



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

To: North Castle Planning Board

Date: April 19, 2021

Subject: **Eagle Ridge – North Castle Drive [#18-004]**

The Town Board has been presented with a zoning petition that would permit a 32.5-acre lot currently in the OB-H Zoning District to be developed with a new mixed use senior townhouse development and separate hotel development. Specifically, the Applicant proposes to subdivide the existing parcel into two lots; one of which would be developed as a 115 room hotel, with 135 seat restaurant, 45 seat bar, and meeting space for up to 100 people on a 10.6 acre lot. The second 21.8 acre lot is proposed to be developed with 72 age-restricted townhouses with the R-MF-SCH (senior floating zone) proposed to be applied to the property.

Comprehensive Plan Compatibility

1. The proposed concept of townhouses and a hotel is supported by the Comprehensive Plan. Specifically, the plan notes that:
 - 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.
 - Adding a hotel together with limited new residential uses, would increase downtown Armonk’s potential customer base....”
 - Guide multi-family housing toward the most walkable areas and places where public water and sewer are already available. The highest residential density should continue to be located in hamlet areas that have the necessary supporting infrastructure: Armonk and North White Plains. Banksville and the Eastern District are not served by such infrastructure and should thus maintain a lower density.
 - Explore opportunities to provide housing for the Town’s senior population.

- Explore options to rezone business and office parks in order to create opportunities for infill mixed use residential development where office uses have become, or could become, obsolete. These locations could include the business park, the former MBIA site, Old Route 22 and Mariani Gardens, areas where affordable housing for smaller households will minimize traffic and parking impacts. Additional residential uses in these areas can also help to support Armonk businesses.

Zoning Changes

2. The proposed zoning amendments to the OB-H and the proposed R-MF-SCH zoning parameters appear to be generally reasonable and appropriate, including the proposed residential density and proposed hotel size.

However, the Planning Board may wish to further review the proposed yard setbacks in both the OB-H and R-MF-SCH zones.

It is recommended that the R-MF-SCH provisions and the OB-H setbacks be revised to add additional specificity with respect to setbacks from State Roads, Private Roads and Parks.

In addition to the proposed front, side and rear setbacks, it is recommended that the following be added to the draft local law.

OB-H

No structure shall be located closer than 100 feet from a Private Road.

No structure shall be located closer than 300 feet to a public park.

No structure shall be located closer than 300 feet from a State Road.

R-MF-SCH

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.

The Planning Board may find it useful for the Applicant to provide the following information to help the Planning Board review the requested changes:

- FAR Analysis for the Hotel and Senior Townhouse project.
- Additional details regarding the size (square footage, number of bedrooms) and design of the proposed townhouses.
- Site plan depicting proposed hotel and senior townhouse project. This plan should clearly depict existing and proposed setbacks (OB-H vs. proposed OB-H revisions and proposed R-MF-SCH). In addition, the site plan should contain a zoning conformance chart that also presents, in a table, existing OB-H zoning provisions vs. proposed OB-H revisions and proposed R-MF-SCH standards and compliance).
- Conceptual Screening/Landscape plan for review by the Planning Board.
- Floor Plans and Elevations of the townhomes and hotel.

Site Design Considerations

3. Ensure that the townhouse portion is designed as an aesthetically pleasing pedestrian friendly residential village.
4. The site plan should depict sidewalks from Eagle Ridge to the Armonk Hamlet at the intersection of North Castle Drive and NYS Route 128 along with a crosswalk on NYS Route 22, if approved by the NYSDOT.
5. The site plan should provide pedestrian access from Eagle Ridge to Community Park, if the existing deed restriction is successfully amended. It is also requested, that the public be permitted to utilize this connection thereby permitting a pedestrian link from the Armonk Hamlet to Community Park.
6. The Applicant will need to demonstrate that adequate screening is provided between Community Park and the hotel.

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