

GF55

ARCHITECTURAL SERVICES PROPOSAL

**Expression of Interest Response: Architectural Services for
15, 17 and 21 Bedford Road, North Castle, NY 10504**

Parcel Tax ID 108.03-1-67

November 10, 2025

To:

Alison Simon
Town Clerk
Town of North Castle
Westchester County, New York
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Submitted By:

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COVER LETTER

To the Town Board of North Castle,

Thank you for considering the enclosed Proposal for the redevelopment of the North Castle Town Hall site.

Town Hall Village Green Master Plan

The enclosed North Castle Town Hall Village Green Master Plan (the Master Plan or the Plan) is a plan to have the town retain ownership of its heritage site situated in the Town's Historic District. This Master Plan for the entire existing property will provide **facilities for all town services at one site**, including the Police and Highway Departments. It **respects the historic district**, with both new buildings and renovation of two existing buildings. The Master Plan includes **significant landscaping** with low Connecticut field stone walls, park benches, shrubs, and tree plantings to both define various areas of the site and beautify. The Plan makes **major improvements to the car and pedestrian circulation** on the site, creates **significant parking proximate to every building**, and also **retains a large recreation field space**.

Master Plan is Flexible for Today and the Future

This Master Plan creates interconnected buildings for the various departments of the town in a village-like setting. Because of this layout, the plan can be built in phases if the town chooses to do so. This allows changes to be made to the various buildings such that the plan is infinitely flexible to not only accommodate current needs but can also be changed over time to accommodate the Town's future needs for the next 100+ years. This flexibility is derived from the fact that any one building can be modified without necessarily impacting other buildings. Given that this proposal and the RFEI were based on an 18-year-old study where, for example, technology and file cabinets took vast amounts of space, this plan can be modified if a new study is undertaken impacting the space requirements.

This Master Plan uses what are considered best practices by keeping departments like the Police Department and Court House in buildings separate from Town Hall administrative services for safety and security purposes. The architecture is meant to match the quality and "village feel" of Armonk Town Square by the DeCicco's Grocery Store.

This plan can be built in phases to be responsive to town budgets and real estate tax sensitivities. In fact, it is estimated that if 100% of the Master Plan is implemented it will still have a de minimis impact on the real estate taxes paid by the North Castle taxpayers which include the City of New York, commercial property owners, as well as the approximately 4,400 residential homes, based upon the issuance of 30-year municipal bonds.

What this Master Plan DOES NOT REQUIRE:

- *Traffic* – This Plan does not require the Town to suffer from an additional minimum of 400+ more cars per day (from the placement of a retail shopping center and apartments on the Town Hall site). The Board Members are aware that this is in addition to an estimated 1200+ more cars per

day coming from the already approved redevelopment plans of privately owned land at the IBM and other corporate sites directly across Route 22 from downtown.

- *Cost of New Highway Department Land Site* – this Plan does not require the expense of purchasing a new site to house the highway department facilities.
- *Expense of Reconfiguring Town Streets* - This Plan does not require expensive reconfiguration of downtown streets that were not designed for this level of traffic and would not require additional traffic signals and turning lanes.
- *Relocation of Recreation Field* – The Plan does not require the relocation of the recreation facilities which likely, would require the cutting down of a forest of trees in an existing residential neighborhood.
- *School Tax Increases* - This Plan does not require the increase in capacity of the town's schools and school taxes to accommodate more housing, not to mention taxing the existing water and sewer systems.
- *Rezoning* – This Plan does not require any rezoning.
- *Disruption of Town Services* - The Plan does not require disruption of town services because the phased construction can move departments to new buildings after which existing buildings can be renovated.
- *American Legion Hall* – Although as instructed by the RFEI the site was to be considered for redevelopment with the Town owned land and any adjacent land, this plan works with or without the American Legion Hall site.
- *Speed of Execution* – This plan can be adopted and implemented relatively quickly because it does not require; (i) the multi-year condemnation process if the Town were to work towards considering the purchase and renovation of the 20 year old Boies building, (ii) a third party appraisal of the site, (iii) the negotiation with private developers, and does not require (iv) the time or expense to orchestrate and execute the Town of North Castle vote to approve a sale of town land.

The Citizens of North Castle do not believe it is prudent, in the best interest of home values or sustainability, to sell off town land like Clove Road Park, Lombardi Park, or Hergenhan Recreation Center, whenever there is a municipal need.

The Citizens of North Castle thank you for your review of this proposal, your public service, and for acting in the best interests of your fellow residents.

Regards,

Citizens of North Castle

REQUIRED CONTENTS FOR EXPRESSION OF INTEREST

Section A: Responders Background

Primary Contact

The primary contact for this proposal is Keith B. Rosenthal, a Town of North Castle resident. His contact information is as follows:

Address	410 Park Avenue New York, NY 10022
Telephone	212-207-3415
Mobile	914-643-0321
Email	Kbrosenthal28@gmail.com

Background Information

Keith B. Rosenthal founded and leads a vertically integrated real estate firm with over 25 years of experience, specializing in multifamily residential properties. Since its founding in 1999, his company has managed and developed a portfolio that now exceeds \$5 billion in gross estate assets and includes more than 26,000 units acquired or developed. Keith's business encompasses three primary lines: value-added acquisitions, affordable housing, and new construction. The company he founded and leads has projects that include diverse types of multifamily projects from high-rise to garden-style, urban to suburban, mixed-income and affordable developments. Note: Mr. Rosenthal's company is not the developer or builder but noted for credentials of the responder. This proposal is from Citizens of North Castle.

Relevant Projects



Transit-Oriented Development, Queens NYC	
Project	Mixed Use, Multifamily Residential Development
Size	545,000 SF
Scope	<p>Conceptualized as part of a modern commuter ecosystem, this development is a 25-story building strategically located near one of NY's busiest transit hubs and is one of the largest, sustainable residential buildings to be completed in downtown Jamaica Queens. The building provides 543 residential units.</p> <p>Generous amenity spaces have been created throughout the mixed income building to engage residents. These include lounges, yoga center, children's play area, and workstations. A music room, art studio, and pet cleaning station can be found in the cellar while rooftop amenities include a BBQ grill station, outdoor play area, a dog run, and lounges with extensive views of Manhattan and JFK airport.</p> <p>Honored with a Sustainable Building Award, Rise is Enterprise Green Community certified.</p>



Waterfront Development, Staten Island NYC	
Project	Mixed-Use Multifamily Buildings
Size	667,000 SF
Scope	<p>This Waterfront Development is a mass-timber multi-building development. The Site is pivotal due to its strategic location within Staten Island's North Shore. The prime New York City waterfront site, rezoned to serve as an extension of the historic Stapleton town center, already serves as the borough's civic and transportation hub and a destination for entertainment, arts, and culture.</p> <p>The multi-building sustainable design solution introduces a mixed-use development which provides residential housing, encourages pedestrian activity, and creates connections within the Site and the surrounding neighborhood. Active ground floor uses will include vast open spaces with options for sports activities, retail opportunities, cultural venues, and community-oriented facilities along the new park to encourage pedestrian circulation, connect with the Esplanade, and create a lively streetscape.</p>

Section B. Proposal Description

The proposed design addresses the redevelopment for The Town of North Castle (the “Town”). The area proposed for redevelopment is a Town-owned property located at 15, 17 and 21 Bedford Road (the “Site”), in the downtown area of Armonk, NY.

