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Landscape Architecture
Land Surveying
Transportation Engineering

Environmental Studies
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Construction Services
3D Visualization
Laser Scanning

April 17, 2024

Mr. Christopher Carthy, Chairman
and Members of the Planning Board
Town of North Castle
17 Bedford Road
Armonk, NY 10504

RE: JMC Project 20101
The Summit Club at Armonk-Residential Phase
568 & 570 Bedford Road (Route 22)
Town of North Castle, NY

2nd Request for Extension of Time (Subdivision Plat)

Dear Chairman Carthy and Members of the Planning Board:

On behalf of the owner and applicant, Summit Club Partners LLC, we are pleased to submit the following documents associated with The Summit Club at Armonk residential phase:

1. "Town of North Castle Planning Board: Request for Extension of Time", dated 04/17/2024.
2. JMC, PLLC Check #4243, in the amount of \$300.00, dated 04/16/2024 (2nd Extension Fee).
3. "Town of North Castle Final Subdivision Plat Approval Resolution", dated 08/07/2023.
4. "Town of North Castle Final Subdivision Plat Approval Resolution-First Extension of Time", dated 02/12/2024.

We have submitted the Realty Subdivision Application to the Westchester County Department of Health (on 03/20/2024) and are requesting an extension of time of the Final Subdivision Plat approval as they continue to review our application.

We trust the attached documents are sufficient for your review and we respectfully request placement on the May 13th, 2024, Planning Board agenda. Thank you for your consideration. If you have any questions or require additional information, please do not hesitate to contact our office at (914) 273-5225.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC



Paul R. Sysak, RLA
Senior Project Manager

cc: Adam R. Kaufman, AICP
John Kellard, PE
Joseph M. Cermele, PE, CFM
Roland Baroni, Esq.
Jeffrey B. Mendell
Mark P. Weingarten, Esq.
Kenneth S. Andersen, AIA

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TOWN OF NORTH CASTLE PLANNING BOARD

Telephone (914) 273-3000
Fax (914) 273-3554

REQUEST FOR EXTENSION OF TIME

INSTRUCTIONS: Complete this form and submit it to the Planning Department with the required fee. The Board reserves the right to request additional information if necessary to properly evaluate this request. A \$200.00 application fee, payable to the Town of North Castle, is required for the first extension from the date of expiration with an additional \$100.00 increase for each additional term, maximum of \$1,000.00 per year.

Note: It is expected that conditions be satisfied in an expeditious manner. The granting of a time extension by the Planning Board is discretionary. Fees are non-refundable.

TYPE OF APPLICATION:

Site Plan Subdivision Special Permit

APPROVAL INFORMATION:

Project Name: The Summit Club at Armonk-Residential Parcel ID 101.02-1-28.1 & 28.2 Project # 2020-051

Original Approval Date: 08/07/2023 Last Expiration Date: 05/03/2024

Street Address: 568 & 570 Bedford Road (NY 22), Armonk, NY 10504

Current Owner of Record: Summit Club Partners LLC

CONDITION(S) OF APPROVAL NOT MET:

Signing of Plans Obtain Building Permit

EXPLANATION FOR FAILURE TO MEET CONDITION(S) OF APPROVAL WITHIN SPECIFIED PERIOD OF TIME. DETAIL PROGRESS TOWARD COMPLETION OF CONDITIONS:

On-going review of Realty Subdivision Application (submitted 03/20/2024) by Westchester County Department of Health.

ANTICIPATED DATE OF COMPLETION: Summer 2024

AUTHORIZATION

I, the owner, hereby authorize the Planning Department and the Planning Board to enter the subject parcel to review the pending extension of time request. Town employees are also authorized to enter the premises to ascertain compliance with zoning and other building laws, regulations and ordinances.

