



OVERALL NORTHERN LANDSCAPE SITE PLAN

1" = 40'-0"

#	DATE	REVISION DESCRIPTION	BY
1	11.23.20	PLANNING BOARD SUBMISSION	KA
2	01.11.21	ARB SUBMISSION	KA
3	03.08.21	ARB SUBMISSION	KA
4	05.09.21	ARB SUBMISSION	KA
5	06.14.21	PLANNING BOARD SUBMISSION	KA
6	07.12.21	PLANNING BOARD SUBMISSION	KA
7	11.23.21	EDIT, PROSHOP LAYOUT SCHEM	JS
8	1.10.22	PLANNING BOARD SUBMISSION	KA
9	3.28.22	PLANNING BOARD SUBMISSION	KA
10	4.15.22	SPA TERRACE EDIT	JS

PHASE
SCHEMATIC

PROJECT NAME:
SUMMIT CLUB PARTNERS LLC

ARMONK, NY
JOB NO.: 20035
DRAWN BY: JS PROJ. MANAGER: KA
DATE: 03.28.22 SCALE:

OVERALL SITE PLAN - NORTHERN DEVELOPMENT

DRAWING NO.
LS100.2

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**DELBELLO DONNELLAN WEINGARTEN
WISE & WIEDERKEHR, LLP**

Mark P. Weingarten
mpw@ddw-law.com

COUNSELLORS AT LAW

THE GATEWAY BUILDING
ONE NORTH LEXINGTON AVENUE
WHITE PLAINS, NEW YORK 10601

(914) 681-0200
FACSIMILE (914) 684-0288

Connecticut Office
1111 SUMMER STREET
STAMFORD, CT 06905
(203) 298-0000

June 27, 2022

By Email

Honorable Christopher Carthy, Chairman
and Members of the Planning Board
Town of North Castle
17 Bedford Road
Armonk, New York 10504

**Re: Application of Summit Club Partners, LLC for a Wetland Permit for the
Summit Club at Armonk.**

Dear Chairman Carthy and Members of the Planning Board:

This firm represents Summit Club Partners, LLC (the "Applicant" or "Summit"), in connection with its application for site plan approval for the proposed "golf course community" at the property located at 568 Bedford Road, formerly known as Brynwood Golf & Country Club, and now known as The Summit Club at Armonk. As you may remember, the matter was last on the Board's May, 23, 2022 agenda for continued review. Since that time, it has been determined that the residential component of the project also requires a wetland permit from the Planning Board. Accordingly, on behalf of the Applicant, and in accordance with the requirements of Chapter 340 of the Code of the Town of North Castle (the "Town Code"), we respectfully submit the enclosed application for a wetland permit.

As you know, the residential component of the proposed golf course community consists of the construction of seventy-two (72) dwelling units (in six buildings), a residential amenities complex and pool, a guard house, a new sewage treatment plant, and on-site water supply wells and related improvements to serve the project. As described in greater detail in the enclosed letter from Mike Shortell of WSP, USA, the water supply for the project will be provided by three (3) water-supply wells on the property. One of the wells, Well 1, is located within the Town-regulated wetland buffer area on the affiliated golf course. The proposed connection to Well 1 will require a small area of disturbance (approximately 25 square feet) within the wetland buffer. The disturbance will be temporary, and the area completely restored upon completion of the improvements. No direct incursion into the wetland is proposed, and the minor temporary disturbance will not impact wetland function or neighboring land uses.

In support of our application and in accordance with the Town's requirements, we respectfully submit the following:

1. A completed wetland permit application "Submission Checklist";
2. A completed wetland permit application form;
3. A letter from M. Shortell of WSP, USA to Jeffrey Mendell, dated June 22, 2022 in support of the wetland permit application;
4. Drawing No. 2 of 11 entitled "Summit Club Residential, 568 Bedford Road (Route 22) Town of North Castle, New York", prepared by WSP, USA, dated 12/20/2021;
5. A completed short Environmental Assessment Form (EAF)¹; and
6. A check in the amount of \$250 made payable to the Town of North Castle representing the Wetland Permit Application fee.

We respectfully request that the application for site plan approval be amended to include the application for wetland permit, and that this matter be placed on the Board's July 11 agenda for continued review and for referral to the Conservation Board in accordance with Section 340-5 of the Town Code.

We look forward to meeting with the Board on July 11, 2022 and to discussing this matter in greater detail. In the interim please feel free to contact me if you have any questions or need any additional information.

Thank you for your consideration.

Very truly yours,



MARK P. WEINGARTEN

Enclosures

cc: Jeffrey B. Mendell
Paul Sysak, RLA, ASLA
Janet J. Giris, Esq.
Peter J. Wise, Esq.