This gateway site is located at the North Castle Town Hall complex and abuts commercial and mixed-use residential/commercial properties to the north. The proposed design reshapes this critical site, continuing downtown Armonk’s revitalization with the Town Hall serving a central role.

North Castle provides a wide range of services, contributing greatly to residents’ quality of life. The proposed design solution balances these services while increasing efficiency by pursuing shared services opportunities and intergovernmental coordination. Reconfiguration and reorganization of municipal facilities are cost effective and enhance both functionality and aesthetics.

The proposal will specifically address the following:

- Provide and/or improve facility needs for
 - the Executive Office, the Town Board & the Office of the Supervisor
 - the Office of the Town Clerk
 - the North Castle Police Department
 - the Town Court & Office of the Court Clerk
 - the Building & Planning Departments
 - the Town Assessor & Receiver of Taxes
 - Highway Department
- Department Facilities relocation and/or expansion
- Maximize Efficiency of Municipal Facilities and Resources
- Create a large green space to support recreation and entertainment for town residents.

Site Context

The Town Hall Site is located at 15, 17 and 21 Bedford Road, in the Hamlet of Armonk within the Town of North Castle, Westchester County, New York (Parcel Tax ID 108.03-1-67). This location features easy vehicular access from I-684 North and NY-22 to Armonk. North Castle’s character is largely derived from its three hamlet areas: North White Plains and Armonk in the western portion, and Banksville and surrounding rural areas to the east. Armonk benefits from its access to I-684 and the widened section of Route 22 between Route 120 and I-684, which has led to the development of several large office parks and commercial developments. The immediate “downtown” area is served by water and sewer infrastructure. The completion of the Armonk Square development has created a central focus for the hamlet.

The Town Hall Site is bordered to the north by Bedford Road and the American Legion Building, to the east by the former 4.14-acre Mariani Nursery & Garden Center, to the south by New York State Route 22, and to the west by Main Street (New York State Route 128). The Town does not own the adjacent American Legion building or the land on which it is located but has a right of first refusal to purchase it.

The Town Hall site is approximately 9.4 acres in area. The Town Hall Site includes the North Castle Town Hall, which houses the offices of the Town Supervisor, Town Board, Town Administrator, the North Castle Police Department, and the North Castle Town Justice Court, as well as the Town Clerk. The Tax Assessor, Tax Receiver, and the Building, Planning, and Conservation Departments have offices in the Annex located to the rear of Town Hall. The site also contains on-site parking and landscaped areas including a ball field. The Site is served by municipal water and sewer and Con Ed supplies both electric and natural gas service to the Site.

The North Castle Town Highway Yard is currently located on the southeastern portion of the Town Hall Site. The Town intends to relocate that facility. The Highway Yard is approximately 4.5 acres in area. The North Castle RFEI seeks a 36,300 square foot design solution to accommodate Civic and Justice facility needs. This required square footage was exceeded in the proposed plan and in fact there is ample space to increase the Highway department space if required.

The Proposed Town Hall Village Campus

The proposed design solution represents a forward-looking yet contextually sensitive vision for North Castle, one that preserves the Town's bucolic character while addressing long-term functional, environmental, and community needs.

The design creates a cohesive "Village Campus" with the Town Hall as a central building and is anchored by the town's beloved Eagle sculpture perched at the highest point of the site. The campus provides groups of buildings that share functionality and/or purpose. The groupings create practical efficiency and support pedestrian-friendly ease of services for town residents. These groups of interconnected buildings frame a large, general central green space. This "Central Green" serves as a flexible outdoor common - a setting for sports and recreation, performances, and town gatherings.

The campus for the Town Hall Village is located within the Town's Historic District #1. The proposed design maintains consistency with the bucolic, small-town aesthetic and shares consistent design language with the existing downtown village. It encourages an active, walkable, and integrated central campus where residents enjoy easy and convenient access to Town services.

Clear wayfinding will be achieved through well-placed signage that reflects the established small-town character. Terraced landscaping and New England-style stone walls will define spaces and naturally guide visitors through the Village campus while benches positioned throughout offer places to rest and take in Armonk's rustic views.

Although the church and existing downtown village are not directly part of the proposed solution, the design thoughtfully integrates these areas into a broader community fabric through shared architecture elements and materials.

Details of the Town Hall Campus

As town residents and visitors arrive at the pastoral Town Hall Village, they are greeted by terraced landscaping and stone walls reminiscent of storied New England barns – elements that capture the beauty and simplicity of nature. A new entrance connects Main Street to the Town Hall Village campus. Recreational fields and an outdoor performance center beckon visitors to further explore the campus and encourage the community's active use of these outdoor spaces. Thoughtfully designed wayfinding signs, consistent with the charm of a small-town, guide residents and visitors to buildings which provide essential civic services. Carefully framed around the large Central Green, the ensemble of buildings shapes the campus into a place of belonging and purpose. The town Eagle sculpture perched on the highest point of the site and situated at the intersection of Armonk Road and Main Street, serves double duty as a welcome symbol to the campus of the Town Hall Village.

The proposal organizes the Village campus into three areas: ***Civic Center, Justice Center, and Highway Department***. Each area includes buildings scaled and designed to harmonize with the small-town aesthetic seen across the way on Bedford Road. Proposed building heights, setbacks, and coverage conform to the intimate proportions of the existing downtown village, ensuring a unified streetscape that

strengthens the Historic District. These three areas frame a large green space that accommodates a full-sized soccer field, a baseball field, and a removable performance stage. Generous parking spaces allow residents easy access for youth sports, annual holidays such as July 4th fireworks, and outdoor seasonal performances.

Note 1: Please reference the proposed architectural drawing set.

Note2 : Buildings are ordered B1 – B10 with B1 and B2 representing existing buildings.

A review of the proposed plans reveals the following details:

Civic Center

The designated 'Civic Center' totals 16,050 square feet in area which includes new and existing buildings. The four buildings that make up the Civic Center are situated to the north, east, and south of the new Central Green. Architectural renovations to the building reference classical architecture with elements such as columns and pediments which are traditionally used to reference civic institutions. Traditional siding, red brick, and dormers further echo the small-town aesthetic. Modern elements such as the proposed glass atrium for the Town Hall building link the village's traditional aesthetic with a forward-looking vision.

