

December 19, 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 December 12, 2022. At that meeting, we discussed several items, including the roadway width necessary to comply with State Fire Code Requirements, floor area ratio (“FAR”) of the hotel, and FAR of the townhouse development.

In connection with that discussion, we have prepared a layout plan showing a roadway width of twenty-six (26) feet, which is compliant with State requirements. Please note that some of the proposed turning radii are less than required by Town standards and will require a waiver from your Board.

With respect to the hotel and townhouse FAR, we have updated our zoning compliance chart on the enclosed layout plans. As shown on the plans, the maximum permissible FAR in the OBH zoning district is 0.2. The proposed hotel complies with this standard. With respect to the townhouses, the maximum permitted FAR in the R-MF-SCH zoning district is 0.3. With 72 townhouse units at 3,200 s.f. each, a 2,616 s.f. pool house, and a 400 s.f. pump house, the total FAR for the proposed townhouse development is 0.299, which is compliant with maximum permitted FAR in the R-MF-SCH district.

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

1. Layout Plan 1, prepared by Alfonzetti Engineering, P.C. dated May 9, 2022, last revised December 19, 2022; and

2. Layout Plan 2, prepared by Alfonzetti Engineering, P.C. dated May, 2022, last revised December 19, 2022.

We look forward to continuing our discussion of the Eagle Ridge project with your Board at its January 17, 2023 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



ZONING CONFORMANCE TABLE LOT 1

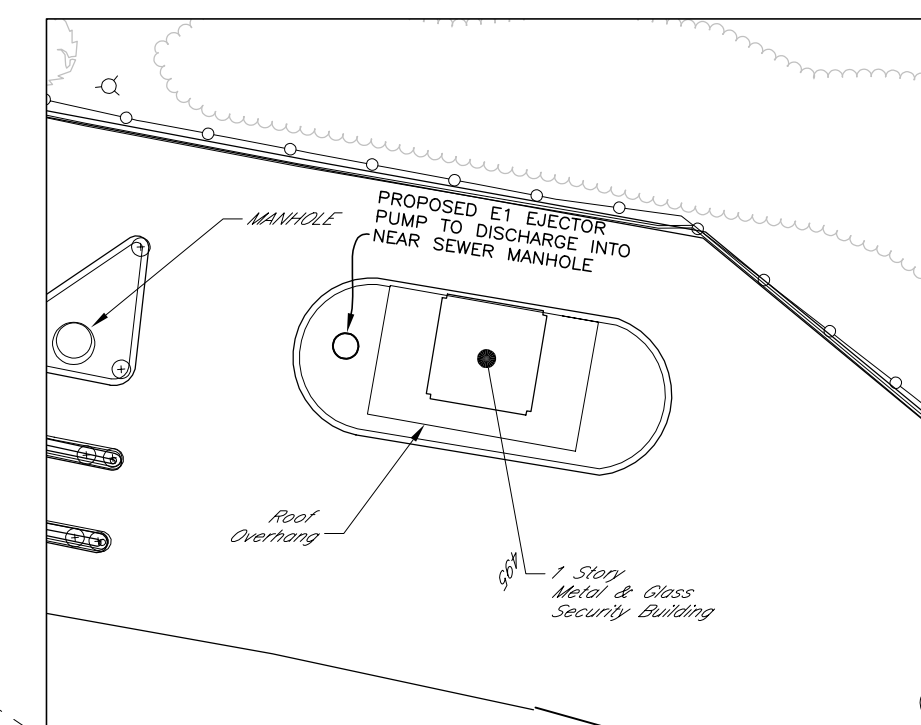
ZONING DISTRICT	R-MF-50H (RESIDENTIAL MULTIFAMILY SENIOR CITIZEN HOUSING DISTRICT)	LOT 1 PROPOSED
GROSS LOT AREA	252,024 S.F.	252,024 S.F.
72% STEEP SLOPES AREA	142,959 S.F.	142,959 S.F.
NET LOT AREA	653,400 S.F.	781,922 S.F.
MINIMUM LOT FRONTAGE	500 FT.	526.35 FT.
MINIMUM LOT WIDTH	500 FT.	715.69 FT.
MINIMUM LOT DEPTH	500 FT.	891.80 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% (167,295 S.F.)
MINIMUM FAR	0.3	0.299
MAXIMUM BUILDING HEIGHT	2.5 STORES/ 30 FT.	>2.5 STORES

NOTES:  
 • NO STRUCTURE SHALL BE LOCATED CLOSER THAN 80 FEET FROM A PRIVATE ROAD.  
 • NO STRUCTURE SHALL BE LOCATED CLOSER THAN 175 FEET TO A PUBLIC PARK.  
 • NO STRUCTURE SHALL BE LOCATED CLOSER THAN 300 FEET FROM A STATE ROAD.

