

March 13, 2023

Via E-Mail

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

Re: Eagle Ridge Amended Zoning Petition
3 North Castle Drive, Armonk, New York

Dear Chairman Carthy and Members of the Planning Board:

As you know, this firm, together with Alfonzetti Engineering, Cleary Consulting, and IQ Landscape Architects, represents Maddd Madonna Armonk LLC (“Maddd” or “Applicant”), the owners of the property located at 3 North Castle Drive (“Property”), with respect to its proposed development of the Property with a mixed-use development. Maddd initially submitted a petition to the Town Board in 2018 requesting certain zone text and map amendments to accommodate a development that included a 97-room boutique hotel with restaurant, café, bar, ballroom, banquet/conference rooms, fitness center and pool to be constructed on 6 acres of the Subject Property. Additionally, 69 one-, two-, and three-bedroom apartments were proposed to be constructed above the hotel. On the remaining 26 acres, Maddd proposed to develop 94 townhouses.

The Town Board acted as Lead Agency for the environmental review of the project, and adopted a Positive Declaration, thereby requiring the preparation of an Environmental Impact Statement. After several years of review and modifications to the original proposal, on August 11, 2021 the Town Board adopted an Environmental Findings Statement and approved the required zone text amendments to the OBH zone and mapped the R-MF-SCH zone on a portion of the Property to accommodate the Applicants project, which, at that time, included a 115-room hotel on approximately 10 acres and 72, age-restricted townhomes, on approximately 22 acres.

The Applicant subsequently submitted Subdivision and Site Plan applications to your Board. During the Planning Board’s review of the project, Maddd determined that in order to secure a hotel operator several changes to the hotel plan were required. These changes included: (i) increasing the key count from 115 to 124; (ii) increasing the number of stories from 3 to 4, but staying within the existing 45-foot height limitation, and (iii) increasing the size of the hotel from 72,880 s.f. to 82,998 s.f. In order to accommodate these modifications, the Town Board had to

amend the Environmental Findings Statement, which it did on December 14, 2022. Since that time the Applicant and its development team have been working with your Board on refining and finalizing the site plan and subdivision layout.

After continued discussions with hotel operators and based on the demand, or lack thereof, for a hotel in North Castle, Maddd has concluded that the highest and best use of the Property is an all residential, fee simple, non-age-restricted townhouse development. To that end, the Applicant has prepared the enclosed plans entitled "Layout Plan" and "Grading Plan", both prepared by Alfonzetti Engineering, P.C., dated March 10, 2023. These proposed plans contain a total of eighty-eight (88) townhomes, eighty (80) of which will be market rate and eight (8) will be AFFH units, and a community clubhouse and pool.

In order to accommodate this new all residential proposal, the Applicant will be submitting an Amended Petition to the Town Board requesting that the entire Property be rezoned to the R-MF-A (Multifamily-A Residential District). It is anticipated that this Amended Petition will be received by the Town Board at its March 22, 2023 meeting and referred to your Board for its review and recommendation. Accordingly, it is respectfully requested that you place this matter on your March 27, 2023 agenda for discussion and, if your Board deems appropriate, a positive recommendation to the Town Board.