- B1 Town Hall – the building will be renovated to support the Executive Office, Town Board & Office of the Supervisor, and Water & Sewer Departments.
- B2 Birdsall House – the building will be renovated to support Building & Planning Department needs.
- B3 Office of the Town Clerk
- B4 Town Assessor & Receiver of Taxes

Justice Center

The proposed Justice Center will include the Town Court & Office of the Court Clerk, the North Castle Police Department, and a relocated, new American Legion Building. The three buildings will have distinct identities. Two of the buildings reference colonial architecture, reflecting the architectural language of the existing downtown village. Modern architecture defines the Town Meeting Hall space. Glass corridors between each building bridge the new Town Meeting Hall building to the other two traditional buildings. This proposed 25,700 square foot area includes the following:

- B5 Town Meeting Hall/Social Club - which replaces the American Legion Building.
 - Proposed Option 1 - B5 will be demolished and rebuilt adjacent to B6 the Town Court & Office of the Court Clerk. *Note: The Town does not own the adjacent American Legion building at 17 Bedford Road or the land on which it is located but has a right of first refusal to purchase it.*
 - Proposed Option 2 - B5 will remain in existing location and be renovated
- B6 Town Court & Office of the Court Clerk

- B7 North Castle Police Department

Highway Department

Areas that serve the Highway Department and which are critical to transportation safety for the Town, will be housed in simple but modern structures. The contemporary design language of these buildings connects to the modern elements in the other two areas and allow the buildings to be discreetly placed in the southwestern corner of the campus; built into the hillside to minimize visibility and noise.

P2, one of the new large parking lots, plus a green screen of deciduous trees, will serve as a physical buffer between the Central Green and the Highway Department. Storage sheds for road salts/sands and parking facilities for utility vehicles are visually enclosed by walls and screened by trees.

This proposed 40,600 square foot area will include the following new buildings:

- B8 Storage Shed
- B9 Maintenance Garage and Vehicle Storage
- B10 Highway Department Offices

Parking Areas

The proposed design provides two new parking areas designated as P1 and P2. Together with the existing parking lots, visitors to the Town Hall Village campus will have *200–230 parking spaces* depending on the design option chosen. The new parking areas are framed by trees, serve as buffer spaces between the Central Green and other facilities, and support pedestrian-friendly access to the Central Green and town services.

Proposed Option 1 would provide *230 parking spaces* as follows:

- P1 – this new parking lot located across from the Central Green will provide 92 parking spots.
- P2 – this new parking lot situated between the Highway Department area and the Office of the Town Clerk will provide 100 parking spots.
- P3 Existing parking behind the Town Hall building provides 15 parking spots.
- P4 Existing parking in front of the Town Hall building provides 11 parking spots.
- P5 Existing parking in front of the North Castle Police Department provides 12 parking spots.

Proposed Option 2 will provide *200 parking spaces* as follows:

- P1 – this new parking lot located across from the Central Green will provide 43 parking spots.
- P2 – this new parking lot situated between the Highway Department area and the Office of the Town Clerk will provide 126 parking spots.
- P3 Existing parking behind the Town Hall building provides 15 parking spots.
- P4 Existing parking in front of the Town Hall building provides 11 parking spots.

- P5 Existing parking in front of the North Castle Police Department provides 5 parking spots.

The proposed solution provides a combination of the Civic Center and Justice Center that will be 41,750 square feet. The Highway Department will be 40,600 square feet. The total square footage would be 82,350 square feet.

A Design Based on Interconnected Buildings

The proposed design solution provides many advantages through its interconnected building design. Each department would occupy its own structure, providing direct and safe access for the public and municipal employees. Instead of navigating long, centralized corridors with interior spaces lacking natural light, each building can be designed specifically for its operational needs. For example, the Police Department and Courthouse require multiple secure entrances for officers, court staff, and judges, along with column-free areas for courtroom use.

Constructing these buildings in phases allows town government to keep **operating without interruption**. Employees can transition from existing, older facilities directly into new ones, enabling ongoing service continuity while also allowing renovation of the old Town Hall and the historic Birdsall Building.

This decentralized approach also offers **long-term flexibility**. Because each structure has its own function, future expansions or departmental reconfigurations can be made without affecting neighboring service areas, something not possible with a single, consolidated facility solution.

The plan also respects the **historic district**. By opting for several smaller buildings rather than one large mass, the design remains consistent with the small-town scale and historic character of downtown North Castle. Today's workplace further supports this approach. Although Town Board members or the Supervisor may hold in-person meetings, most interaction among employees occurs within departments or via videoconference. Modern remote work tools make full consolidation unnecessary, and in many cases, less efficient.

The benefits are clearly demonstrated in the **Highway Department**. Like other departments, it will have its own building with adjacent parking, connected directly to its equipment garage and storage sheds. The Highway Department will remain in its current location. This avoids the need to buy new land, maintains proximity to Route 22 for efficient storm-response operations, and prevents disruption to the nearby single-family neighborhoods. The site itself remains discreet, located below Route 22 and screened by deciduous and evergreen trees on all sides. This leaves views from the Town Hall recreation field unaffected. This site also enables rapid implementation. Unlike multi-year negotiations, potential condemnations, or complex public-private redevelopment scenarios—such as those involving the Bois Building or the Mariani property, the town already owns the Highway Department parcel. The NYS DEC

review will still be required due to wetlands and a watercourse, but that process is standard for any redevelopment.

Finally, the proposed Town Hall Village Campus plan avoids a major concern: **traffic congestion**. By not converting the site into apartments, condominiums, or retail, the town prevents an estimated 400+ additional cars per day from entering local streets - traffic that would come on top of roughly 1,200 vehicles expected from already approved developments at IBM and nearby corporate campuses across Route 22.

Sustainability and Resilience

Sustainability and resilient design are central to the proposed Town Hall Village Campus solution. The campus will *incorporate porous, permeable paving* to mitigate stormwater runoff. *Mass timber* construction will reduce embodied carbon and costs. There is potential for solar integration where appropriate to the Historic District context. The design preserves large areas of open space and wetlands, aligning with New York State DEC priorities and ensuring that the site remains resilient for the next century. New stone walls in line with a bucolic aesthetic serve multi-purposes: they guard wetlands on either side of the new access driveway and serve as a physical barrier to prevent development encroaching on wetlands. Due to the nature of the separate, inter-connected buildings, the design solution will also stand the test of time. Impacts and changes to one building will not impact operations for other buildings – rendering this solution useful for at least the next 100 years.