FAR CALCULATION:  
 175' x 8' = 1,400 SQFT BULK = 230,400 SQFT  
 175' x 8' = 1,400 SQFT BULK = 210,000 SQFT  
 175' x 8' = 1,400 SQFT BULK = 233,416 SQFT  
 TOTAL = 673,816 SQFT  
 FAR = 673,816 / 2,295,000 = 0.294

NOTE: APPROXIMATELY FURTHERING FAR HOUSING, UNITS 17, 18, 25, 27, 45, 43 & 44.

TOWNHOUSES LAYOUT AND GRADING PREPARED BY TOLL BROTHERS



IF IN A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 144, SECTION 200(2)(b) FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO SEAL AND SIGN ANY SETBACKS, EASEMENTS, OR LAND SURVEYOR SHALL HAVE TO SIGN HIS SEAL AND THE NOTATION ALTERED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

Call811  
 800-487-3877

STATE OF NEW YORK  
 SEAL OF ALFONZETTI ENGINEERING, P.C.  
 LICENSED PROFESSIONAL ENGINEER  
 076210

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: TOLL BROTHERS  
 ARCHITECT: AMORIN LLC  
 SITE ADDRESS: 3 NORTH CASTLE DR. MOUNTAIN, NEW YORK  
 TAX MAP #: 100.247.001  
 LOT AREA: 252,024 SQ. FT.  
 ZONING: DRB/MF-50H  
 REVISIONS:  
 DECEMBER 15, 2022  
 OCTOBER 14, 2022  
 SEPTEMBER 23, 2022  
 AUGUST 1, 2022