¹ The project was the subject of an environmental impact statement for which a Findings Statement was adopted by the Town Board acting as SEQRA lead agency on June 10, 2015.



June 23, 2022

Mr. Jeffrey B. Mendell
Summit Club Partners, LLC
16 Hobby Farm Drive
Bedford, NY 10506

Via Electronic Transmission

RE: Summit Club Partners
568 Bedford Road
North Castle, New York

Dear Mr. Mendell:

On behalf of Summit Country Club LLC, WSP USA (WSP) has prepared this letter in support of a wetland application that is being filed for the proposed Summit Club development. Historically, potable water for the Club has been supplied by the nearby public system North Castle Water District No. 2 (aka Windmill Farms). The water supply for the proposed development will be obtained from three bedrock water-supply wells (Wells 1, 3 and 6A). The average daily demand for the proposed development is 40,903 gpd (gallons per day).

Wells 1, 3 and 6A will be connected to a proposed treatment building to supply groundwater to the proposed development and the connection of the water-supply wells to the proposed treatment building will involve the installation of a raw water line and an electrical conduit (power supply to the submersible well pump). The raw water lines will consist of a below-grade, 3-inch (for Well 3) and 4-inch (For Well 1 and Well 6A) diameter high-density polyethylene (HDPE) pipe and the electrical conduit will consist of 3-inch HDPE pipe that will be installed from the proposed treatment building to the opposite side of the property and under onsite wetlands using a combination of directional drilling and open excavation techniques. Directional drilling has been selected as the manner in which the raw water main will be installed for the vast majority of the length of the raw water lines and electrical conduit (from the entry pit to exit pit as shown on the attached site plan (Appendix I). The drilling process would be completed by horizontally drilling an oversized bore between the entry pit and the exit pit through the soil above the bedrock to accommodate the raw water lines and the electrical conduit. Open-cut trenching would be utilized to extend the raw water lines from the entry pit to the proposed treatment building and from each exit pit to the water-supply wells. This method was selected to allow for crossing the wetlands without disturbing the wetlands. In addition, this method is the preferred manner for wetland crossings with the New York State Department of Environmental Protection (NYSDEC) considering the entry pit and exit pit for the directional drilling are located outside of the wetland buffer. In order to confirm that horizontal directional drilling is suitable, soil borings will be drilled along the route of the proposed raw water line to confirm that bedrock is at sufficient depth to allow for installation with adequate cover material. The proposed raw water lines would be installed in accordance with the Inadvertent Return Contingency Plan (Plan). This Plan is included as Appendix II. The drilling fluids used would be a

WSP USA
4 Research Drive, Suite 204
Shelton, CT 06484

Phone: +1 (203) 929-8555
Fax: +1 (203) 926-9140
wsp.com



non-toxic bentonite clay/water mixture and any excess drilling fluids would be containerized within 10,000-gallon frac tanks that will be positioned near the drill rig. The excess bentonite clay/water mixture would be disposed of offsite in accordance with all New York State and Federal regulations.

Well 1 is located just inside the wetland buffer and Well 3 and Well 6 are located outside of the wetland buffer; therefore, there will be minimum disturbance to the wetland buffer as part of the directional drilling and open cut trenching. The soils removed from the open cut trench will be reused as backfill material with the exception of the soil that will be positioned immediately surrounding the raw water lines. The material that will be positioned around the raw water lines will consist of sand. In addition, as part of the proposed construction, each well will be equipped with a pitless unit that will require an excavation around each well that measures approximately 5 feet wide by 5 feet long by 6 feet deep. The soils removed from the excavation will be placed back around each well.

Please feel free to contact me directly at (475) 882-1720 with any questions or comments.

Kind regards,

WSP USA

A handwritten signature in black ink, appearing to read 'Michael Shortell'.

Michael J. Shortell

Senior Lead Consulting Environmental Engineer

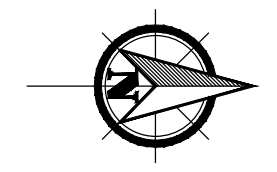
MJS:cmm

Enclosures

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APPENDIX I



- LEGEND**
- PROPERTY BOUNDARY
 - EXISTING FLAGGED WETLAND BOUNDARY
 - EXISTING WETLAND BUFFER
 - EXISTING CONTOUR
 - EXISTING WELL
 - EXISTING ELECTRICAL LINE
 - EXISTING GAS LINE
 - EXISTING STORMWATER PIPE
 - EXISTING SANITARY SEWER MAIN
 - PROPOSED STORMWATER PIPE
 - PROPOSED SANITARY SEWER MAIN
 -
 -
 -
 -
 -
 -
 - PROPOSED FIRE HYDRANT