Estimated Costs

The proposed Town Hall Village Campus offers a forward-looking and fiscally responsible vision for North Castle. The development has an estimated cost of \$40 - 45 million. Notably, this proposal **minimizes cost and disruption**. Because there is **no residential development**, the plan avoids the primary concerns of traffic, school expansion costs, as well as added water and sewer needs that typically accompany retail and residential new construction. **No zoning changes are required**, as the land remains dedicated to municipal and recreational use, and the existing recreation field is thoughtfully integrated into the proposed campus plan. Existing water, sewer, and utility lines will be evaluated and upgraded only where necessary thus ensuring that infrastructure improvements are targeted, efficient, and resilient.

At the same time, the project **preserves Town Hall, Birdsall, and the historic scale and character of the downtown**, demonstrating respect for North Castle's heritage. By creating a well-designed, high-quality Town Hall Village Campus, this proposal enhances the community's civic amenities and **supports long-term growth in property values**, making it a smart, responsible, and lasting investment for the town. Because of the Village concept, it can be used as a master plan with a multi-year build-out schedule to reduce real estate tax impact. For further details, please refer to the Executive Summary in this proposal.

Proposal Conclusion

The proposed Town Hall Village Campus presents a forward-looking yet respectful vision for North Castle; one that preserves the town's bucolic and historic character while meeting long-term civic, environmental, and community needs. Centered around a cohesive campus with Town Hall at its heart and the iconic Eagle sculpture as its landmark, the design organizes related buildings around a flexible Central Green that supports recreation, performances, and civic gatherings. Located within Historic District #1, the plan reinforces the small-town aesthetic through shared architectural language, pedestrian-friendly circulation, terraced landscaping, and New England-style stone walls that guide visitors comfortably through the site. Challenges are minimized, as the proposal introduces no residential development and requires no zoning changes; the property remains dedicated to municipal and recreational use, with the existing playing field seamlessly incorporated into the campus plan. Existing water, sewer, and utility infrastructure will be re-evaluated and upgraded as necessary to meet future needs, while sustainability and resiliency remain core priorities. By elevating civic amenities and creating an accessible, walkable center, the project strengthens community life, supports long-term environmental stewardship, and enhances property values without placing undue burden on local taxpayers.

EXECUTIVE SUMMARY

This proposal has three priority goals which drive the details of the design solution:

1. *Town Hall Village Green Environment*

The proposed design creates an environment that meets the current and future needs of the town of North Castle Town Hall Services for the next 100 years via an open space and sustainable environment of a Village Green.

2. *Recreation Field Retained*

The proposed design will maintain the recreational sports field as a full-size soccer green that can also accommodate other youth/adult sporting events such as baseball. The recreation field would also serve as an outdoor venue for concerts and other town events while avoiding the cost and environmental impact of finding or clearing land for a replacement site.

3. *Advantages of Interconnected Buildings*

The proposed solution provides many advantages through its interconnected building design.

a. *Provides Direct and Safe Access*

This design solution provides direct access to each department for both public and municipal employees. Rather than navigating a single hallway complex with dark interior spaces, each department would have its own building tailored to its specific needs. For example, the Police Department and Court House need multiple secure access points for the safety of the offices, court staff, and judge with column free areas for the court room.

b. *Better Construction Process while Town Operations Continue*

Each building can be constructed in phases, allowing town operations to continue without disruption. During construction, employees will be able to transition out of old, existing buildings and into new facilities without disruptions to town operations. This also enables renovation of the Old Town Hall and the Birdsall Building.

c. *Future Proofing*

Because each building has a separate function, future expansion or reconfiguration can occur without disrupting other service spaces, unlike in a single consolidated building.

d. *Respecting the Historic District and the Scale of all Downtown Buildings*

The proposed plan opts for smaller buildings rather than one large structure. As a result, the design solution conforms to the scale and balance of the historic district and downtown North Castle.

e. *Age of Remote Work and Video Conferencing*

Although Town Board members or the Supervisor may request in-person meetings, town employees will primarily interact within their own departments or via video conferences with other departments as needed. With today's remote work technology, consolidating all departments into a single building is unnecessary and could reduce efficiency. This approach aligns with how most of corporate America operates today.

f. *Highway Department*

The separate building configuration is best demonstrated by the highway department which, like all other departments, will have their own adjacent parking area. The parking area will be next to their offices, attached to the Equipment Facility Garage and Storage Sheds.

g. *Highway Department Remains*

Keeping the Highway Department at its current location has the following advantages:

- Avoids the cost of purchasing a new land site for the highway department
- Keeps the Highway Department at a location proximate to Route 22. This location prevents the department from disrupting the single-family neighborhood and yet allows the department to handle necessary operations during weather events.
- This location maintains the Highway Department at a discreet location below Route 22. Surrounded by deciduous evergreen trees, the highway department facility will remain unseen from the Town Hall recreation field.
- The proposed design enables rapid execution. Unlike the multi-year negotiation, condemnation, and renovation of the 20-year-old Bois Building structure or the complex merging of private partners at the adjacent Mariani site, this is an existing Town-owned site requiring none of those complications. While NYS Department of Environmental Conservation will still be needed due to wetlands and a watercourse, this is a standard requirement for a redevelopment site.
- *Traffic Congestion (The Elephant in the Room)*. The proposed plan avoids the additional traffic of an estimated 400+ cars per day from building apartments or condominiums as well as significant retail. This estimate would be in addition to the roughly 1,200 cars expected from already approved sites at IBM and other corporate campuses directly across Route 22 from downtown.

QUESTIONS & ANSWERS

1. What if the required square footage per department changes?

Since the decade old town hall study was completed, there may be significant changes in the space requirements for each department (for instance, no need for fields of filing cabinets). In addition, personnel productivity due to technology may change head count needs going forward. The separate building design allows for changes without requiring reconfiguration of every building if and when an updated space requirement study is done.

2. Is government under one single office building better?

A single building to house all government departments is not efficient or beneficial. See the reasons listed in the Executive Summary that apply to the satisfaction of the public, municipal employees, children, and the construction process phase.

3. Do we need to purchase the American Legion Hall Building under this proposal?

The American Legion parcels does not need be purchased. The only difference between having the American Legion site included versus excluded would be 200 versus 230 parking spaces which in either case is more spaces than are available at the Boies Building.

4. Don't we get a "Free Town Hall" if we allow the sale of the Town Hall land to private developers who will also construct the Town Hall?

Of course not and in addition, other developers will not want to build a \$40-45 million town hall for free – the costs are many from the loss of open space, loss of recreational space, less desirable town hall configurations, cost of acquiring land to move the highway department close to your neighborhood, the multimillion cost of reconfiguring town streets for turning lanes and additional traffic lights, and the Elephant in the Room problem of severe traffic issues, load on schools and school budgets, and water and sewer systems.

5. Can we preserve recreation space?

This plan preserves and expands the recreation and open space and will be a favored plan by the NYS DEC since their approvals are required due to wetlands on the property.

