



**STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT**

October 31, 2022

APPLICATION NUMBER - NAME  
#18-004 – Eagle Ridge – Preliminary Subdivision  
Plat Approval | Site Plan, Tree Removal Permit  
and Steep Slope Permit Approvals

SBL  
108.03-1-62.1

MEETING DATE  
November 14, 2022

PROPERTY ADDRESS/LOCATION  
3 North Castle Drive

**BRIEF SUMMARY OF REQUEST**

The Applicant is seeking to subdivide the Property into two lots. In addition, the Applicant is seeking site plan approval to construct a 124 key hotel on the 10.6 acre Lot 1 and construct 72 age-restricted townhouses on the 21.8 acre Lot 2.



PENDING ACTION:       Plan Review       Town Board Referral       Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-MF-SCH and OB-H	Vacant Land	Office & Park	None at this time	32.4 acres

**PROPERTY HISTORY**

August 2021 – Town Board rezoned a 21.8 acre portion of the property from OB-H to R-MF-SCH.

**COMPATIBILITY with the COMPREHENSIVE PLAN**

The Town of North Castle Comprehensive Plan states:

“Thus sufficient demand appears to exist for at least two small hotels or one large hotel in North Castle.”

Adding a hotel together with limited new residential uses, would increase downtown Armonk’s potential customer base....”

“While North Castle today is mostly defined by its attractive low-density residential neighborhoods, offering a greater variety of housing types could help the Town to retain Baby Boomers in retirement and attract younger people who wish to stay but cannot afford a single-family home. An efficient approach to greater variety of housing would prioritize attractive multi-family options in locations that maximize access to the community assets that make the Town so attractive, with a focus on targeted infill development in appropriate locations.”

**STAFF RECOMMENDATIONS**

1. The Applicant should be directed to address all outstanding staff and consultant’s comments.
2. The project is compatible with the Comprehensive Plan.

<u>Procedural Comments</u>	<u>Staff Notes</u>
<ol style="list-style-type: none"> <li>1. The Town Board adopted Findings regarding the Proposed Action on August 11, 2021. Prior to taking any action, the Planning Board will need to adopt its own Findings with respect to the environmental impacts of the Proposed Action.</li> <li>2. A Public Hearing for the proposed preliminary subdivision application and site plans will need to be scheduled.</li> <li>3. Pursuant to Section 12-18.A of the Town Code, all site development plans submitted to the Planning Board are required to be referred to the Architectural Review Board (ARB) for review and comment.</li> <li>4. Since this lot is in excess of 10 acres, the project should be referred to the Conservation Board, pursuant to Section 239-y.3.a of NY General Municipal Law.</li> <li>5. The site plan will need to be forwarded to the Chief of Police, Fire Inspector and the Armonk Fire Chief so that they may make any pertinent recommendations to the Planning Board including, but not limited to, the designation of no-parking zones, emergency vehicle access or any other issued deemed important to providing emergency services.</li> <li>6. The site plan will need to be forwarded to the Water and Sewer department so that they may make any pertinent recommendations to the Planning Board including, but not limited to, the capacity of the sewer and water infrastructure to handle the proposed amount of demand.</li> <li>7. The Applicant will need to obtain Westchester County Department of Health approval for the water and sewer main extensions.</li> </ol>	<p>The project was referred to the Conservation Board on October 31, 2022.</p> <p>The project was referred on October 31, 2022.</p> <p>The project was referred on October 31, 2022.</p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> <li>1. Based upon feedback from the Planning Board, the Applicant has now submitted a site plan application and additional detailed plans. The plans have been revised to provide the details needed to better evaluate the proposal. Specifically, previously submitted plans had been revised to depict recreation areas, a woodland/meadow trail, units with patios, street trees and street lighting. Previously, the Applicant stated that the site would include outdoor art &amp; stone walls, fences gardens to recall the site's history as a farm.</li> <li>2. In an effort to create a site plan that is consistent with the Findings Statement adopted by the Town Board requiring that the site plan be "...designed to appropriately relate to the character of the area surrounding the site," the site plan should be revised to include sidewalks within the townhouse development. Sidewalks will create a safer community as sidewalks are a basic safety measure and are a proven and effective safety countermeasure, especially in higher density developments. New sidewalks would enhance the safety of all road users and are supported by an existing Complete Streets Strategy discussed in the adopted Comprehensive Plan (page 69 – 70) and would improve accessibility for people outside of a motor vehicle and are designed for people who are walking, biking, rolling and those with disabilities.</li> <li>3. The previously submitted landscape plan had been revised to depict a woodland/meadow trail. The site plan should be revised to depict the trail and any grading associated with the trail.</li> <li>4. The Applicant should give consideration to relocating the proposed pool and amenity building to a more central location in the development.</li> <li>5. The Applicant has submitted floor plans and elevations of the townhouse units. The elevations should depict building height and max. exterior wall height.</li> </ol> <p>Units in the RMF-SCH Zoning District are limited to two bedrooms. The submitted floor plans are overly large and may contain spaces that are easily converted to additional bedrooms. The Planning Board should closely evaluate the proposed layouts.</p>	<p>The site plan should be revised to depict the location of the proposed outdoor art and demonstrate how the site design incorporates stone walls, fences and gardens to recall the site's history as a farm.</p> <p>The submitted elevations should be measured from average grade and depict Max. Ext. Wall Ht.</p>