PROPOSED POTABLE WATER TREATMENT BUILDING
 PROPOSED 105,000-GALLON ABOVE GRADE POTABLE WATER ATMOSPHERIC STORAGE TANK
 HEIGHT: 24 FEET
 DIAMETER: 28 FEET
 OVERFLOW ELEVATION: 22.84 FEET (ABOVE LAND SURFACE)

PROPOSED WASTEWATER TREATMENT PLANT

REV	DESCRIPTION
1	ISSUED FOR PERMIT
2	REVISION
3	REVISION

DRAWN BY	RAC	CHECKED	MS	APPROVED	SR	DRAWING DATE
						06/21/22

SITE PLAN
Summit Club Residential
 568 Bedford Road (Route 22)
 Town of North Castle, New York

WSP USA
 4 Research Drive, Suite 204
 Shelton, Connecticut 06484
 (203) 929-8555



APPENDIX II

INADVERTENT RETURNS CONTINGENCY PLAN FOR HORIZONTAL DIRECTIONAL DRILLING

1.0 INTRODUCTION AND PURPOSE

Horizontal directional bore operations have a potential to release drilling fluids into the surface environment through inadvertent returns (an inadvertent return is the condition where drilling mud is released through fractured soil into the surrounding formation and travels toward the surface). Because drilling muds consist of a bentonite clay-water mixture, they are not classified as toxic or hazardous substances. Prior to the start of horizontal drilling, the contractor's field supervisor shall document existing conditions in the work area and surrounding area to establish baseline conditions.

While drilling fluid seepage associated with an inadvertent return is most likely to occur near the bore entry and exit points where the drill head is shallow, inadvertent returns can occur at any location along a directional bore. This Inadvertent Returns Contingency Plan (IRCP) establishes operational procedures and responsibilities for the prevention, containment and cleanup of inadvertent returns associated with the proposed directional drilling project. All personnel and sub-contractors responsible for the work must adhere to this plan during the directional drilling process.

The specific objectives of this plan are to:

1. Minimize the potential for inadvertent returns associated with horizontal directional drilling activities;
2. Provide for the timely detection of inadvertent returns;
3. Protect areas that are considered environmentally sensitive (streams, wetlands, other biological sources, cultural resources);
4. Ensure an organized, timely, and "minimum-impact" response in the event of inadvertent returns and release of drilling bentonite; and
5. Ensure that all notifications are made to the appropriate parties at the Town of North Castle (Town) and their representatives immediately and to appropriate regulatory agencies within 24 hours and that documentation is completed.

2.0 DESCRIPTION OF WORK - SUMMARY

The project will entail horizontal directional drilling (HDD) from the area where the proposed treatment building will be located to Well 1, Well 3 and Well 6A. A raw water main and electrical conduit will be installed and connect the bedrock water-supply wells.

The project has been designed, and is proposed to be constructed, such that there will be limited disturbance to the property. To minimize site disturbance, we are proposing to use the HDD method of pipeline installation to install the raw water transmission line and electrical conduit a minimum of 10 feet below land surface and below the existing ponds. This depth will be maintained except at the entry pit and the exit pit where the minimum depth of the raw water transmission lies will be 4 feet below land surface. HDD is recognized as the least environmentally disturbing construction technique available for installing pipelines. The primary alternative to HDD would be trenching.

HDD uses drilling fluid to facilitate the drilling of the bore hole (initial hole), and installation of the lines. The fluid also serves to stabilize the surrounding formations and provides a seal that reduces the risk of inadvertent returns.

To prevent or mitigate potential impacts from inadvertent returns, drilling operations will be halted by the drill rig operators immediately upon detection of a drop in drilling pressure or other evidence of inadvertent returns. The cleanup of all spills shall begin immediately. The Town shall be notified immediately of any spills and shall be consulted regarding clean-up procedures. A spill kit shall be onsite and used if inadvertent returns occurs. A vacuum trailer and containment materials, such as straw bales, shall also be onsite prior to and during all operations. In the event of an inadvertent returns, the onsite foreman/supervisor will conduct an evaluation of the situation and direct recommended mitigation actions, based on the following guidelines:

- a. If the inadvertent return is minor, easily contained, or has not reached the surface and is not an immediate threat to nearby sensitive resources, drilling operations may resume after use of a leak-stopping compound or redirection of the bore; and
- b. If the inadvertent return has reached the surface, any material contaminated with bentonite shall be removed by hand, contained and properly disposed of, as required by law. The property owner shall be responsible for ensuring that the bentonite is either properly disposed of at an approved disposal facility or properly recycled in an approved manner. The Site Supervisor shall notify and take any necessary follow-up response actions in coordination with agency representatives. The Site Supervisor will coordinate the mobilization of equipment stored at offsite locations (e.g., vacuum trucks) on an as-needed basis.