6. How will this impact real estate taxes and the value of our homes?

The proposed Town Hall campus is estimated to be between \$40 - 45 million. The town has significant unused municipal borrowing capacity. Amongst New York City, commercial property owners, and approximately 4,400+ homes in North Castle, the Town would be able to issue 30-year tax-exempt municipal bonds and that will have a de minimis impact on real estate taxes. It is expected that this plan will preserve or enhance property values versus the degrading of the

town environment from traffic congestion and school classroom requirements from apartments.

7. Will this plan be faster than purchasing and renovating the Boies Building or sale and private redevelopment of the site?

The construction and municipal process is enhanced because the Town already owns the land and no zoning changes are required. Due to the condemnation process discussed - which can span multiple years - it is expected to be comparable or faster than relocating to the 20-year-old Boies Building or any other existing facility. For more urgent needs, such as those of the Police Department, the timeline could be shorter, since the stand-alone facility does not depend on decisions regarding other buildings or departments.

8. Will the local housing near main street support the added access road to the Town Hall site on Main Street?

This proposal has been raised before and met with resistance from nearby residents. However, if the Town Hall and recreation facilities are maintained, then the traffic congestion of both apartments and retail traffic will be avoided. Additionally, landscaping, including a low Connecticut field stone wall, would beautify the area; trees and shrubs would provide a green screen around the gas station. Rather than access being next to a shopping center, town residents may view this proposed solution to protect their property values. This access may also be required regardless of the final development plan for this site.