6. The site plan shall be revised to depict the location of the oak-tulip forest.

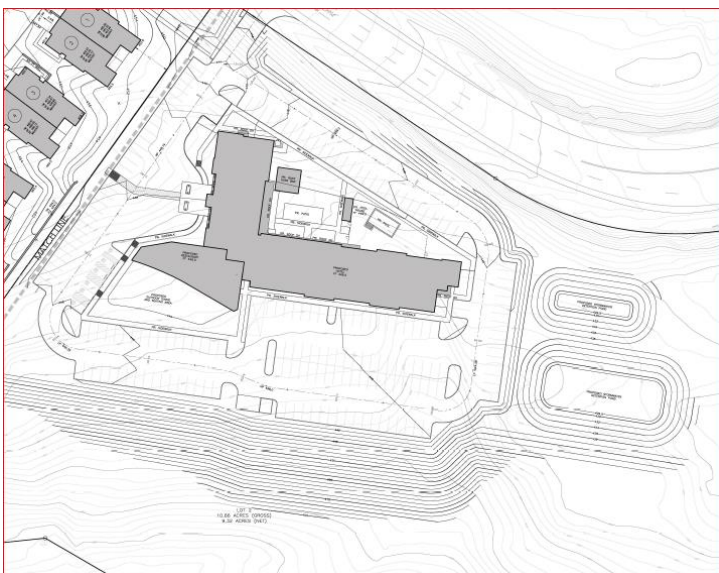
The site plan should attempt to save this forest to the maximum extent practicable.

7. The Applicant has submitted cross-sections for review. These cross-sections provide the Planning Board with a better understanding of proposed elevations throughout the site and viewsheds. Based upon a review, it appears that views are maximized for units 47-58 & units 19-32 with many other units having obstructed or non-existent views of the valley below.

8. The previously submitted trail depicted on the landscape plan terminates/starts at the hotel basin. The trail should be extended to the entrance of the townhouse development from North Castle Drive.



9. The site plan depicts a significant amount of regrading associated with the hotel and located adjacent to Community Park. The submitted landscaping plan identifies this area as a "meadow;" traditionally a meadow is not located on such a steep regraded slope. The Planning Board should closely review this area. Perhaps, tiered retaining walls with planting in between tiers along with a new forested area is more appropriate in this location.