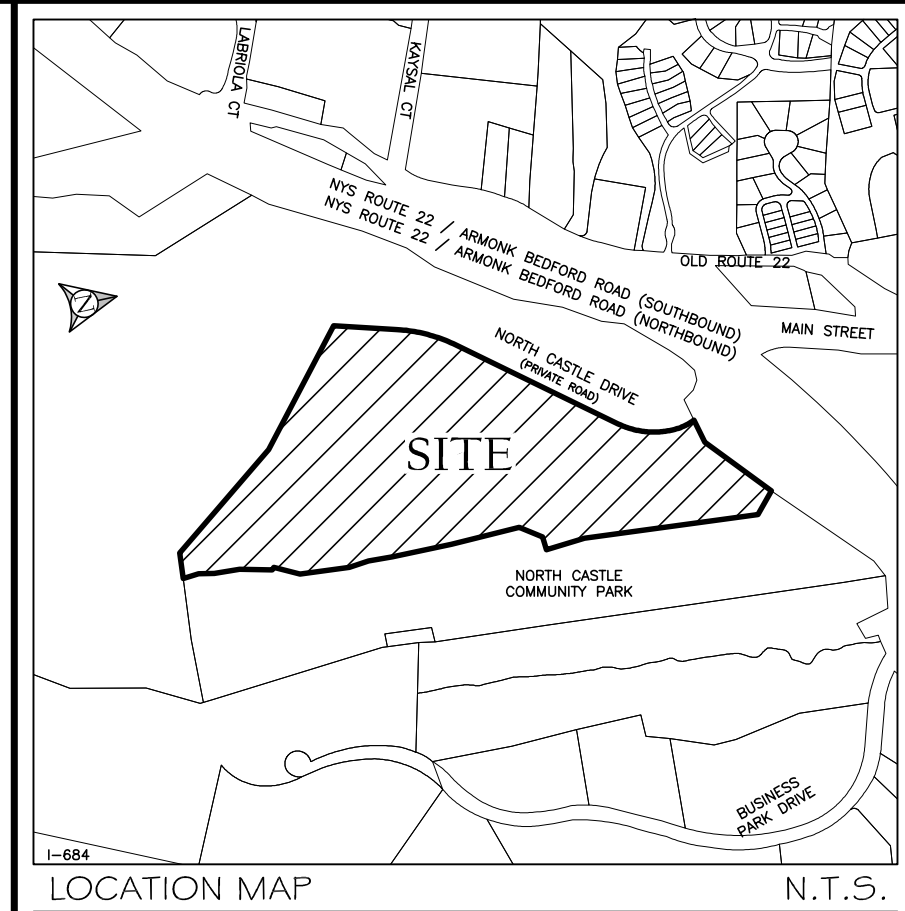
If you have any questions or concerns, please don't hesitate to contact me.

Very truly yours,



Kory Salomone

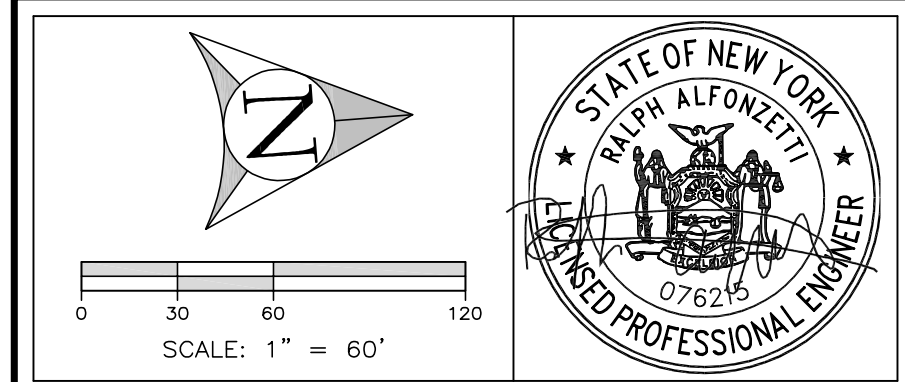
cc: Client
Patrick Cleary, AICP, CEP, PP, LEED AP, CNU-A
Ralph Alfonzetti, P.E.
John Imbiano, RLA, ASLA
Roland Baroni, Esq.
Adam Kaufman, AICP
John Kellard, P.E.



LOCATION MAP N.T.S.

