



Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

March 08, 2021

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

RE: JMC Project 20101
Summit Club Residential
Bedford Road (Route 22)
Town of North Castle, NY

Response to Town Comments Resubmission

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 for your continued review of the Site Plan Application for the proposed residential development on The Summit Club residential property:

I. JMC Drawings:

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>	
C-000	Cover Sheet	2	03/08/2021
C-010	Overall Existing Conditions Map	2	03/08/2021
C-011	Existing Conditions Map (South)	2	03/08/2021
C-012	Existing Conditions Map (North)	2	03/08/2021
C-020	Site Demolition & Tree Removal Plan (South)	2	03/08/2021
C-021	Site Demolition & Tree Removal Plan (North)	2	03/08/2021
C-022	Site Tree Removal Table	2	03/08/2021
C-100A	Overall Site Layout Plan	2	03/08/2021
C-100	Site Layout Plan (South)	2	03/08/2021
C-101	Site Layout Plan (North)	2	03/08/2021
C-102	Fire Truck Access Plan	2	03/08/2021
C-200	Site Grading Plan (South)	2	03/08/2021
C-201	Site Grading Plan (North)	2	03/08/2021
C-202	Road Profiles Plan	2	03/08/2021
PSP-1	Preliminary Subdivision Plat	2	03/08/2021
IPP-1	Integrated Plot Plan	2	03/08/2021

2. Granoff Architects Drawings:

<u>Dwg. No.</u>	<u>Title</u>		<u>Rev. #/Date</u>
<u>Residences:</u>			
LS100	Overall Site Plan-Landscape	3	03/08/2021
A100	Garage Floor Plan-Typical	3	03/08/2021
A101	First Floor Plan-Typical	3	03/08/2021
A102	Second Floor Plan-Typical	3	03/08/2021
A103	Third Floor Plan-Typical	3	03/08/2021
A104	Gate House Plans and Elevations	3	03/08/2021
A300	East Elevation	3	03/08/2021
A301	North Elevation	3	03/08/2021
A302	West Elevation	3	03/08/2021
A303	South Elevation	3	03/08/2021
<u>Amenities Building:</u>			
A200	Amenities Building-Pool Level	2	02/11/2021
A200A	Amenities Building-Pro Shop Lower Level	2	02/11/2021
A201	Amenities Building-Main Level	2	02/11/2021
<u>Architectural Renderings:</u>			
1	Site Plan/Key	3	03/08/2021
2	View 1	3	03/08/2021
3	View 2	3	03/08/2021
4	View 3	3	03/08/2021
5	View 4	3	03/08/2021
6	View 5	3	03/08/2021
7	View 6	3	03/08/2021
8	View 7	3	03/08/2021
9	View 8	3	03/08/2021
10	View 9	3	03/08/2021
11	View 10	3	03/08/2021
12	View 11	3	03/08/2021
13	View 12	3	03/08/2021
14	View 13	3	03/08/2021
15	View 14	3	03/08/2021
16	View 15	3	03/08/2021

The revisions depicted on the above noted plans reflect responses to comments outlined in the Town of North Castle Planning Department memorandum, dated January 19, 2021. For ease of review, we have repeated and enumerated the comments in italic print, followed by our responses:

Town of North Castle Planning Department, dated January 19, 2021

General Comments

Comment No. 1

The Applicant is proposing 6 approximately 36,000 square foot (not including basement parking) identical buildings with six of those buildings placed in a row. While the proposed design of the building is attractive, the proposed repetition of the same building six times leads to a design that is excessively uniform. The plans should be revised to vary design, footprint and height, as necessary, to prevent excessive uniformity of the proposed exterior building design. Perhaps three different core designs would be appropriate with variations on the three base models comprising the other buildings.

Response No. 1

The ARB board members commented favorably to the Architecture and mass of the buildings at the joint work session on 02/08/2021. The developer has volunteered to eliminate the upper building (#7) as well as the associated road, utilities, and grading in this area. This substantial concession will not only enhance the natural buffer between the lower roadway and buildings from Route 22 but also results in less disturbance on the site and allows for potential increased conservation of existing trees by concentrating the construction in one area. In order to achieve this, we have created (6) 12-unit buildings to maintain at least 72 units (one less unit than approved). We are confident that by varying the material, stone, and color differentiation, the individual buildings will each be unique in character.

Comment No. 2

The project reviewed by the Lead Agency depicted several single family golf cottages fronting Bedford Road. This design choice was acceptable to the Lead Agency since these units were designed in such a manner to be compatible with the existing single family development pattern in the area. However, based upon text included on the plans, the current plan depicts a new two story apartment building in this area. It is noted that the first floor of this building is 10-15 feet above Bedford Road. The Applicant should provide floor plans and elevations of this building. It is recommended that this building be eliminated and replaced with smaller cottages or townhomes that will be more compatible with the surrounding residential neighborhood.

The Applicant has stated the floor plans and elevations for this building have been submitted for review, but we were unable to locate such plans.