3.0 SITE SUPERVISOR/FOREMAN RESPONSIBILITIES

The Site Supervisor/Foreman will have overall responsibility and the necessary knowledge/training for implementing this IRCP. The Site Supervisor/Foreman will ensure that all employees are trained prior to drilling activities. The Site Supervisor/Foreman shall notify WSP personnel immediately when an inadvertent return is detected. The Site Supervisor/Foreman will be responsible for ensuring that the safety department is aware of the inadvertent return, coordinating personnel, response, cleanup, regulatory agency notification and disposal of recovered material and timely reporting of the incident. The Site Supervisor/Foreman shall ensure all waste materials are properly containerized, labeled, and removed from the site to an approved disposal facility by personnel experienced in the removal, transport and disposal of drilling mud.

The Site Supervisor/Foreman shall be familiar with all aspects of the drilling activity, the contents of this IRCP and the conditions of approval under which the activity is permitted to take place. The Site Supervisor/Foreman shall have the authority to stop work and commit the resources (personnel and equipment) necessary to implement this plan. The Site Supervisor/Foreman shall ensure that a copy of this plan is available onsite and accessible to all construction personnel. The Site Supervisor/Foreman shall ensure that all workers are properly trained and familiar with the necessary procedures for response to an inadvertent return, prior to commencement of drilling operations.

3.1 Design Engineer Observation

WSP engineering staff will provide full-time observation during the horizontal drilling work.

4.0 EQUIPMENT

The Contractor, including the Site Supervisor shall ensure that:

- All equipment and vehicles are inspected and maintained daily;
- Spill kits and spill containment materials are available onsite at all times and that the equipment is in good working order;
- Equipment required to contain and clean up an inadvertent returns release will be available at the work site;
- A vacuum trailer shall be staged at a location from which it can be mobilized and relocated so that any place along the drill pathway, can be reached by the apparatus in a timely manner; and
- Construction personnel shall have appropriate operational communication onsite at all times during construction.

5.0 TRAINING

Prior to the start of construction, the Site Supervisor/Foreman, shall ensure that the crew members receive training in the following:

- The provisions of the IRCP, equipment maintenance and site-specific permit and monitoring requirements;
- Inspection procedures for release prevention and containment with the available equipment and materials;
- Contractor/crew obligation to immediately stop the drilling operation upon first evidence of the occurrence of an inadvertent return and to immediately report any inadvertent returns release to the Site Supervisor/Foreman;
- Contractor/crew member responsibilities in the event of a release;
- Operation of release prevention and control equipment and the location of release control materials, as necessary and appropriate; and
- Protocols for communication with agency representatives who might be onsite during the clean-up effort. List of contact names, phone numbers and lines of authority and notifications shall be kept onsite.

6.0 DRILLING AND RESPONSE PROCEDURES

The following procedures shall be followed each day, prior to, and during the drilling process:

- The IRCP shall be available onsite during all construction.
- The Site Supervisor/Foreman shall be onsite at any time that drilling is occurring.
- The Site Supervisor/Foreman shall ensure that a job briefing meeting is held at the start of each day of drilling to review the appropriate procedures to be followed in case of an inadvertent return. Questions shall be answered and clarification given on any point over which the drilling crew or other project staff has concerns.
- The Site Supervisor/Foreman will be responsible as full-time monitor of observable inadvertent returns conditions or lowered pressure readings on the drilling equipment.

Drilling pressures shall be closely monitored so they do not exceed those needed to penetrate the formation. Pressure levels shall be monitored constantly by the operator. Maximum pressure levels shall be set at a level to prevent inadvertent returns.

6.1 Precautions

A site inspection will be conducted of the drilling entry and exit areas, surrounding work areas, and the drilling route on the surface for familiarization purposes.

Where present, sensitive cultural and biological resources will be flagged for avoidance or construction limits will be clearly marked. Barriers (straw bales or sedimentation fences) will be erected between the bore site and nearby sensitive resources prior to drilling, as appropriate, to prevent released material from reaching the resource. The silt fence and haybale locations and details are provided on the attached plans.

Exit and entry pits shall be clearly marked, and surrounded by construction fencing, silt fencing and straw barriers to minimize the potential for migration of bentonite. Excavation at all entry points will receive full-time monitoring. Early detection is key to minimizing the potential of an inadvertent return.