Signed: Paul R. Sysak, JMC (Owner's Agent) 04/17/2024

Jmc Pllc

Re. Request for Extension of Time-Application Fee(2nd Request)

Check Total: \$300.00

4243

Pay To TOWN OF NORTH CASTLE

04/16/2024

Invoice No.	Invoice Date	Invoice Amount	Amount Due	Discount	Apply	Balance
20101 04-2024	04/16/2024	300.00	300.00	0.00	300.00	0.00

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

Jmc Planning Engineering
LANDSCAPE ARCHITECTURE & LAND SURVEYING PLLC
120 BEDFORD ROAD, ARMONK, NY 10504
(914) 273-5225

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com
1-2/210


4243

PAY

Three Hundred and 00/100 Dollars

DATE 4/16/2024 AMOUNT \$300.00

TO THE ORDER OF TOWN OF NORTH CASTLE
15 BEDFORD RD
ARMONK, NY 10504-0000

 AUTHORIZED SIGNATURE

Security features. Details on back.

⑈004243⑈ ⑆021000021⑆

656730335⑈



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

RECEIVED 10/5/2023
TOWN CLERK'S OFFICE

PLANNING BOARD
Christopher Carthy, Chair

Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com

RESOLUTION

Action: Final Subdivision Plat Approval
Application Name: Summit Club Subdivision [2020-051]
Owner/Applicant: SUMMIT CLUB PARTNERS LLC
Designation: 101.02-1-28.2
Zone: R-2A & GCCFO Zoning Districts
Acreage: 156.3 acres
Location: 570 Bedford Rd
Date of Approval: August 7, 2023
Expiration Date: February 3, 2024 (180 Days)

WHEREAS, application for subdivision plat approval was submitted to the Planning Board and the application fees were paid; and

WHEREAS, applications for preliminary subdivision plat approval were submitted to the Planning Board and the application fees were paid; and

WHEREAS, the application consists of the following drawings:

- Plan labeled "PSP-1," entitled "Preliminary Subdivision Plat," dated November 23, 2020, last revised July 24, 2023, prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC.
- Plan labeled "IPP-1," entitled "Integrated Plot Plan," dated November 23, 2020, last revised July 24, 2023, prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC.

WHEREAS, a contemporaneous site plan application for the construction of 72 residential units containing 180 bedrooms in six buildings is being reviewed by the Planning Board; and

WHEREAS, the purpose of the requested subdivision is to create separate lots for the water infrastructure (facilities, mains, pumps, tank) to be owned by the Water District; and

WHEREAS, proposed Lot 1 contains a golf course; and

WHEREAS, proposed Lot 2 contains a multi-family residential project.; and

WHEREAS, proposed Lot 2.1 contains the joint multi-family and golf course amenity building/club house; and

WHEREAS, proposed Lot 3 contains a wastewater treatment plant; and

WHEREAS, proposed Lot 4 contains a water facility building and water tank that will be dedicated to Water District 2B; and

Final Subdivision Plat Approval
Summit Club Subdivision [2020-051]
August 7, 2023
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WHEREAS, proposed Lot 5 contains two wells that will be dedicated to Water District 2B; and

WHEREAS, proposed Lot 6 contains a well that will be dedicated to Water District 2B; and

WHEREAS, the subdivision will not create any additional residential building lots; and

WHEREAS, the SEQRA review of this project concluded with the adoption of a Findings Statement by the Planning Board (and Town Board) in March of 2016; and

WHEREAS, a duly advertised public hearing on the preliminary subdivision plat application was conducted on August 7, 2023 at which time all those wishing to be heard were given the opportunity to be heard; and

WHEREAS, pursuant to Section 275-15.E of the Town Code, when the Planning Board deems the final plat to be in substantial agreement with a preliminary plat approved under the provisions of the Town Code and modified in accordance with the requirements of such approval if applicable, the Planning Board may waive the requirement for such a public hearing; and

WHEREAS, the Planning Board has evaluated the proposed total site disturbance; and

WHEREAS, the Planning Board has inspected the site and is familiar with the nature of the site and the surrounding area; and

WHEREAS, the Planning Board has determined that the proposed addition of one (1) new single-family lot will contribute to the existing unmet need for additional park and recreational facilities in the Town, which need cannot be met on the subject property in accordance with the provisions of Section 275-27.A(4) of the Town of North Castle Town Code given its size and characteristics, and on that basis, has determined that the best interests of the Town and future residents of the proposed subdivision will be better served by requiring a cash payment to be earmarked for park, playground and/or other recreational purposes; and

WHEREAS, the Planning Board has received and considered comments from the public, Town Attorney, Town Engineer and Town Planner; and

