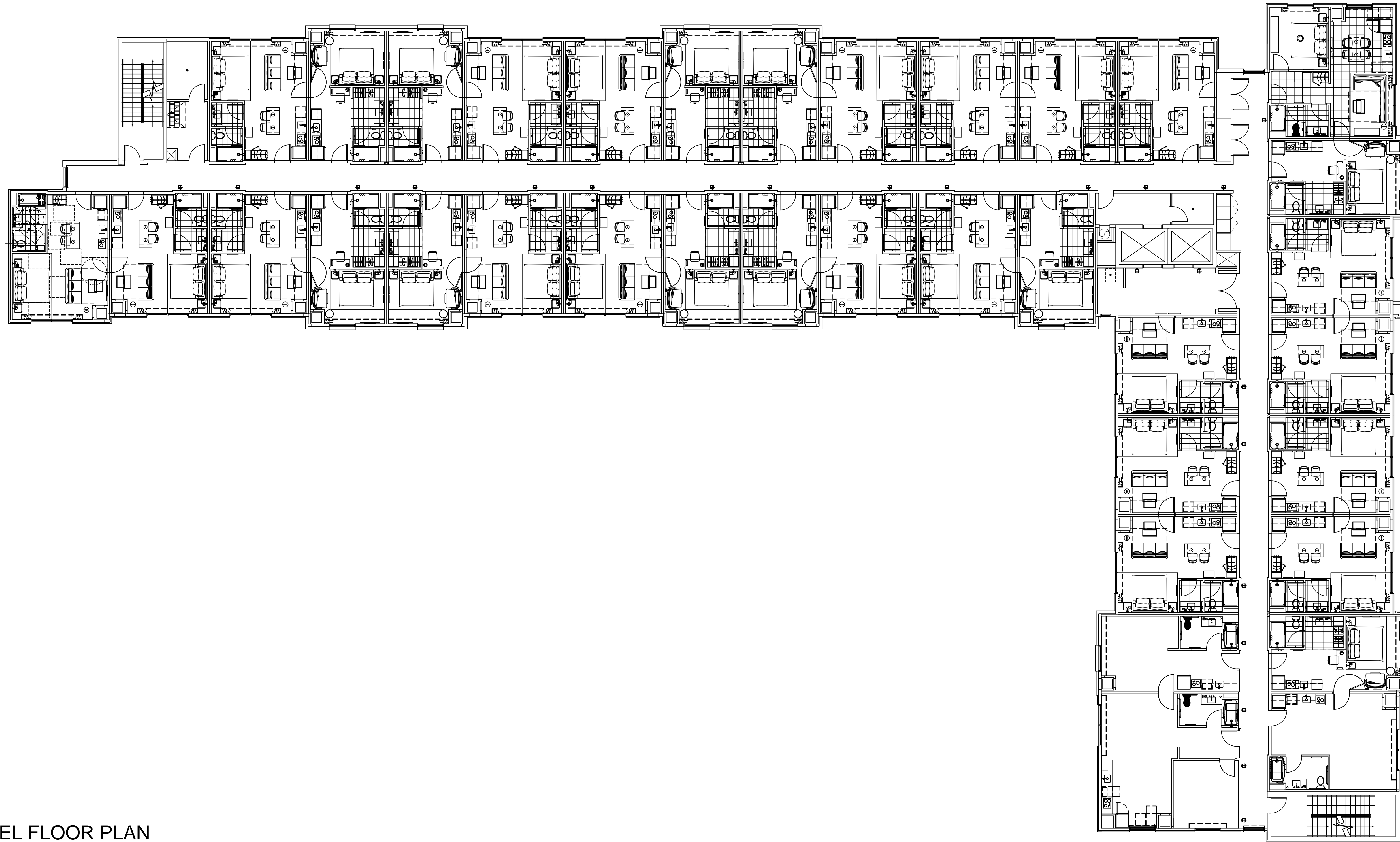
RESTAURANT  
4,337 S.F.



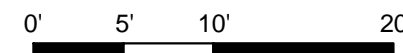
**A** FIRST LEVEL FLOOR PLAN  
3/32" = 1'-0"



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	Area	Area							
	Keys	%	Keys	%	Keys	%	Keys	%	Keys	%	Keys	%	Keys	%	Area		
1st Level	6		1		9		1		1		16		18,799 S.F.	4,337 S.F.			
2nd Level	11		1		20		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	%	Keys	Area	Area
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.
<b>Total Building Area 82,998 S.F.</b>																	