Access and egress locations will be designated and clearly marked. A spill kit shall be onsite and used if an inadvertent return occurs. A vacuum truck shall be readily available prior to and during all drilling operations. Containment materials (straw, silt fencing, sand bags, inadvertent returns spill kits, etc.) shall be staged onsite at a location where they are readily available and easily mobilized for immediate use in the event of an accidental release of drilling mud (inadvertent returns).

6.2 Field Response to Inadvertent returns Occurrence

Once the drill rig is in place, and drilling begins, the drill operator shall stop work whenever the pressure in the drill rig drops, or there is a lack of returns in the entrance pit. At this time, WSP and the Site Supervisor/Foreman shall be informed of a potential inadvertent return. If a potential inadvertent return is confirmed, all work will stop. The Site Supervisor/Foreman and the drill rig operator(s) shall work to coordinate the likely location of the potential inadvertent returns. The location of the potential inadvertent return shall be recorded and notes made regarding the location and measures taken to address the concern.

Water containing mud, silt, bentonite from equipment washing or other activities, shall not be allowed to enter the wetland. The bentonite used in the drilling process shall be either disposed of at an approved disposal facility or recycled in an approved manner. Other construction materials and wastes shall be recycled or disposed of, as appropriate.

The response of the field crew to an inadvertent returns release shall be immediate and in accordance with procedures identified in this Plan. All appropriate emergency actions that do not pose additional threats to sensitive resources will be taken, as follows:

- a. Directional boring will stop immediately;
- b. The drill pipe will be pulled back to relieve pressure on inadvertent returns;
- c. Determine the location & extent of the inadvertent returns; the surface path of the crossing shall be inspected;
- d. The Site Supervisor/Foreman will be notified to ensure that management and the safety department is notified, adequate response actions are taken and notifications made;
- e. The Site Supervisor/Foreman shall evaluate the situation and recommend the type and level of response warranted, including the level of notification required;

- f. If the inadvertent return is minor, easily contained, has not reached the surface and is not threatening sensitive resources, a leak-stopping compound shall be used to block the inadvertent returns. If the use of leak-stopping compound is not fully successful, the bore stem shall be redirected to a new location along the desired drill path where an inadvertent returns has not occurred.

6.2.1 Inadvertent Release Response on Land

If a release of drilling mud occurs at a fracture on land:

- Isolate the area with coir logs (coconut fiber logs), hay bales, sand bags, and/or silt fencing to surround and contain the drilling mud.
- Consult with all parties to monitor for inadvertent returns regarding next appropriate action among the following:
 - A mobile vacuum truck will be used to pump the drilling mud from the contained area and recycled to the return pit.
 - The drilling mud will be left in place to avoid potential damage from vehicles entering the area; or
 - The usage of approved loss circulation materials will be added to the fluid mixture.
- Once excess drilling mud is removed, the area will be seeded and/or replanted using species similar to those in the adjacent area, or allowed to re-grow from existing vegetation.

6.2.2 Inadvertent Release Response in Water

If a release of drilling mud occurs at a fracture in water:

- Monitor the inadvertent return for four hours to determine if the drilling mud congeals. (Bentonite will usually harden, effectively sealing the inadvertent returns location.)
- Consult with the environmental inspector to monitor for inadvertent returns regarding next appropriate action among the following:
 - If drilling mud congeals, take no other action that would potentially suspend sediments in the water column.
 - If drilling mud does not congeal, erect isolation/containment environment (underwater boom and curtain).
 - If the fracture becomes excessively large, call a spill response team in to contain and clean up excess drilling mud in the water. Maintain updated phone numbers of spill response teams in the area onsite.
 - If the spill affects an area that is vegetated, the area will be seeded and/or replanted using species similar to those in the adjacent area, or allowed to re-grow from existing vegetation.
- Revegetated areas will be monitored twice a year for the first year subsequent to inadvertent returns to confirm revegetation is successful.

6.3 Response Close-Out Procedures

As discussed in Section 1.0, document existing conditions prior to beginning directional drilling. After an inadvertent return is stabilized and any required removal is completed, document post-cleanup conditions with photographs and prepare an inadvertent returns incident report describing time, place, actions taken to remediate inadvertent returns and measures implemented to prevent re-occurrence.

When the release has been contained and cleaned up, response closeout activities will be conducted at the direction of the Site Supervisor/Foreman and shall include the following:

- a. The recovered drilling fluid will either be recycled or hauled to an approved facility for disposal. No recovered drilling fluids will be discharged to land surface or into streams, storm drains or any other water source;
- b. All inadvertent returns excavation and clean-up sites will be returned to pre-project contours using clean fill, as necessary; and
- c. All containment measures (fiber rolls, straw bale, etc.) will be removed, unless otherwise specified by the Site Supervisor/Foreman.