WHEREAS, the requirements of the Land Subdivision Regulations, the Zoning Ordinance and the *1996 Town of North Castle Comprehensive Update* have been met by the application; and

WHEREAS, under the Town Law the approval of said subdivision plat by this Planning Board does not affect the power of the Town to change zoning regulations, nor act as an assurance of the granting of any building permits; and

WHEREAS, the Applicant received preliminary subdivision plat approval on August 7, 2023;

Final Subdivision Plat Approval
Summit Club Subdivision [2020-051]
August 7, 2023
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NOW THEREFORE BE IT RESOLVED, that pursuant to the authority granted by Section 275-15.E of the Town of North Castle Town Code, the Planning Board hereby waives the public hearing on the final plat; and

BE IT FURTHER RESOLVED, that the final subdivision plat approval, as described herein is conditionally approved, subject to compliance with the following conditions and modifications; and

BE IT FURTHER RESOLVED, that this final subdivision plat approval shall expire 180 days from the date of this resolution unless a written request for an extension of final subdivision plat is granted by the Planning Board; and

BE IT FURTHER RESOLVED, that if all conditions of approval are not fully complied with within the above time limits, said plat shall be disapproved.

Conditions to be Completed Before the Final Plat is Signed

(The Planning Board Secretary's initial and date shall be placed in the space below to indicate that the condition has been satisfied.)

- _____ 1. The subdivision plat shall contain the name and address of the property owner to the satisfaction of the Planning Department.
- _____ 2. All plans shall contain the seal and signature of the preparer to the satisfaction of the Planning Department.
- _____ 3. The plat shall be revised to include all dimensions of property lines (meets and bounds) to the satisfaction of the Planning Department.
- _____ 4. The plat shall be revised include the total acreage of the property to the satisfaction of the Planning Department.
- _____ 5. The plat shall be revised to eliminate all approximate acreage and dimensions to the satisfaction of the Planning Department.
- _____ 6. The plat map shall be revised to remove all proposed building and structures to the satisfaction of the Planning Department.
- _____ 7. The plat map shall be revised to depict the proposed section , block and lot numbers as assigned by the Tax Assessor to the satisfaction of the Tax Assessor.
- _____ 8. The plat map shall be revised to depict an access easement over the property for Water District personnel to the satisfaction of the Town Engineer and Sewer and Water Department.
- _____ 9. The plat map shall be revised to remove Note 3 and Note 4 (parking), Note 7 and Note 8. This information should be placed on another site plan (not plat).

Final Subdivision Plat Approval
Summit Club Subdivision [2020-051]
August 7, 2023
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- _____ 10. The plat map shall be revised to remove the Proposed Building Minimum Yards from the Zoning Compliance Chart, Proposed Building Coverage, Proposed Building Height, Parking Spaces to the satisfaction of the Planning Department. This information should be placed on another site plan (not plat).
- _____ 11. Submission to the Planning Board of a suitable legal agreement, in form satisfactory to the Town Attorney, providing an access easement over the property for Water District personnel.
- _____ 12. Submission to the Planning Board of a suitable legal agreement, in form satisfactory to the Town Attorney, relating to the proposed water main easement over the subject property.
- _____ 13. The plans shall be revised to modify the future water main easement as depicted below:



- _____ 14. The Applicant shall submit a preliminary plat meeting the requirements of Section 275-30 of the Town Code to the satisfaction of the Planning Department.
- _____ 15. Payment of all applicable fees, including any outstanding consulting fees.
- _____ 16. The applicant shall furnish the necessary documentation confirming that all taxes assessed against the property have been paid.
- _____ 17. The plat shall be referred to the Tax Assessor for review and for the assignment of the new tax lot numbers. The plat shall be revised per the Assessor as required and all new tax lot numbers shall be placed on the subdivision plat.
- _____ 18. The Applicant shall secure approval and endorsement of the plat by the Westchester County Department of Health. All plans submitted to the Westchester County

Final Subdivision Plat Approval
Summit Club Subdivision [2020-051]
August 7, 2023
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Department of Health for review and approval shall reflect the identification of all wetland boundaries and their respective surrounding regulated areas. A copy of the integrated plot plan containing the endorsement of the Westchester County Department of Health shall be submitted to the Town Engineer prior to the signing of the final linen.

