



STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

May 16, 2022

APPLICATION NUMBER - NAME
#18-004 – Eagle Ridge – Preliminary Subdivision
Plat Approval

SBL
108.03-1-62.1

MEETING DATE
May 23, 2022

PROPERTY ADDRESS/LOCATION
3 North Castle Drive

BRIEF SUMMARY OF REQUEST

The Applicant is seeking to subdivide the Property into two lots. Lot 1 is proposed to contain a proposed 115 key hotel and is proposed to encompass 10.6 acres and Lot 2 is proposed to contain a 72 age-restricted townhouse development on approximately 21.8 acres.



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 M-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.

Procedural Comments

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.
2. A Public Hearing for the proposed preliminary subdivision application will need to be scheduled.

General Comments

1. It is recommended that the Applicant submit site plans for the hotel and age restricted townhouse development at this time. As submitted, there are potentially several site design elements that may be difficult for the Planning Board to adopt positive findings (see below). Since findings have to be adopted by the Planning Board prior to any approvals, including the proposed subdivision, it may make sense to process the subdivision and site plans concurrently.
2. When the Applicant is ready to submit a site plan to the Planning Board the Applicant should provide the following "sense of place" elements included in the Findings Statement approved by the Town Board:
 - Recreation Areas
 - Overlook decks with views
 - Outdoor Art
 - Trail Loop
 - Diversity of landscape types - lawns, meadows, woodland and rain gardens
 - Contiguous paths, trail way system, and sidewalks used for pedestrian circulation, passive recreation, and fitness.
 - Large portion of the paths surrounded by swaths of native meadows and wildflowers (black-eyed susan, coneflower, butterfly weed, aster, liatris, goldenrod).
 - A woodland trail creates connectivity within the community and provides for a diverse walking experience. Steps and switchbacks added to facilitate traversing steep areas.
 - Tree-lined (hybrid american elm, sugar maple, red oak) streets providing shade, traffic calming, and environmental benefits.
 - Stone walls, fences, and cottage gardens between units act as landscape features and recall the site's history as a farm.
 - Buffer planting of evergreens and oaks between townhouses and IBM parking lot.
3. The proposed design of the townhouse plan is not consistent with the Findings Statement adopted by the Town Board. Specifically, the proposed linear layout of the townhouses does not create a place that is "...designed to appropriately relate to the character of the area surrounding the site." When submitted, the townhouse site plan should be redesigned to provide curvilinear streets that incorporate all of the above mentioned design principles.

Staff Notes

4. The proposed design of the townhouse plan is not consistent with the Findings Statement adopted by the Town Board. Specifically, the proposed linear layout of the townhouses does not create a development where the units are "well-designed and contextually appropriate and will not significantly block, interrupt or interfere with any scenic views."

5. The submitted IPP should be revised to depict the location of the R-MF-SCH Zoning and OB-H Zone. The IPP's Zoning Conformance Chart should be updated to depict the minimum requirements of the OB-H and R-MF-SCH Zoning Districts. The required rear yard setback for proposed Lot 2 is 300 feet (not 175'), the required lot depth is 400 feet (not 80 feet) and the minimum required side yard setback is 80 feet (not 300 feet), the chart should be revised.

In addition, the chart should be revised to depict the maximum permitted amount of FAR for the R-MF-SCH and OB-H Zones.

Furthermore, the chart should contain the following notes for the OB-H Zoning District:

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.

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.

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

3,250 square feet of lot area shall be provided for each hotel guest sleeping room.

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.

6. 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.