LAYOUT PLAN I  
 MAY 9, 2022

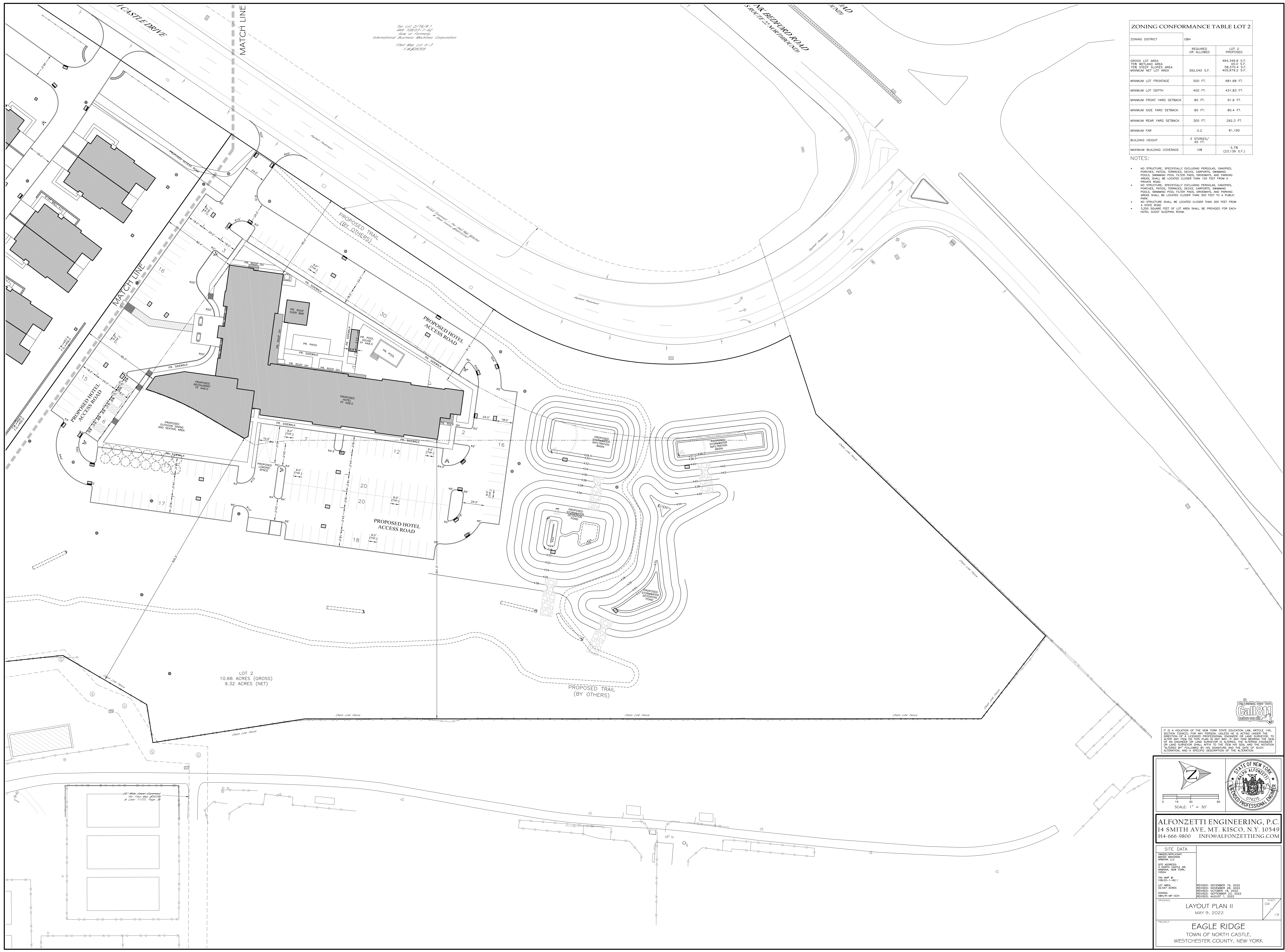
EAGLE RIDGE  
 TOWN OF NORTH CASTLE,  
 WESTCHESTER COUNTY, NEW YORK



For Lot 2/16/4.1  
 A64 108.01-1-42  
 New York State  
 International Business Machines Corporation  
 Filed Map, Lot 4-3  
 1/4/2022

ZONING CONFORMANCE TABLE LOT 2			
ZONING DISTRICT	OBH	REQUIRED OR ALLOWED	
		REQUIRED OR ALLOWED	LOT 2 PROPOSED
GROSS LOT AREA			464,349 S.F.
TREE RETAINMENT AREA			200 S.F.
TREE STEEP SLOPES AREA			58,370 S.F.
MINIMUM NET LOT AREA	392,040 S.F.		465,992 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		81.190
BUILDING HEIGHT	3 STORIES/ 45 FT.		
MAXIMUM BUILDING COVERAGE	10%		5.7% (23,139 S.F.)

- NOTES:
- NO STRUCTURE, SPECIFICALLY EXCLUDING PERGOLAS, CANOPIES, PORCHES, PATIOS, TERRACES, DECKS, CARPORTS, SWIMMING POOLS, SWIMMING POOL EXTERIOR FENCES, DRIVEWAYS, AND PARKING AREAS, SHALL BE LOCATED CLOSER THAN 100 FEET FROM A PUBLIC ROAD.
  - NO STRUCTURE, SPECIFICALLY EXCLUDING PERGOLAS, CANOPIES, PORCHES, PATIOS, TERRACES, DECKS, CARPORTS, SWIMMING POOLS, SWIMMING POOL EXTERIOR FENCES, DRIVEWAYS, AND PARKING AREAS, SHALL BE LOCATED CLOSER THAN 300 FEET TO A PUBLIC ROAD.
  - NO STRUCTURE SHALL BE LOCATED CLOSER THAN 300 FEET FROM A STATE ROAD.
  - 2,500 SQUARE FEET OF LOT AREA SHALL BE PROVIDED FOR EACH HOTEL GUEST SLEEPING ROOM.



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



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STATE OF NEW YORK  
 OFFICE OF PROFESSIONAL ENGINEERS AND SURVEYORS  
 07/21/2022

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 VIEW  
 ARCHITECT: MOUNTAIN VIEW  
 SITE ADDRESS: 3 NORTH CASTLE DR. MOUNTAIN VIEW, NY 10549

DATE: 05/09/2022  
 REVISIONS: DECEMBER 15, 2022  
 REVISIONS: NOVEMBER 28, 2022  
 REVISIONS: OCTOBER 14, 2022  
 REVISIONS: SEPTEMBER 23, 2022  
 REVISIONS: AUGUST 1, 2022

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

LAYOUT PLAN II  
 MAY 9, 2022

SHEET 04 OF 19