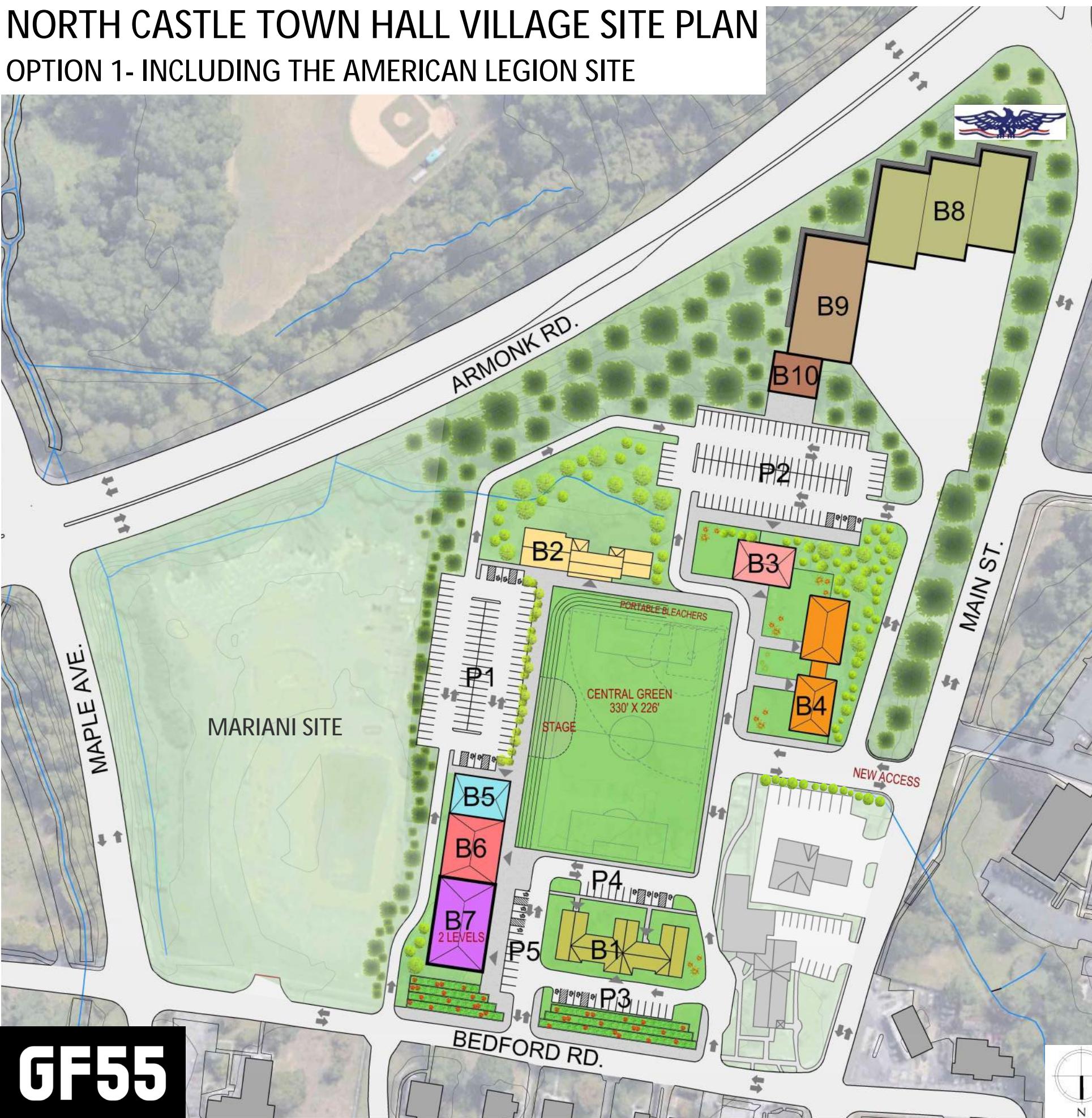
NORTH CASTLE TOWN HALL VILLAGE
AERIAL VIEW

NORTH CASTLE CITIZENS

GF55

NORTH CASTLE TOWN HALL VILLAGE SITE PLAN

OPTION 1- INCLUDING THE AMERICAN LEGION SITE

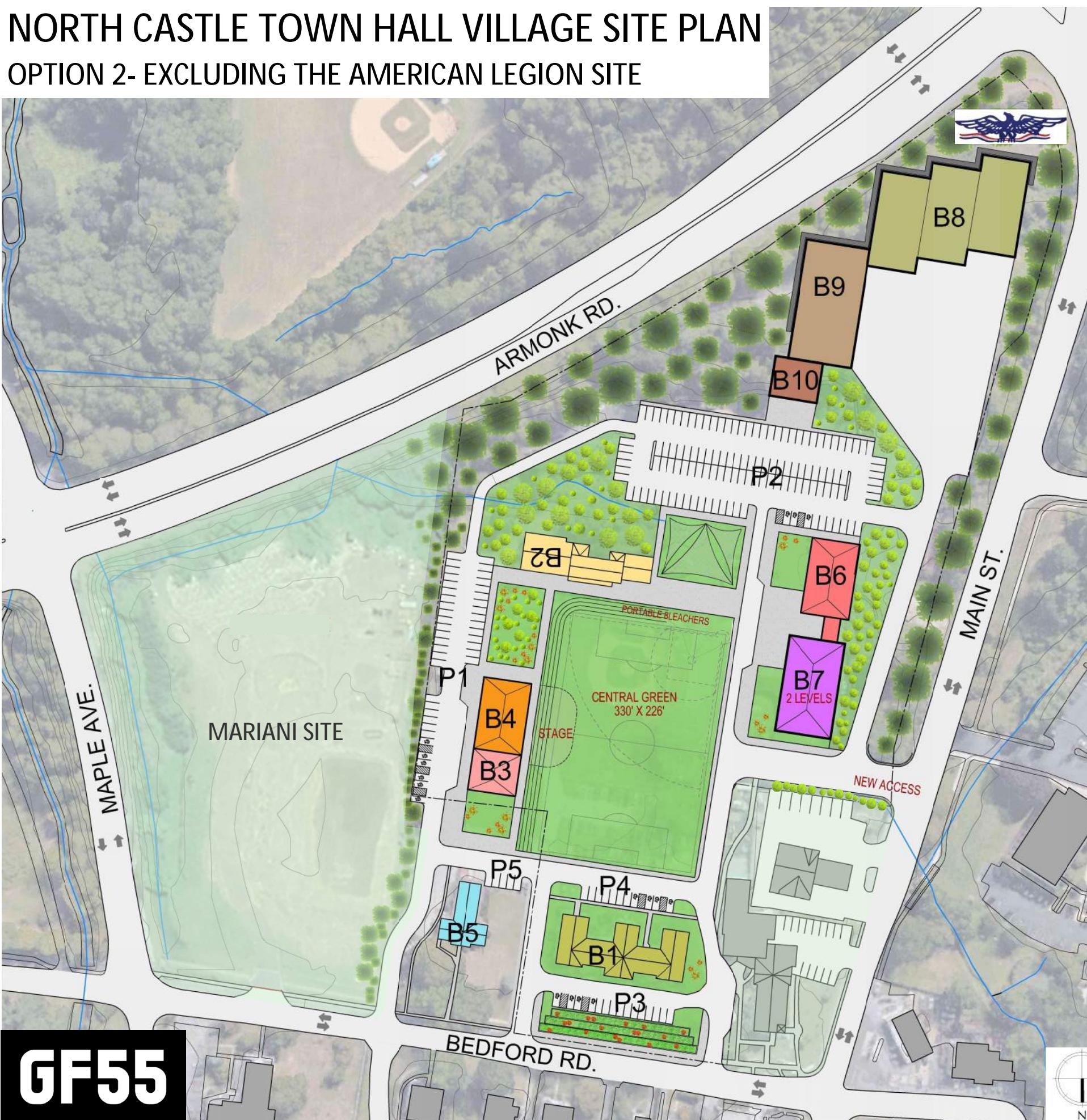


LEGEND

CIVIC CENTER	B1	TOWN HALL TO REMAIN & RENOVATED FOR EXECUTIVE OFFICE, TOWN BOARD , OFFICE OF SUPERVISOR & WATER AND SEWER DEPT. APPROX. 4,850 SF	EXISTING 10,050 SF
	B2	BIRDSALL HOUSE TO REMAIN & RENOVATED FOR BUILDING & PLANNING DEPARTMENT APPROX. 5,200 SF	
JUSTICE CENTER	B3	OFFICE OF THE TOWN CLERK APPROX. 2,500 SF	PROPOSED 31,700 SF
	B4	TOWN ASSESSOR & RECEIVER OF TAXES APPROX. 3,500 SF	
HIGHWAY DEPARTMENT	B5	TOWN MEETING HALL/SOCIAL CLUB APPROX. 3,500 SF	PROPOSED 40,600 SF
	B6	TOWN COURT & OFFICE OF THE COURT CLERK APPROX. 5,600 SF	
PARKING	B7	NORTH CASTLE POLICE DEPARTMENT APPROX. 16,600 SF	TOTAL : 82,350 SF
	B8	HWY DEP. STORAGE SHED APPROX. 21,600 SF	
PARKING	B9	HWY DEP. MAINTENANCE GARAGE & VEHICLE STORAGE APPROX. 16,000 SF	TOTAL : 230 SPACES
	B10	HWY DEP. OFFICES APPROX. 3,000 SF	
PARKING	P1	PARKING LOT 1 92 SPOTS	
	P2	PARKING LOT 2 100 SPOTS	
	P3	PARKING 15 SPOTS	
	P4	PARKING 11 SPOTS	
	P5	PARKING 12 SPOTS	

NORTH CASTLE TOWN HALL VILLAGE SITE PLAN

OPTION 2- EXCLUDING THE AMERICAN LEGION SITE



LEGEND

CIVIC CENTER	B1	TOWN HALL TO REMAIN & RENOVATED FOR EXECUTIVE OFFICE, TOWN BOARD & OFFICE OF SUPERVISOR & WATER AND SEWER DEPT. APPROX. 4,850 SF	EXISTING 13,550 SF
	B2	BIRDSALL HOUSE TO REMAIN & RENOVATED FOR BUILDING & PLANNING DEPARTMENT APPROX. 5,200 SF	
	B5	THE AMERICAN LEGION(NOT PART OF THIS DEVELOPMENT OPTION) APPROX. 3,500 SF	
	B3	OFFICE OF THE TOWN CLERK APPROX. 2,500 SF	
	B4	TOWN ASSESSOR & RECEIVER OF TAXES APPROX. 3,500 SF	PROPOSED 28,200 SF
	B6	TOWN COURT & OFFICE OF THE COURT CLERK APPROX. 5,600 SF	
	B7	NORTH CASTLE POLICE DEPARTMENT APPROX. 16,600 SF	
	B8	HWY DEP. STORAGE SHED APPROX. 21,600 SF	
	B9	HWY DEP. MAINTENANCE GARAGE & VEHICLE STORAGE APPROX. 16,000 SF	PROPOSED 40,600 SF
	B10	HWY DEP. OFFICES APPROX. 3,000 SF	
HIGHWAY DEPARTMENT	P1	PARKING LOT 1 43 SPOTS	
	P2	PARKING LOT 2 126 SPOTS	
	P3	PARKING 15 SPOTS	
	P4	PARKING 11 SPOTS	
	P5	PARKING 5 SPOTS	
	TOTAL : 200 SPACES		
PARKING	P1	PARKING LOT 1 43 SPOTS	
	P2	PARKING LOT 2 126 SPOTS	
	P3	PARKING 15 SPOTS	
	P4	PARKING 11 SPOTS	
	P5	PARKING 5 SPOTS	
	TOTAL : 200 SPACES		