Norwell

Hopkinton Manor

IBM DEVELOPMENT SITE | FRONT ELEVATION

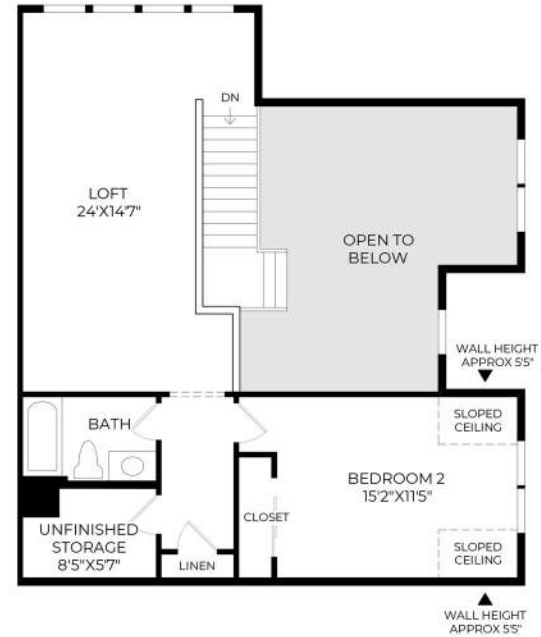
CONCEPTUAL ARCHITECTURE

3 NORTH CASTLE DRIVE, ARMONK, NY





FIRST FLOOR  
9' CEILING HEIGHT



SECOND FLOOR  
8' CEILING HEIGHT



2



2 1/2 - 3 1/2



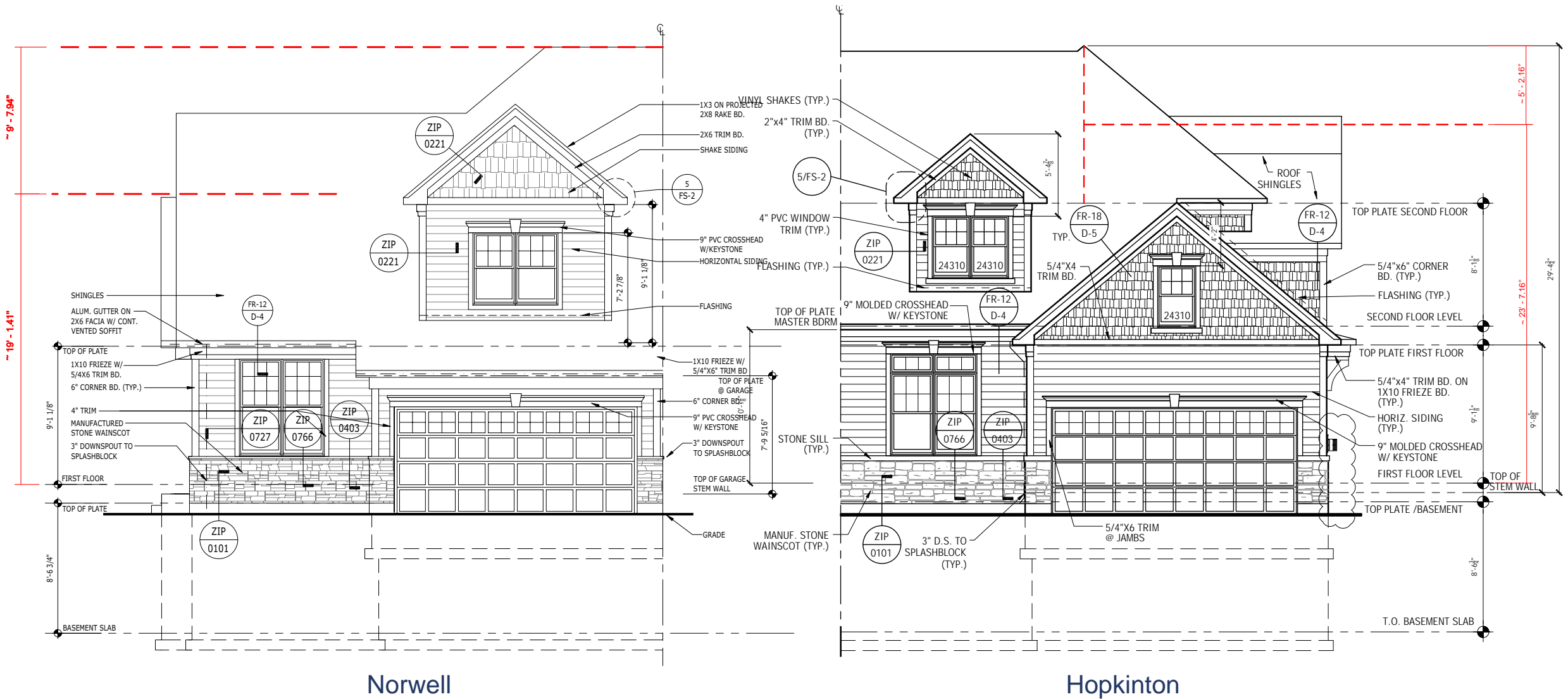
2

Hopkinton Manor | FLOOR PLANS

CONCEPTUAL ARCHITECTURE

2,367 SQ. FT.

ARMONK, NY



\*For Reference Only - Zoning & Building Compliance, Materiality May Vary, See Renderings for Architectural Representation

## ARCHITECTURAL ELEVATIONS

## CONCEPTUAL ARCHITECTURE





Images | INTERIOR FINISHES

CONCEPTUAL ARCHITECTURE

ARMONK, NY