6.4 Construction Re-Start

For small releases, drilling may continue if 100-percent containment is achieved through the use of a leak-stopping compound or redirection of the bore and the clean-up crew remains at the inadvertent returns location throughout the construction period.

For releases requiring external notification and/or other agencies, construction activities will not restart without prior approval from all required parties.

6.5 Bore Abandonment

Abandonment of the bore will only be required when all efforts to control the inadvertent return within the existing directional bore have failed. As part of the evaluation to abandon the borehole, WSP and the Town shall be notified of the situation and shall contribute to the decision-making process to determine whether the borehole should be abandoned or not.

7.0 NOTIFICATION

In the event of an inadvertent return that reaches a water source, the Site Supervisor/Foreman will notify the key project personnel in the Emergency Contact List provided as Attachment I so they can notify the appropriate resources and/or agencies, as required. All agency notifications will occur within 24 hours of discovery of inadvertent returns and proper documentation will be accomplished in a timely and complete manner. The information supplied will include all items listed below:

- Date, location and time of release;
- Description of how the release occurred;
- An estimate of the amount of drilling mud released;
- Size of the area impacted;
- Name and telephone number of person reporting;
- The type of activity that was occurring around the area of the inadvertent returns;
- Description of any sensitive areas and their location in relation to the inadvertent returns;

- Description of the methods used to clean up or secure the site;
- Success of the clean-up action; and
- A listing of the current permits obtained for the project.

8.0 DOCUMENTATION

The Site Supervisor/Foreman shall record the inadvertent returns event in his or her daily log. The log will include all items listed in Section 7.0 above, along with photo documentation.

9.0 PROJECT COMPLETION AND CLEAN-UP

- a. All materials and any rubbish-construction debris shall be removed from the construction zone at the end of each workday;
- b. Sump pits at bore entry and exits will be filled and returned to natural grade; and
- c. All protective measures (fiber rolls, straw bale, silt fence, etc.) will be removed unless otherwise specified by the Site Supervisor/Foremen.

**SUMMIT CLUB
568 BEDFORD ROAD
NORTH CASTLE, NEW YORK**

EMERGENCY CONTACT LIST

1. Key Project Personnel:

- | | |
|--|---|
| Michael Shortell, WSP | (475) 882-1720 (office)
(203) 767-0284 (cell, emergency) |
| 2. WCDOH – Spill Reporting
(notify within 2 hours for any size spill) | (914) 813-5000 |
| 3. Spill Response Contractor
(notify if spill is \geq 5 gallons or other hazards exist) | To be determined |
| 4. NYSDEC – Spill Hotline (spill \geq 5 gallons)
Note: you do not need to notify NYSDEC if all of the following are true:
a) the spill is less than 5 gallons; and,
b) the spill is contained and under control; and,
c) the spill has not reached the land (unpaved areas) or surface water; and,
d) the spill is cleaned up within two (2) hours of discovery. | 1-800-457-7362 |
| 5. National Response Center (notify if release enters
surface water or stormwater catch basins) | 1-800-424-8802 |
| 6. North Castle, NY Police & Fire Departments | 911 (Emergency)
(914) 273-9500 – Police
(914) 273-3292 – Fire |
| 7. New York State Police | 911 (Emergency) |
| 8. Northern Westchester Hospital | (914) 666-1200 |
| 9. EPA – Region 2 Administrator | (212) 637-3660 |