- _____ 19. The applicant shall provide approvals from the WCHD for the subdivision, proposed on-site wastewater treatment facility and on-site wells to the satisfaction of the Town Engineer.
- _____ 18. The applicant shall produce a Final Subdivision Plat in accordance with the provisions of Section 275-33 of the North Castle Land Subdivision Regulations, and Final Construction Plans in accordance with 275-16 of the Town Land Subdivision Regulations.
- _____ 19. The Applicant shall furnish the necessary documentation confirming that the plat can be filed immediately, that there are not liens on the plat whatsoever, or any other impediments to the filing of the Plat with the County Clerk.

Other Conditions:

1. All references to "the Applicant" shall include the Applicant's successors and assigns.

Final Subdivision Plat Approval
Summit Club Subdivision [2020-051]
August 7, 2023
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Applicant, agreed and understood as to contents and conditions, including expiration, contained herein

9/29/2023

Date

DocuSigned by:

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SUMMIT CLUB PARTNERS LLC

NORTH CASTLE PLANNING OFFICE, as to approval by the North Castle Planning Board

9/15/2023

Date

DocuSigned by:

8148558E898542E...

Joseline Huerta, Planning Board Secretary
Certified as Approved by the North Castle Planning Board

KELLARD SESSIONS CONSULTING P.C.
As to Drainage and Engineering Matters

9/20/2023

Date

DocuSigned by:


C73E7A8DFB4A4DB...

Joseph M. Cermele, P.E.
Consulting Town Engineer

STEPHENS BARONI REILLY & LEWIS LLP
As to Form and Sufficiency

9/15/2023

Date

DocuSigned by:

53BB48809A42414...

Roland A. Baroni, Jr. Esq., Town Counsel

NORTH CASTLE PLANNING BOARD

9/22/2023

Date

DocuSigned by:

CA24AD4EC45E471...

Christopher Carthy, Chair



PLANNING BOARD
Christopher Carthy, Chair

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

RECEIVED 3/22/2024
TOWN CLERK'S OFFICE

Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com

RESOLUTION

Action: Final Subdivision Plat Approval – First Extension of Time
Application Name: Summit Club Subdivision [2020-051]
Owner/Applicant: SUMMIT CLUB PARTNERS LLC
Designation: 101.02-1-28.2
Zone: R-2A & GCCFO Zoning Districts
Acreage: 156.3 acres
Location: 570 Bedford Rd
Original Date of Approval: August 7, 2023
Original Expiration Date: February 3, 2024 (180 Days)
1st Extension of Time Date: February 12, 2024
1st Extension of Time Exp Date: May 3, 2024 (90 Days)

WHEREAS, application for subdivision plat approval was submitted to the Planning Board and the application fees were paid; and

WHEREAS, the Applicant obtained subdivision approval to create separate lots for the water infrastructure (facilities, mains, pumps, tank) to be owned by the Water District; and

WHEREAS, Lot 1 contains a golf course; and

WHEREAS, Lot 2 contains a multi-family residential project; and

WHEREAS, Lot 2.1 contains the joint multi-family and golf course amenity building/club house; and

WHEREAS, Lot 3 contains a wastewater treatment plant; and

WHEREAS, Lot 4 contains a water facility building and water tank that will be dedicated to Water District 2B; and

WHEREAS, Lot 5 contains two wells that will be dedicated to Water District 2B; and

WHEREAS, the original resolution is set to expire on February 3, 2024 and the Applicant has not yet met all of the conditions of such approval; and

WHEREAS, the Applicant has requested a 90-day extension of time in which to complete all conditions of approval; and

WHEREAS, on February 12, 2024 the Planning Board reviewed said request and determined that there were no reasons to deny an extension of time; and

Final Subdivision Plat Approval – 1st Extension of Time

Summit Club Subdivision [2020-051]

February 12, 2024

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NOW, THEREFORE, BE IT RESOLVED, that the request for an extension of time is granted; and

BE IT FURTHER RESOLVED, that all conditions of the resolution of Final Subdivision Approval dated August 7, 2023 shall remain valid and in full force and effect

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