In addition, it is noted that there is no reason that the recommended cottages and/or townhouses can't be condominium units.

Response No. 2

The previously proposed building located closest to Bedford Road (NY 22) has been eliminated.

Comment No. 3

As requested, the plans have been revised to include a project summary comparison between the Findings Project and the currently proposed project; however, some of the table entries for the project are TBD. As the project develops, this table should be updated as necessary

Response No. 3

The summary table comparing the DEIS, FEIS and current residential design has been revised to include more information, however, some items remain TBD and will be included once complete.

Comment No. 4

In general, the design style, mass and scale of the buildings has changed significantly as compared to previously submitted concept designs. The Planning Board and Architectural Review Board should evaluate whether the proposed design, size and scale of the buildings are acceptable or whether designs more similar to the previously submitted concept plans are preferable.

Response No. 4

The comment is so noted. As a result of the 02/08/2021 joint work session, we understand that both the Planning Board and the Architectural Review Board (ARB) are comfortable with the design, size and scale of the proposed buildings.

Comment No. 5

The Applicant should submit a substantial proposed landscaping plan within the R-2A zone (100 foot buffer). The plan should incorporate all of the expected landscape elements depicted on Exhibits I-8 to I-12 in the FEIS.

Response No. 5

Granoff Architects has further developed the conceptual Landscape Site Plan and has prepared revised renderings of views from Bedford Road of the project and of views within the project of the residential buildings.

Comment No. 6

The site plan depicts new tennis courts (structures) in the “front yard” of the property. While the tennis courts have been removed from the buffer, it is recommended that the site plan be revised to eliminate the tennis courts from the front yard since this area will be highly visible from the street and serves as the gateway to the project. This area should be incorporated into a formal landscaping/screening plan.

Response No. 6

The tennis courts are convenient to the Amenities Pavilion and are an important component of the

club's athletic facilities. Substantial understory screening proposed along Rt 22, will serve to screen the courts from the road. Once bramble is removed to provide space for screening planting, a large number of existing trees are to be maintained, as shown on LS100.

Comment No. 7

Building Height analysis. The Applicant should provide a building height analysis demonstrating that the proposed buildings are no more than three stories and 39 1/2 feet to the mean level of the primary roof, measured from the level of the finished grade at the main entry to the building.

Response No. 7

All buildings comply with the max height of three stories and 39'-6" to the mean of the primary roof, measured from the level of the finished grade at the main entry to the building as depicted in the elevation drawings.

Comment No. 8

The site plan shall be revised to depict a lighting plan that conforms to the minimum requirements of Section 355-45.M of the Town Code. The Applicant should indicate whether the tennis courts are proposed to be lit.

Response No. 8

A lighting plan conforming to the minimum requirements of Section 355-45.M of the Town code will be prepared and provided under separate cover once provided by lighting vendor.

Comment No. 9

The site plan shall be revised to provide calculations demonstrating that the proposed units meet the minimum size requirements of the GCCFO Zoning District.

Response No. 9

All unit types exceed the minimum gross area per dwelling units. Minimum gross floor area per dwelling unit shall not be less than the following:

Efficiency: 450 square feet;	(None Proposed)
One-bedroom: 700 square feet;	(None Proposed)
Two-bedroom: 900 square feet; and	(Minimum Proposed is 2,377sf)
Three-bedroom: 1,100 square feet	(Minimum Proposed is 2,997 sf)

Comment No. 10

A golf course community must be affiliated with an adjoining membership club which is subject to a Town Board special use permit. Such affiliation shall be established by the requirement that, except for the initial

developer/sponsor of the golf course community and successor sponsors/owners of units which have not yet been sold for owner occupancy, the owner of a dwelling unit of the golf course community must for the duration of ownership be a member (whether individually or as a family) of the membership club. The terms and conditions of membership shall be determined by the membership club.

The golf course of the affiliated membership club functions as the open space for the golf course community, and preservation of that open space is a basis for the permitted density of a golf course community. Accordingly, as a condition of site development plan approval of a golf course community, the affiliated membership club shall record in the Westchester County Clerk's office a permanent conservation easement pursuant to which the membership club agrees that the property on which the golf course is located shall be used solely as a golf course or as open space. The conservation easement shall be in form and substance reasonably acceptable to the Town Board and Town Attorney.

Response No. 10

The owners of the market-rate residences will all be members of The Summit Club which is opening in April, 2021. A Temporary Special Use Permit for the club/golf course operations, including the temporary facilities was approved by the Town Board on 02/24/2021.

The golf course lot is already subject to a recorded Declaration providing that the golf course lot can only be used as a golf course/club or as open space. The landowner, Summit Club Partners, LLC, will enter into a permanent conservation easement and file it with the Westchester County Clerk's office.

Comment No. 11

The Applicant should submit floor plans and elevations of the proposed gate house for review.

Response No. 11

Floor plans and elevations of the proposed gate house have been submitted in this application and are also depicted in the site plan and renderings.

