



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

PLANNING DEPARTMENT
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March 28, 2023

Supervisor Michael Schiliro
and Town Board Members
Town of North Castle
15 Bedford Road
Armonk, New York 10504

Re: 113 King Street | Airport Campus Zoning Petition

Dear Supervisor Schiliro and Town Board Members:

The Applicant has submitted a petition to the Town Board that would incorporate both the R-MF-SCH and R-MF-A zones on the subject site. Specifically, the Applicant is proposing to rezone 34.3 acres to the R-MF-A Zoning District that would contain 125 three-bedroom units and the application of the R-MF-SCH zone to 4.5 acres over the existing office building to remain which would contain 50 two-bedroom age restricted units.

As requested, the Planning Board has reviewed the referred petition and recommends (5-0) that the Town Board give consideration to approving the requested zoning amendments after the Applicant addresses the following issues:

1. The provision of all necessary infrastructure (paid for the Applicant and Town) to bring public water to the Armonk Hamlet at this time. The need for additional water in the Hamlet must be planned at this time and is a critical issue for the North Castle Sewer and Water Department.
2. Revision of the site plan to provide an internal trail/circulation network.
3. Clarification that the existing berm between King Street and the site will remain undisturbed and preserved with existing vegetation.
4. That the building plans include additional noise attenuation above that required by the NYS Building Code in an effort to mitigate airport noise impacts to the maximum extent practicable.

5. The Town Board and the Applicant should explore the possibility of creating public trails on the former Greko property which is currently owned by SwissRe. The Planning Board feels that the establishment of trails would be beneficial to the new residents and the general public.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam Kaufman", with a long, sweeping flourish extending to the right.

Adam R. Kaufman, AICP
Director of Planning