0 100 200 300 400 500 FT



AERIAL VIEW WITH BUILDING DESIGNATIONS

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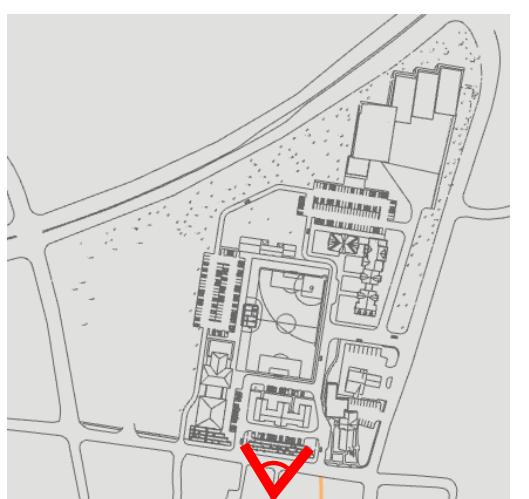
B1 : TOWN HALL TO REMAIN AND RENOVATED FOR TOWN BOARD AND OFFICE OF SUPERVISOR
B2 : BIRDSALL HOUSE TO REMAIN AND RENOVATED FOR BUILDING AND PLANNING DEPARTMENT
B3 : OFFICE OF THE TOWN CLERK
B4 : TOWN ASSESSOR AND RECEIVER OF TAXES
B5 : TOWN MEETING HALL/SOCIAL CLUB
B6 : TOWN COURT AND OFFICE OF THE COURT CLERK
B7 : NORTH CASTLE POLICE DEPARTMENT

B8 : HIGHWAY DEPARTMENT STORAGE SHED
B9 : HIGHWAY DEPARTMENT MAINTENANCE GARAGE & VEHICLE STORAGE
B10 : HIGHWAY DEPARTMENT OFFICES
P1 : PARKING LOT 1
P2 : PARKING LOT 2
P3 : PARKING
P4 : PARKING
P5 : PARKING



AERIAL VIEW
VIEW FROM BEDFORD ROAD

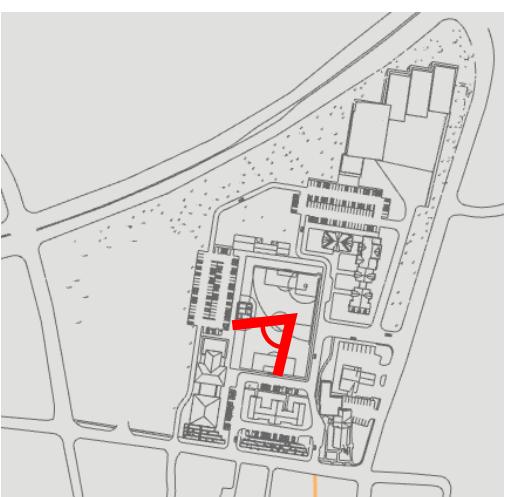
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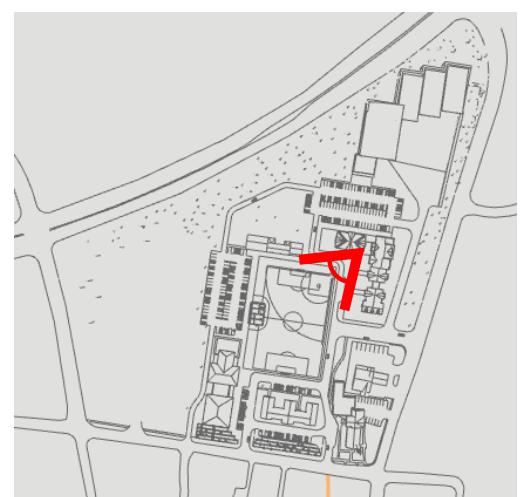
JUSTICE CENTER
POLICE DEPARTMENT, TOWN COURT AND MEETING HALL

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FIELD
VIEW FROM ACROSS FIELD TOWARD POLICE DEPARTMENT AND TOWN COURT BUILDINGS





TOWN HALL VILLAGE

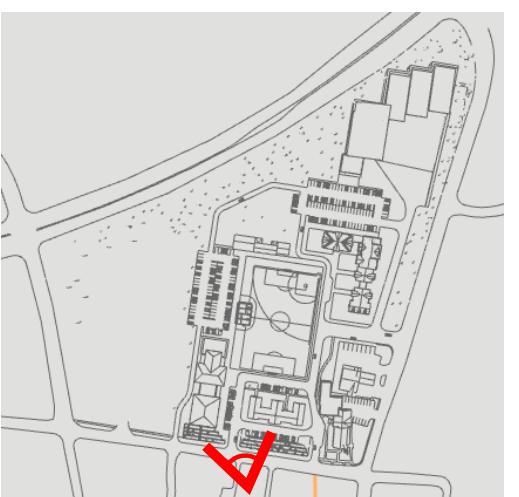
VIEW FROM BEDFORD ROAD HISTORIC DISTRICT
NORTH EAST ENTRY

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JUSTICE CENTER
VIEW FROM BEDFORD ROAD HISTORIC DISTRICT
NORTH WEST ENTRY

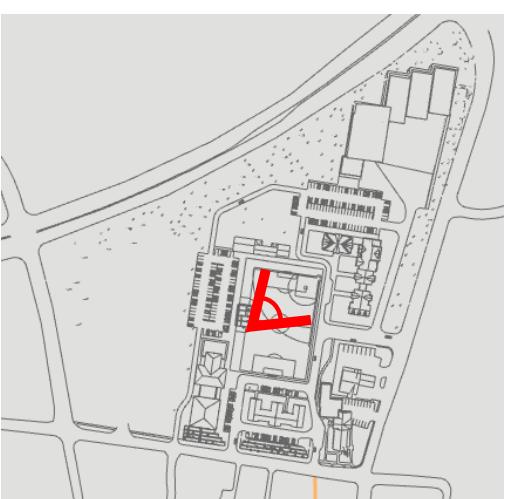


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CIVIC CENTER
VIEW OF CIVIC CENTER BUILDINGS FROM THE FIELD

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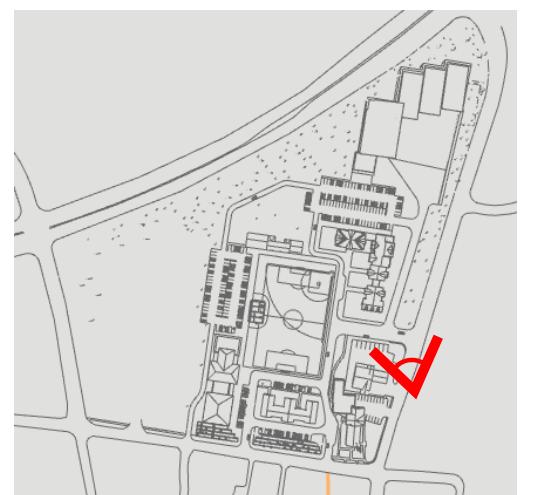