Comment No. 12

The Applicant will need to file the previously discussed conservation easement prior to the issuance of the first building permit.

Response No. 12

The comment is so noted.

Comment No. 13

The site plan should be revised to depict the phasing plan agreed to by the Town of North Castle and the Applicant.

In December, 2019, in consideration of the adoption by the Town of the Amendment, the Applicant recorded a Declaration pursuant to which the Applicant may, subject to site plan approval, construct on the Development Lot a first phase of the Community ("Phase 1"), which may consist of up to thirty-six (36) residences, which may be fee-simple homes and/or condominium units without limitation regarding form of ownership of the residences, and a second phase of the Community ("Phase 2"), which may consist of up to thirty-seven (37) residences, which may be fee-simple homes and/or condominium units without limitation regarding form of ownership of the residences; provided that unless the aggregate average of the gross sales prices of the market-rate Phase 1 condominium units is \$700.00 per square foot or more, the Phase 2 condominium residences are required to be "55 and older" age-restricted housing as permitted under applicable federal law and regulations. The Declaration also requires Phase 1 to include four (4) on-site affordable units, and Phase 2 to include three (3) on-site affordable units. However, the Applicant is permitted to at any time elect to relocate all or a portion of the affordable units off-site within areas in the Armonk Hamlet that are served by public sewer and water, and thereby reduce the on-site affordable units and substitute market-rate units therefor on a one-to-one basis, provided that in no event shall the total number of residential units on the Property exceed seventy-three (73).

Response No. 13

A note has been added to the plans. A phasing plan depicting the components of each phase will be prepared and provided under separate cover.

Comment No. 14

The Applicant has indicated that chipping would be required during construction. At this time, the Applicant should provide details for review by the Planning Board.

Response No. 14

Based on the subsurface geotechnical exploration conducted at the property, rock is present in the proposed redevelopment area and blasting and/or chipping will be required to remove the rock during construction. All rock removal processes shall meet all applicable Town of North Castle. Additional information related to blasting and/or rock chipping in accordance with Town Code Chapter 22 "Blasting, Explosives and Chipping, last revised 11/18/2020 will be provided under separate cover.

Comment No. 15

The Applicant has indicated that rock processing would be proposed on the site. Additional details should be submitted regarding the proposed operation at this time.

Response No. 15

Based on the subsurface geotechnical exploration conducted at the property, rock is present in the proposed redevelopment area. Once removed, the rock will be processed on-site and used for construction. A note has been added to the site plans. All rock processing operations shall meet all applicable Town of North Castle and Westchester County Department of Health requirements. Additional information related to on-site rock processing in accordance with all local and WCDH

requirements will be provided under separate cover.

Comment No. 16

The Town charges a fee in lieu of providing recreation facilities. The Applicant believes that sufficient on-site recreational facilities are being provided to meet the demand of the project, and has requested a credit be given for the market rate homes. The residents of the AFFH units would not be required to be members of the Club and would likely use Town recreation facilities. Therefore, the required \$1,000 per unit fee in lieu should be paid by the Applicant for the AFFH units.

Response No. 16

The comment is so noted.

Comment No. 17

The Applicant should update the Planning Board regarding the status of providing potable water to the project.

Response No. 17

The applicant is working with the Town Board to come up with an appropriate solution to the water supply issue.

Comment No. 18

The Applicant should update the Planning Board regarding the plans to improve the wastewater treatment plant.

Response No. 18

The applicant is in the process of retaining the services of a Sewage Treatment Plant consultant regarding the new wastewater treatment plant. The new plant will be sized appropriately to accommodate the proposed residential, golf club and various amenities facilities.

Comment No. 19

Pursuant to Section 355-56.H(2) of the Town Code, 10% of the parking share shall be landscaped. The site plan should be revised to demonstrate conformance with this requirement.

Response No. 19

Landscaping will be provided around the external off-street parking areas as required. A calculation demonstrating conformance with the 10% landscaping requirement will be prepared and provided under separate cover.

Comment No. 20

The Applicant has stated that signage is proposed for the project. The location and design of the signage should be included on the plans at this time.

Response No. 20

New entrance signage will be proposed on the new decorative stone walls proposed at the entrance to the site. Additional signage will be provided throughout the interior of the development area as required (traffic control, directional, etc.). Details of proposed signage will be provided under separate cover.

Comment No. 21

Pursuant to Section 355-34.1(5)(b) of the Town Code, within multifamily developments, the affordable AFFH units shall be physically integrated into the design of the development and shall be distributed among various sizes (efficiency, one-, two-, three- and four-bedroom units) in the same proportion as all other units in the development. The plan should identify which units will be AFFH and demonstrate that the unit sizes are equally distributed among the various sizes.

Response No. 21

The applicant intends to locate all AFFH units off-site. Nevertheless, as required by the December, 2019 Declaration, if they are not located off-site, four of the units in the first phase will be AFFH units, and three of the units in the second phase will be AFFH units.