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

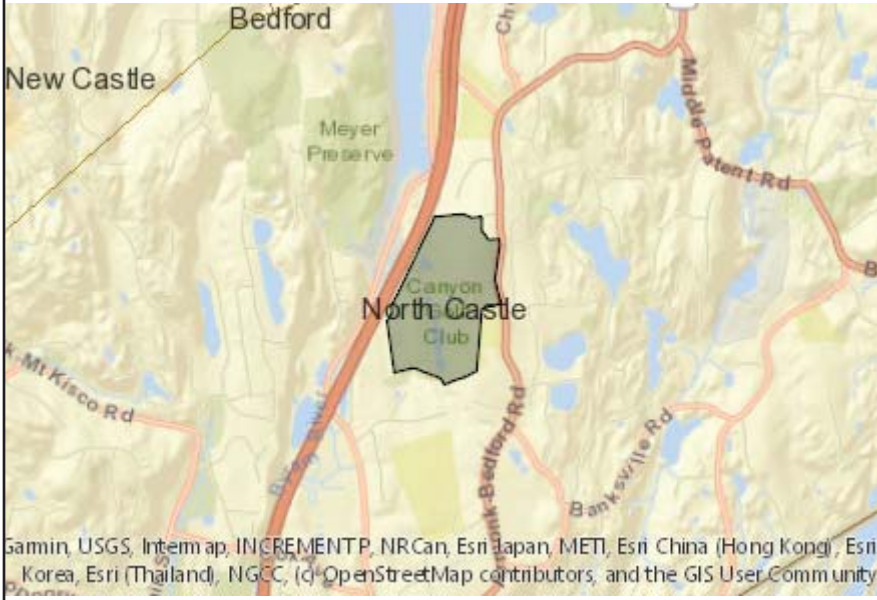
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
<small>"An Environmental Impact Statement (EIS) was prepared for the project and the Planning Board issued their New York State Environmental Quality Review Act (SEQRA) Findings Statement on April 22, 2015</small>			
Name of Action or Project: The Summit Club at Armonk			
Project Location (describe, and attach a location map): 568 & 570 Bedford Road (NY-22), Armonk, NY 10504			
Brief Description of Proposed Action: Proposed golf course community development that includes 73 dwelling units (in 7 buildings), residential amenities complex & pool and temporary clubhouse improvements associated with The Summit Golf & Country Club (formerly Brynwood Golf & Country Club).			
Name of Applicant or Sponsor: Summit Club Partners, LLC (Mr. Jeffery Mendell)		Telephone: (914) 391-2900	
		E-Mail: jbmendell@gmail.com	
Address: 568 Bedford Road			
City/PO: Armonk		State: NY	Zip Code: 10504
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ ±156* acres	
b. Total acreage to be physically disturbed?		_____ ±19.00 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ ±156* acres	
*The proposed golf course lot is approximately 127.37 acres and the proposed residential lot is approximately 28.93 acres.			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Golf Course & Community/Institutional (School)			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Connection to a new on-site sewage treatment plant with associated NYSDEC SPEDES Permit. _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? (Archeology Survey prepared for EIS - No Significant Findings)	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Stormwater runoff will be conveyed into existing stormwater infrastructure or continue to flow overland on the golf course.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: Proposed stormwater management facilities	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>JMC, PLLC (Paul R. Sysak, RLA) (As owner's/applicant's agent)</u> Date: <u>11/23/2020</u> Signature: <u>Paul Sysak</u> Title: <u>Project Manager</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

WETLANDS AND DRAINAGE APPLICATION TOWN OF NORTH CASTLE BUILDING DEPARTMENT

DATE: 06 / 15 / 22 \$50 (min.) for Residential Apps. FEE: \$ 250.00 (Commercial Wetland Permit)
\$250 (min.) for Commercial Apps.

1. NAME & ADDRESS OF APPLICANT: Summit Club Partners, LLC (Mr. Jeffrey B. Mendell) OWNER (IF DIFFERENT): Same as applicant
568 Bedford Road, Armonk, NY 10504
TELEPHONE: (914) 391 - 2900

2. STREET ADDRESS OF PROPERTY: 568 & 570 Bedford Road (NY-22)
SECTION: 101.02 BLOCK: 1 LOT: 28.1 & 28.2

3. DESCRIPTION OF PROPOSED WORK & MATERIALS: PLANS & SPECIFICATIONS ANNEXED HERETO. STATE NAME AND OCCUPATION OF PREPARER:
The proposed golf course community development (residential phase) includes the construction of 72 dwelling units (in 6 buildings), residential amenities complex & pool, guard house, new sewage treatment plant and on-site water supply well improvements associated with The Summit Golf & Country Club (formerly Brynwood Golf & Country Club). The proposed on-site water supply well improvements proposes 25 square ft. of temporary disturbance within the Town-regulated wetland buffer. The temporary disturbance is related to the connection of water supply well #1. The raw water distribution lines shall be installed using directional drilling. Refer to the attached document prepared by WSP (Project Hydrogeologist).

4. IMPACT STATEMENT (IF REQUIRED) PREPARED BY: _____
Temporarily disturbed wetland buffer areas shall be returned to existing conditions upon completion of on-site water supply well improvements. Refer to attached document prepared by WSP (Project Hydrogeologist).

DATED: 6/15/22 APPLICANT'S SIGNATURE: 

NOTE: WETLANDS APPLICATIONS WILL BE REVIEWED BY THE TOWN BOARD, THE PLANNING BOARD, THE CONSERVATION BOARD, OR THE TOWN ENGINEER AT THE DISCRETION OF THE TOWN ENGINEER.