PROPOSED ACCESS TO MAIN STREET

VIEW OF LANDSCAPED NEW ENTRANCE FROM MAIN STREET

INCLUDING ADDITIONAL LANDSCAPING TO IMPROVE THE APPEARANCE OF THE ADJACENT GAS STATION



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CIVIC CENTER

VIEW OF CIVIC CENTER FROM NEW ENTRANCE ON MAIN STREET

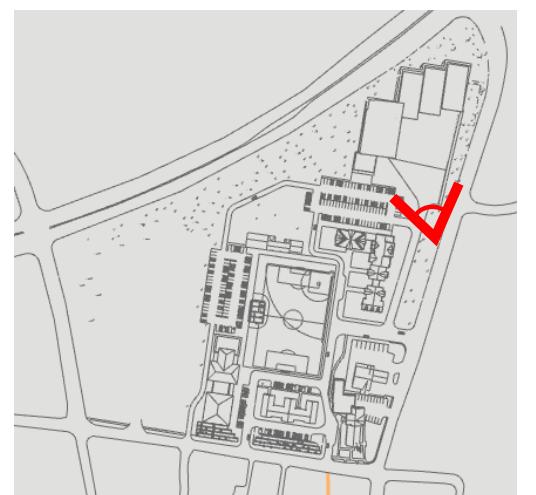
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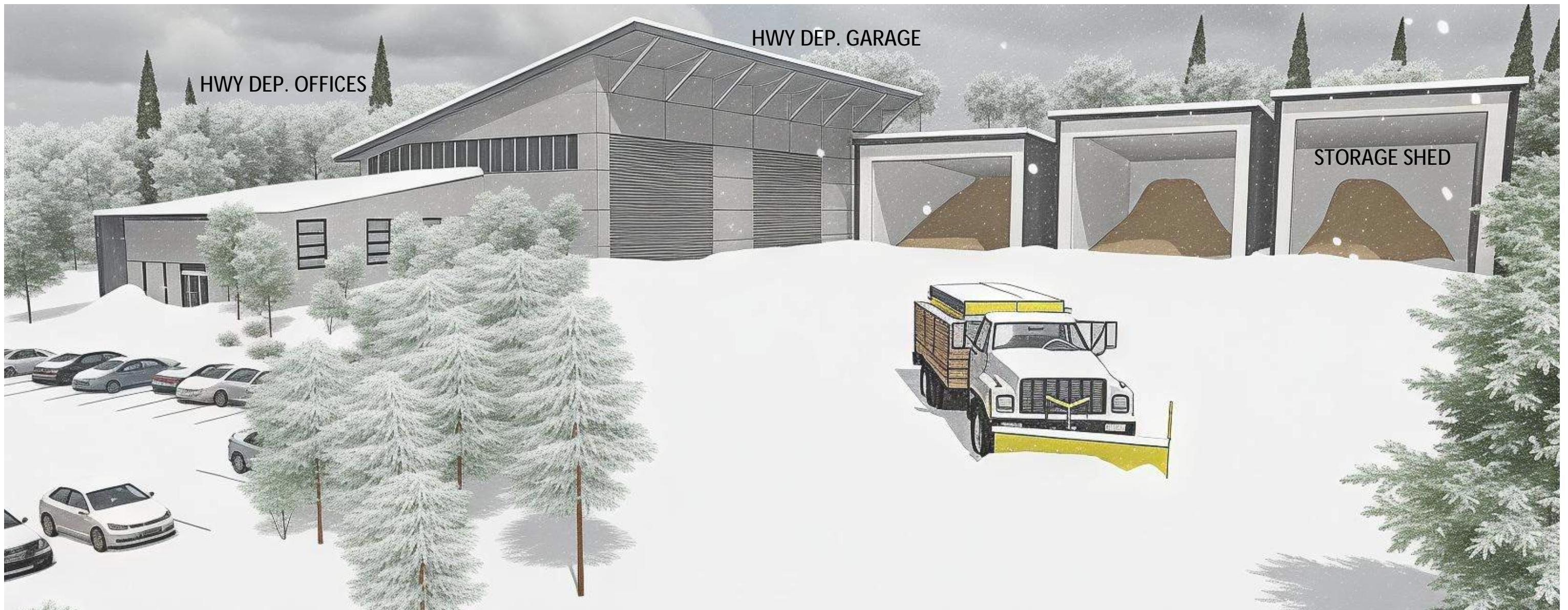




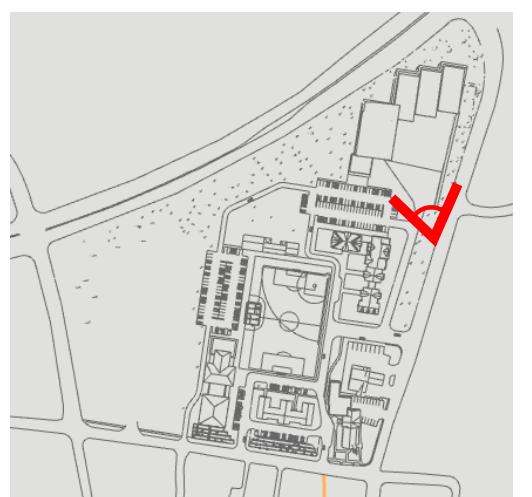
HIGHWAY DEPARTMENT

VIEW OF HIGHWAY DEPARTMENT OFFICES, MAINTENANCE GARAGE, VEHICLE STORAGE, AND STORAGE SHED
WITH PROXIMATE PARKING AND DEDICATED DRIVEWAY/STAGING AREA





HIGHWAY DEPARTMENT-WINTER

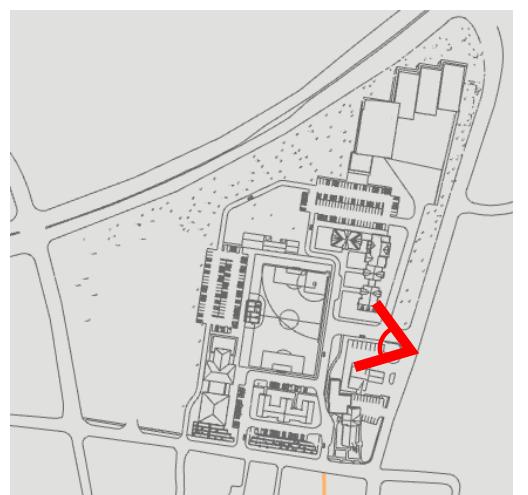


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TOWN HALL CENTRAL GREEN

MULTI-USE, FULL-SIZE SOCCER FIELD THAT WILL ACCOMMODATE BASEBALL, SOCCER, AND OTHER TOWN EVENTS
SUCH AS OUTDOOR CONCERTS



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