Comment No. 22

Pursuant to Section 355-24.1.1 of the Town Code AFFH units shall be marketed in accordance with the Westchester County Fair Affordable Housing Affirmative Marketing Plan.

Response No. 22

The comment is so noted.

Comment No. 23

Pursuant to Section 355-24-1.2 of the Town Code, the maximum monthly rent for an affordable AFFH unit and the maximum gross sales price for an AFAH unit shall be established in accordance with US Department of Housing and Urban Development guidelines as published in the current edition of the Westchester County Area Median Income AMI Sales Rent Limits available from the County of Westchester.

Response No. 23

The comment is so noted.

Comment No. 24

Pursuant to Section 355-24-1.3 of the Town Code, units designated as affordable AFFH units shall remain affordable for a minimum of 50 years from date of initial certificate of occupancy for rental properties and from date of original sale for ownership units.

Response No. 24

The comment is so noted.

Comment No. 25

Pursuant to Section 355-24-1.4 of the Town Code, a property containing any affordable AFFH units shall be restricted using a mechanism such as declaration of restrictive covenants in recordable form acceptable to the Town which shall ensure that the affordable AFFH unit shall remain subject to affordable regulations for the minimum 50-year period of affordability. The covenants shall require that the unit be the primary residence of the resident household selected to occupy the unit upon approval such declaration shall be recorded against the property containing the affordable AFFH unit prior to the issuance of a Certificate of Occupancy for the development.

Response No. 25

The comment is so noted. The applicant will comply. Section 1d of the 12/11/2019 zoning declaration applies and specifies the conditions for issuance of Certificates of Occupancy.

Comment No. 26

Pursuant to Section 355-34.1(6)(a) of the Town Code the Applicant shall submit an exhibit demonstrating that the proposed AFFH units meet the minimum size requirements and are not less than 80% of the of average floor area of market rate units..

Response No. 26

The unit sizes of the market-rate residences will range from 2500-5000 SF. Given the very large sizes of these units, the applicant intends to seek relief from the Town from the minimum AFFH unit size requirement.

We trust the attached documents and above responses are sufficient for your review and we respectfully request placement on the March 22nd 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
Project Manager

cc: Adam R. Kaufman, AICP
Joseph M. Cermele, PE, CFM
Roland Baroni, Esq.
Jeffrey B. Mendell
Mark P. Weingarten, Esq.
Peter J. Wise, Esq.
Rich S. Granoff, AIA, LEED AP
Kenneth S. Andersen, AIA

p:\2020\20101\admin\lcarthy 03-08-2021.docx

SITE PLAN APPROVAL DRAWINGS

THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)

TAX MAP SECTION 101.02 | BLOCK 1 | LOT 28.1 & 28.2
WESTCHESTER COUNTY

568 & 570 BEDFORD ROAD (NY-22)