Do you have any intention of tearing down a house to build a new house within the next SIX (6) months?
 Yes No

Do you have any intention to expand a house over 1500 square feet within the next SIX (6) months?
 Yes No

If the Planning Board has granted you approval previously, on what dates were you approved? (List Below)
Issued EIS Findings Statement (March 2016), Site Plan Approval for Golf Course Improvements (03/07/2016), Final Subdivision Approval into two lots (09/25/2017), Amended Site plan Approval for Reduced Golf Course Improvements (08/03/2020), Site Plan Approval for Temporary Clubhouse Facilities (03/08/2021).



17 BEDFORD ROAD
ARMONK, NY 10504
TEL: 914 273 0346
FAX: 914 273 3554
www.northcastleny.com

**TOWN OF NORTH CASTLE
CONSERVATION BOARD**
17 Bedford Road Armonk, New York 10504
(914) 273-0346 x 50 (914) 273-3554 (fax)

SUBMISSION CHECKLIST

This form represents the standard requirements for a completeness review for all Conservation Board submissions. Failure to provide all of the information requested will result in a determination that the application is incomplete.

DISCLAIMER- The Board may wish to ask for other documents in the future

Project Name on Plan

Initial Submittal (Submit 3 weeks prior to Board meeting), minimum four (4) Copies

One copy of initial submittal to the Building Department for the Town Wetland Consultant.

Returning Application (Submit 2 weeks prior to Board meeting), four (4) Copies

One copy of submittal to the Building Department for the Town Wetland Consultant

Street Location:

568 & 570 Bedford Road (NY-22)

Zoning District **R-2A/GCCFO** Property Acreage **Approx. 156 Acres** Tax Map Parcel ID **101.02 / 1 / 28.1 & 28.2**

Date: **06/27/2022**

Required Items

- Completed **Wetland Permit** Application
- Copy of submitted Permit Fee (s)
- Copy of the complete Town of North Castle Environmental Questionnaire Form
- Copy of the completed Environmental Assessment Form (EAF), if applicable
- Wetland Mitigation Plan (to include the following, per Chapter 340 of the Town Code)

Conservation Board Review Form

- Name and address of the owner/applicant
- Seal and signature of the Design Professional who prepared the plan
- Location Map depicting the applicant's entire property and adjacent properties
- Existing Topography and proposed grade elevations
- The location of the wetland and/or watercourse as they exist in the field and field-verified by the Town Wetland Consultant
- The location of any 100' local of N.Y. state regulated Wetland Buffer (s) and/or 500' Critical Environmental Area (CEA) regulated Wetland Buffer (s)
- Location and quantification (square feet) of the construction area or area (s) proposed to be disturbed and their relation to property lines, road, buildings, watercourses and wetlands
- Location of all existing wells and septic areas on the site including septic expansion areas.
- The size/species of all existing trees within and adjacent to the proposed disturbance areas should be specified. All trees to be removed or protected should be identified and be shown on site plan (**Tree removal permit?**)

- Proposed Mitigation Measures, Town Code Section 340-9
 - *Mitigation includes, but is not limited to, remediating activities that limit environmental damage, wetland construction, wetland maintenance, restoration of disturbed or degraded wetlands, wetland buffer enhancement, mitigation plantings, establishment of conservation easements, establishment of no-mow, no herbicide/pesticide zones, removal of invasive species
 - * Include a schedule of proposed plantings that includes: quantity, species, botanical/common name, size and root conditions. Identify whether species are native or non-native.
 - * Locations and corresponding identification codes of all plantings should be illustrated on the mitigation site plan
 - * Construction details for all mitigation activities: proposed planting methods (tree, shrub, groundcover, grasses etc.) and removal methods of invasive species

- The proposed wetland mitigation ratio (2:1 required);
Total sq. ft. mitigation areas/total sq. ft. of disturbance areas;
This should include:
 - *A table listing the disturbance and mitigation areas
 - *An illustration of the disturbance and mitigation areas on the mitigation site plan map (s)
- * All proposed Erosion Controls should be shown and detailed
- * Proposed Quality assurances, including maintenance and monitoring of the wetland mitigation, Town Code Sections 340-11 & 12

_____ On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM.



Summit Club Partners, LLC
570 Bedford Road
Armonk, NY 10504-2101

JP Morgan Chase
1-2/210

001199

6/15/2022

PAY TO THE ORDER OF Town of North Castle

\$ **250.00

Two Hundred Fifty and 00/100*****

DOLLARS

Town of North Castle
17 Bedford Road
Armonk, NY 10504-1897

MEMO

wetland permit app fee



[Handwritten Signature]
AUTHORIZED SIGNATURE

⑈001199⑈ ⑆021000021⑆

758978717⑈

Details on Back.

Security Features Included