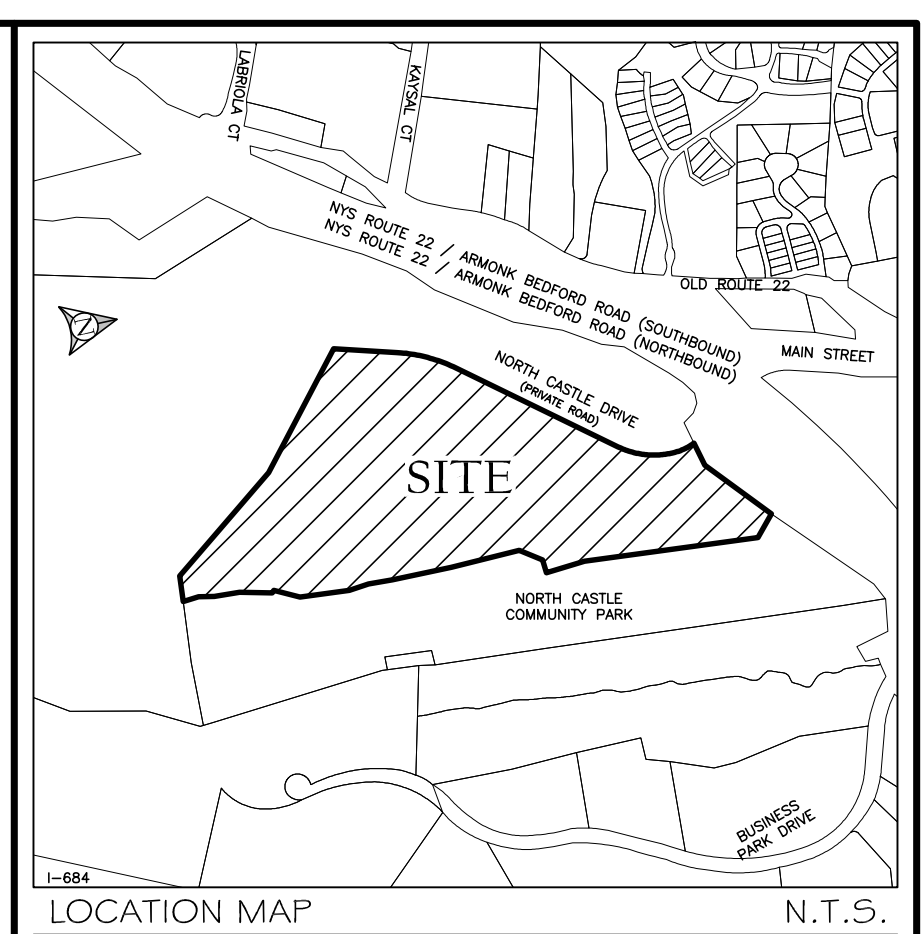


IF IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 17(2)(b), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO SEAL AND SIGN ON THIS PLAN IN ANY MANNER, OR TO SIGN THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED,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



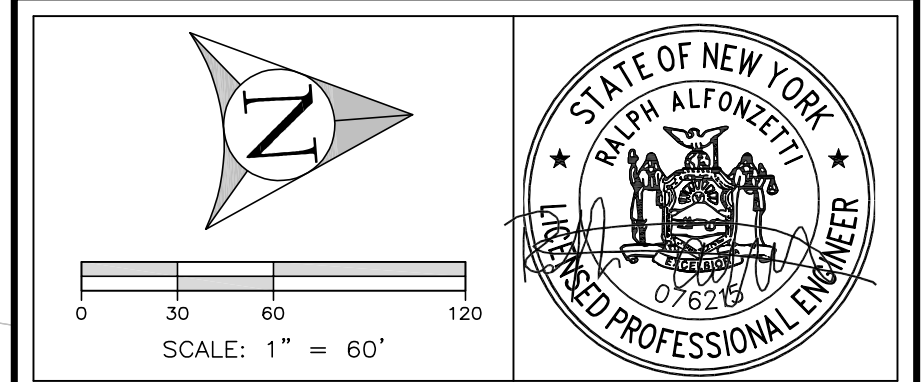
ALFONZETTI ENGINEERING, P.C.
14 SMITH AVE. MT. KISCO, N.Y. 10549
914-666-9800 INFO@ALFONZETTIENG.COM

<p>SITE DATA</p> <p>OWNER/APPLICANT: ARMONK LLC</p> <p>PROJECT ADDRESS: 3 NORTH CASTLE DR. MOUNTAIN VIEW TOWN, NEW YORK</p> <p>TAX MAP #: 100.231-421</p> <p>LOT AREA: 32.847 ACRES</p> <p>ZONING: ORF-100-MF-500</p>	
<p>DATE: MARCH 10, 2023</p> <p>PROJECT: EAGLE RIDGE 88 TOWNHOUSE PLAN TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK</p>	<p>SHEET: 01 02</p>



PROPOSED LIMITS
OF DISTURBANCE
861693.9 SQ.FT.

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