 ARMONK, NY 10504

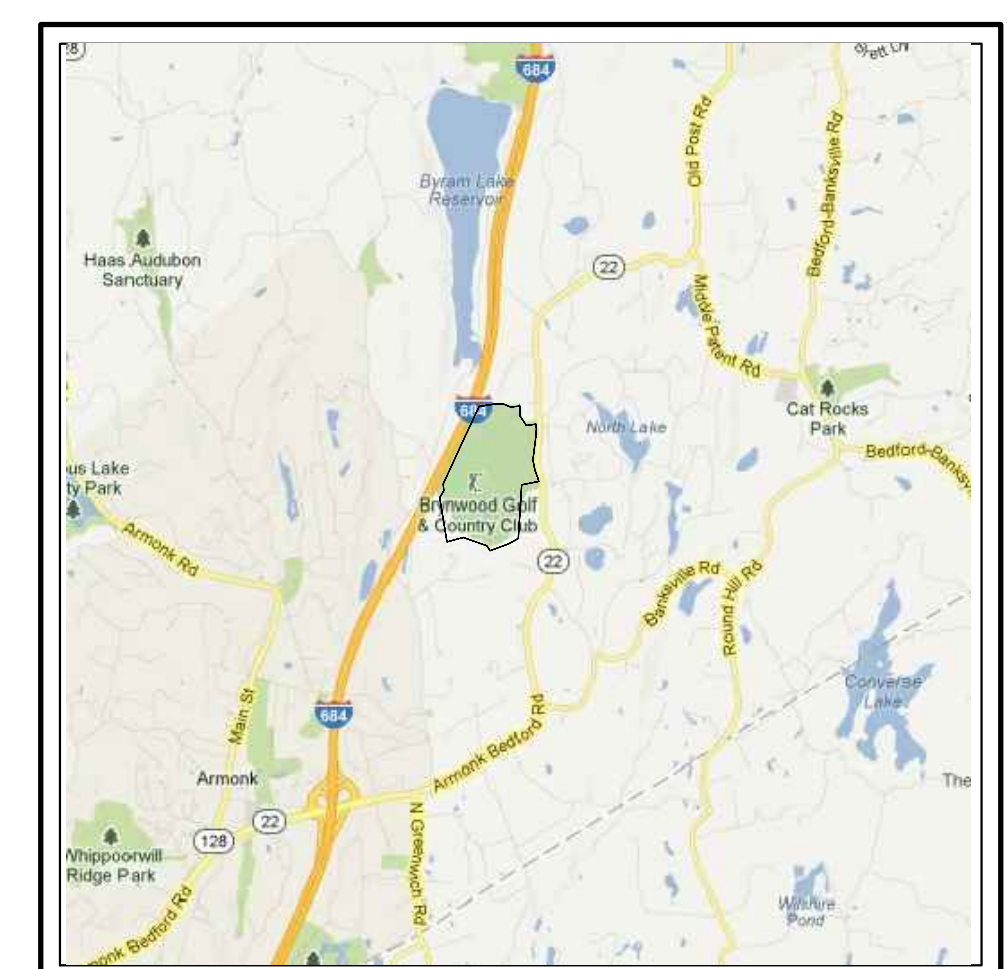
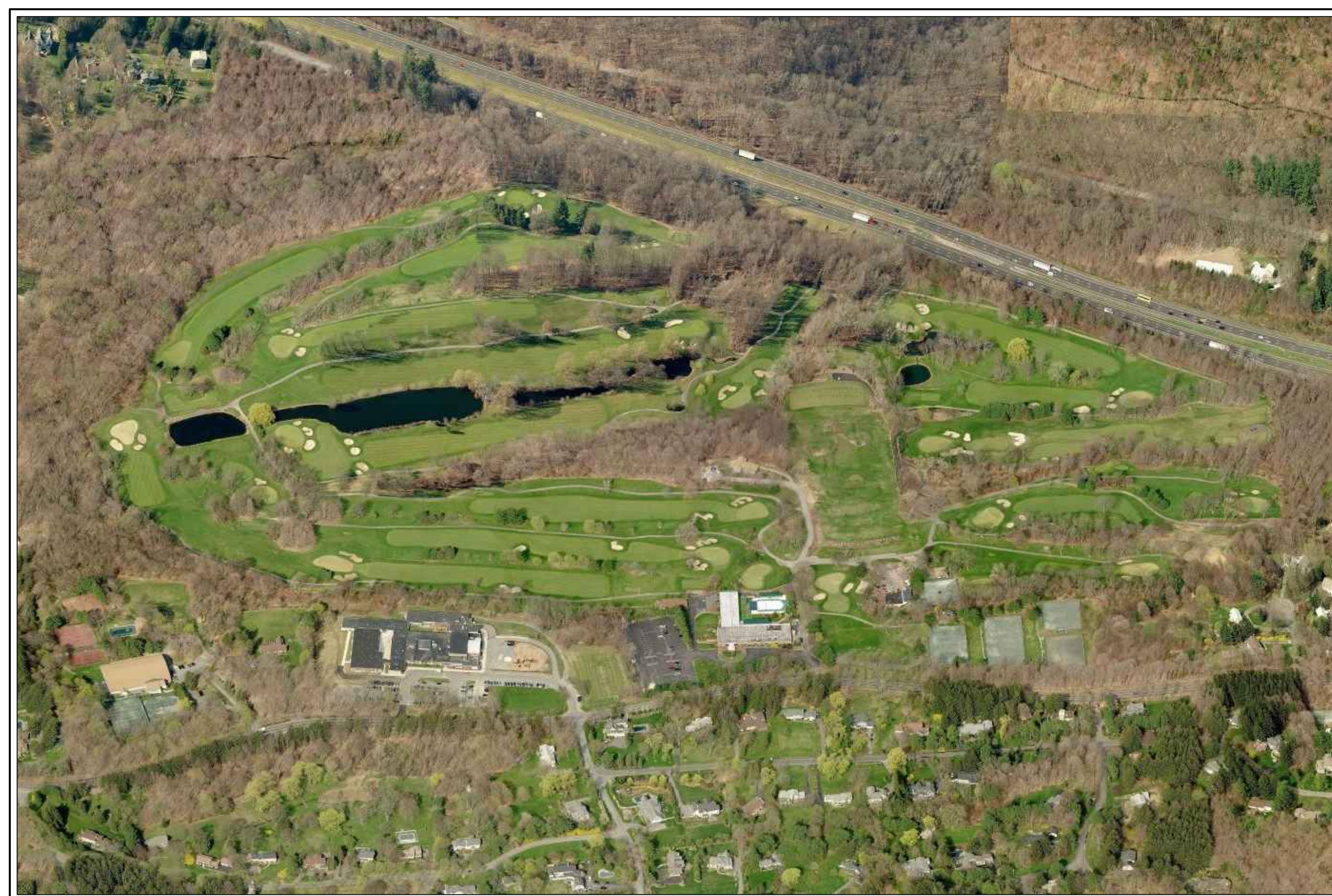
Applicant/Owner:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504
(914) 391-2900