<p>10. In general, once the Planning Board determines an appropriate layout, the Applicant will need to submit detailed plans for all aspects of the proposed development.</p> <p>11. During the environmental review the Applicant committed to an irrigation strategy that includes measures such as harvesting rainwater to reduce the demand on the public water supply, utilizing plant species that require less water, reducing areas that require irrigation and utilizing smart meters for sprinkler systems.</p> <p>12. As discussed in the Findings Statement, the Applicant shall explore the feasibility of creating a pedestrian link from the existing Armonk hamlet sidewalk network to the proposed hotel and townhouse development that includes the construction of necessary sidewalks and a crosswalk across NYS Route 22 to the satisfaction of the Planning Board.</p> <p>It is noted, that Westchester County, in a memo relating to 100 Business Park Drive, noted that the NYS Route 22 and Business Park Dr. intersection has no pedestrian crosswalks or signals, and there are no sidewalks on either Maple Avenue or Business Park Drive. The County states that this “is a serious, potentially dangerous deficiency for pedestrians and other lawful, non-motorized road users who must travel through this area since it is the only connection between the various businesses and employment sites on Business Park Drive and the Armonk hamlet center.” The County further notes that “if the Town continues to encourage adding or change uses on Business Park Drive, there must also be an effort made to improve this intersection for the pedestrians who will be walking in this area as there has been a marked increase in many communities of residents walking since the pandemic started.”</p> <p>13. The Applicant should address whether a gated entry will be proposed. If so, the site plan shall depict the location of the gate. The gate shall be situated so that queuing would not back up into North Castle Drive. The gate shall provide automatic access to all emergency service providers and in the case of a power outage, the gate should default to the open position.</p> <p>14. The Applicant shall demonstrate to the satisfaction of the Town Engineer that water use will not exceed 27,750 gpd and that wastewater generation will not exceed 27,750 gpd.</p> <p>15. The townhouse site plan should be revised to depict permeable pavers at each driveway to provide a decorative element in the front yard as described in the Findings Statement.</p> <p>16. The submitted hotel plans depict a four level 82,998 square foot hotel with 124 rooms. The Findings Statement anticipated a 72,880 square foot three story hotel with 115 rooms. It is noted that the Lead Agency reviewed the impacts of a four story hotel and determined that the four story hotel was not acceptable and determined that the impacts associated with a three story hotel were appropriate.</p> <p>17. The townhouse plans should be revised to depict the total proposed amount of gross floor area. A total of 229,450 square feet with a net lot area FAR of 0.293 was contemplated as part of the Findings Statement.</p> <p>18. The zoning conformance chart should contain the following notes for the OB-H Zoning District:</p> <ul style="list-style-type: none"> <li>• No structure, specifically excluding pergolas, canopies, porches, patios, terraces, decks, carports, swimming pools, swimming pool filter pads, driveways, and parking areas, shall be located closer than 100 feet from a private road.</li> <li>• No structure, specifically excluding pergolas, canopies, porches, patios, terraces, decks, carports, swimming pools, swimming pool filter pads, driveways, and parking areas, shall be located closer than 300 feet to a public park.</li> <li>• No structure shall be located closer than 300 feet from a State Road.</li> <li>• 3,250 square feet of lot area shall be provided for each hotel guest sleeping room.</li> </ul>	<p>The Applicant should provide plans and details indicating how such measures are proposed to be implemented.</p> <p>Based upon conversations with NYSDOT, a crossing at North Castle Drive would be extraordinarily complicated. A possible alternative crossing location would be at Business Park Drive/Maple Ave.</p> <p>Based upon discussions with the Planning Board, the Board may believe that a crossing at Business Park Drive and the necessary sidewalk construction required to connect to the Armonk Hamlet sidewalk network should be completed at a later date.</p> <p>The Applicant is requesting that the Town Board adopt its Findings Statement to support the proposed hotel changes. The Applicant would also need to seek a variance from the Zoning Board of Appeals.</p>
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19. For the R-RF-SCH Zoning District, the following notes should be added to the chart:
- 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.
20. The zoning conformance charts should be revised he chart should be revised to depict the proposed and maximum permitted amount of FAR for the R-MF-SCH (0.3) and OB-H Zones (0.2).
21. The Applicant shall submit a preliminary plat along with all other required information required pursuant to Chapter 275 of the Town Code. The Applicant should submit a plat map with all required information, any required public improvements, designs for streets, and any proposed easements.
22. The site plan should be revised to label market rate units and the proposed 8 AFFH units.
23. The Applicant should indicate whether chipping and/or blasting would be required during construction. If so, the Applicant should provide details for review by the Planning Board.
24. The Applicant should indicate whether on-site rock processing is proposed. If so, additional details should be submitted to the Planning Board for review.
25. The Town charges a fee in lieu of providing recreation facilities. Market rate units are charged \$10,000 per unit. The residents of the AFFH units require a payment of \$1,000 per unit.
26. The site plan should quantify the proposed amount of Town-regulated steep slope disturbance (in s.f.).
27. The site plan depicts the removal of 601 Town-regulated trees. As mitigation a total of 519 new trees are proposed.
28. The site plan should depict entrance signage, if proposed.
29. The site plan for the hotel should contain an off-street parking analysis for review.
30. The hotel plans shall be revised to demonstrate how the building signage meets the requirements of Section 355-16(F)(9) of the Town Code.
31. Pursuant to Section 355-24.I.1 of the Town Code AFFH units shall be marketed in accordance with the Westchester County Fair Affordable Housing Affirmative Marketing Plan.
32. Pursuant to Section 355-24-I.2 of the Town Code, the maximum monthly rent for an affordable AFFH unit and the maximum gross sales price for an AFAH unit shall be established in accordance with US Department of Housing and Urban Development guidelines as published in the current edition of the Westchester County Area Median Income AMI Sales Rent Limits available from the County of Westchester.
33. Pursuant to Section 355-24-I.3 of the Town Code, units designated as affordable AFFH units shall remain affordable for a minimum of 50 years from date of initial certificate of occupancy for rental properties and from date of original sale for ownership units.

The Applicant will need to obtain a chipping or blasting permit pursuant to Chapter 122 if chipping or blasting is proposed.

34. Pursuant to Section 355-24-I.4 of the Town Code, a property containing any affordable AFFH units shall be restricted using a mechanism such as declaration of restrictive covenants in recordable form acceptable to the Town which shall ensure that the affordable AFFH unit shall remain subject to affordable regulations for the minimum 50-year period of affordability. The covenants shall require that the unit be the primary residence of the resident household selected to occupy the unit upon approval such declaration shall be recorded against the property containing the affordable AFFH unit prior to the issuance of a Certificate of Occupancy for the development.