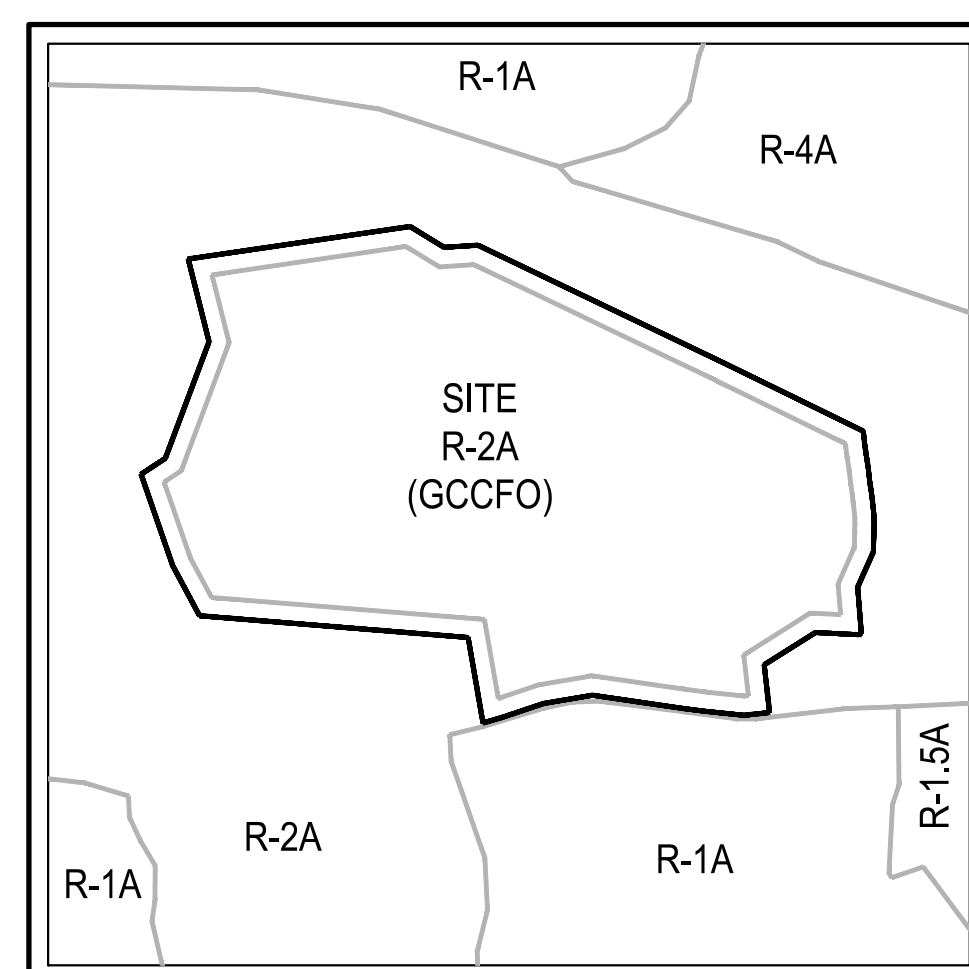
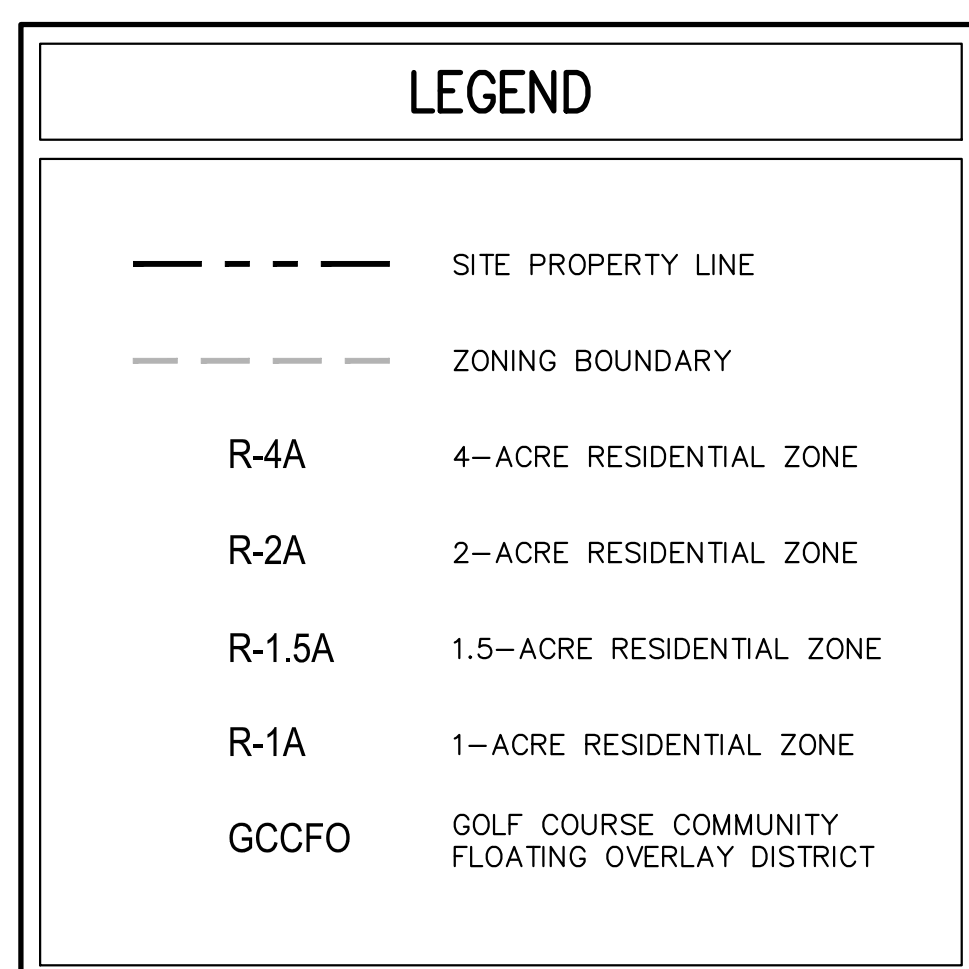
Architect:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
(203) 625-9460



Site Planner, Civil Engineer, Surveyor:
JMC PLANNING ENGINEERING LANDSCAPE ARCHITECTURE & LAND SURVEYING PLLC
120 BEDFORD ROAD
ARMONK, NY 10504
(914) 273-5225



ZONING MAP
SCALE: 1" = 1,000'
SOURCE: TITLE / YEAR



ZONING MAP
SCALE: 1" = 5,000'

PROPOSED BUILDING AREA SUMMARY (GROSS FLOOR AREA):

AMENITIES BUILDING:
FIRST FLOOR: 5,256 SF
LOWER LEVEL: 7,000 SF (5,000 SF FINISHED + 2,000 SF UNFINISHED)
PRO SHOP: 1,198 SF
TOTAL FOR AMENITIES BUILDING: 13,454 SF

RESIDENTIAL BUILDINGS (#1-#6):
EACH CONDO FLOOR: 10,350 SF (3 STORIES TOTAL)
EACH GARAGE PARKING LEVEL: 15,883 SF
TOTAL PER BUILDING (#1-#6): 36,583 SF

RESIDENTIAL BUILDING (#7):
EACH CONDO FLOOR: 10,350 SF (2 STORIES TOTAL)
EACH GARAGE PARKING LEVEL: 15,883 SF
TOTAL PER BUILDING (#7-#6): 36,583 SF
BUILDING 7 IS ONLY 2 FLOORS OF RESIDENTIAL

TOTAL FOR ALL RESIDENTIAL BUILDINGS (#1-#7): 318,181 SF

RESIDENTIAL UNIT PHASING DECLARATION:

IN DECEMBER, 2019, IN CONSIDERATION OF THE ADOPTION BY THE TOWN OF THE AMENDMENT, THE APPLICANT RECORDED A DECLARATION PURSUANT TO WHICH THE APPLICANT MAY, SUBJECT TO SITE PLAN APPROVAL, CONSTRUCT ON THE DEVELOPMENT LOT A FIRST PHASE OF THE COMMUNITY ("PHASE 1"), WHICH MAY CONSIST OF UP TO THIRTY-SIX (36) RESIDENCES, WHICH MAY BE FEE-SIMPLE HOMES AND/OR CONDOMINIUM UNITS WITHOUT LIMITATION REGARDING FORM OF OWNERSHIP OF THE RESIDENCES, AND A SECOND PHASE OF THE COMMUNITY ("PHASE 2"), WHICH MAY CONSIST OF UP TO THIRTY-SEVEN (37) RESIDENCES, WHICH MAY BE FEE-SIMPLE HOMES AND/OR CONDOMINIUM UNITS WITHOUT LIMITATION REGARDING FORM OF OWNERSHIP OF THE RESIDENCES; PROVIDED THAT UNLESS THE AGGREGATE AVERAGE OF THE GROSS SALES PRICES OF THE MARKET-RATE PHASE 1 CONDOMINIUM UNITS IS \$700.00 PER SQUARE FOOT OR MORE, THE PHASE 2 CONDOMINIUM RESIDENCES ARE REQUIRED TO BE "55+ AND OLDER" AGE-RESTRICTED HOUSING AS PERMITTED UNDER APPLICABLE FEDERAL LAW AND REGULATIONS. THE DECLARATION ALSO REQUIRES PHASE 1 TO INCLUDE FOUR (4) ON-SITE AFFORDABLE UNITS, AND PHASE 2 TO INCLUDE THREE (3) ON-SITE AFFORDABLE UNITS. HOWEVER, THE APPLICANT IS PERMITTED TO AT ANY TIME ELECT TO RELOCATE ALL OR A PORTION OF THE AFFORDABLE UNITS OFF-SITE WITHIN AREAS IN THE ARMONK HAMLET THAT ARE SERVED BY PUBLIC SEWER AND WATER, AND THEREBY REDUCE THE ON-SITE AFFORDABLE UNITS AND SUBSTITUTE MARKET-RATE UNITS THEREON ON A ONE-TO-ONE BASIS, PROVIDED THAT IN NO EVENT SHALL THE TOTAL NUMBER OF RESIDENTIAL UNITS ON THE PROPERTY EXCEED SEVENTY-THREE (73).

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7862) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INsofar AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION OF UTILITY SERVICE.
- CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND AVOID OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA); AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYS DOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

NOT FOR CONSTRUCTION

JMC Drawing List:

- C-000 COVER SHEET
- C-010 OVERALL EXISTING CONDITIONS MAP
- C-011 EXISTING CONDITIONS MAP (SOUTH)
- C-012 EXISTING CONDITIONS MAP (NORTH)
- C-020 SITE DEMOLITION & TREE REMOVAL PLAN (SOUTH)
- C-021 SITE DEMOLITION & TREE REMOVAL PLAN (NORTH)
- C-022 SITE TREE REMOVAL TABLE
- C-100A OVERALL SITE LAYOUT PLAN
- C-100 SITE LAYOUT PLAN (SOUTH)
- C-101 SITE LAYOUT PLAN (NORTH)
- C-102 FIRE TRUCK ACCESS PLAN
- C-200 SITE GRADING PLAN (SOUTH)
- C-201 SITE GRADING PLAN (NORTH)
- C-202 ROAD PROFILES PLAN
- C-300 SITE PRELIMINARY UTILITIES PLAN (SOUTH)
- C-301 SITE PRELIMINARY UTILITIES PLAN (NORTH)
- C-900 CONSTRUCTION DETAILS
- C-901 CONSTRUCTION DETAILS
- C-902 CONSTRUCTION DETAILS
- C-903 CONSTRUCTION DETAILS
- PSP-1 PRELIMINARY SUBDIVISION PLAT (NO JURISDICTION SUBDIVISION)
- IPP-1 INTEGRATED PLOT PLAN (NO JURISDICTION SUBDIVISION)

Granoff Architects Drawing List:

- LS100 OVERALL SITE PLAN - LANDSCAPE
- A100 GARAGE FLOOR PLAN - TYPICAL
- A101 FIRST FLOOR PLAN - TYPICAL
- A102 SECOND FLOOR PLAN - TYPICAL
- A103 THIRD FLOOR PLAN - TYPICAL
- A104 GATE HOUSE PLANS AND ELEVATIONS
- A200 AMENITIES BUILDING - POOL LEVEL
- A200A AMENITIES BUILDING - PRO SHOP LOWER LEVEL
- A201 AMENITIES BUILDING MAIN LEVEL
- A300 EAST ELEVATION
- A301 NORTH ELEVATION
- A302 WEST ELEVATION
- A303 SOUTH ELEVATION

PROJECT RENDERINGS:

- 1 SITE PLAN/KEY
- 2 VIEW 2
- 3 VIEW 3
- 4 VIEW 4
- 5 VIEW 5
- 6 VIEW 6
- 7 VIEW 7
- 8 VIEW 8
- 9 VIEW 9
- 10 VIEW 10

TABLE OF LAND USE

DESCRIPTION	REQUIRED/ PERMITTED (R-2A)	REQUIRED/ PERMITTED (GCCFO)	EXISTING	PROPOSED/ PROVIDED (LOT 1)	PROPOSED/ PROVIDED (LOT 2)
LOT AREA (ACRES)	2.0 MIN. (1)	SEE NOTE 1	±156.30 (5)	±127.67	±28.63
LOT STREET FRONTAGE (FEET)	150 MIN. (1)	SEE NOTE 1	1,519.70	1,519.70 (1)	1,519.70 (1)
LOT WIDTH (FEET)	150 MIN. (1)	SEE NOTE 1	±2,300	±2,300 (1)	±2,300 (1)
LOT DEPTH (FEET)	150 MIN. (1)	SEE NOTE 1	±1,805	±1,805 (1)	±1,805 (1)
PRINCIPAL BUILDING MINIMUM YARDS (FEET)					
FRONT	50 (1)	SEE NOTE 1	±123.1	±294.00 (1)	±267.61 (1)
SIDE	30 (1)	SEE NOTE 1	±287.8	±84.41' (1)	±104.93 (1)
REAR	50 (1)	SEE NOTE 1	±1,645.5	±1,733.56 (1)	±881.30 (1)
MAXIMUM BUILDING COVERAGE (%)	8 (1)	3.5 (1)	0.72 (6)	0.04 (1)(7)	1.47 (1)(7)
MAXIMUM BUILDING HEIGHT (STORIES / FEET)	NA / 30	3 / 39.5 (2)	3 / < 39.5	3 / < 39.5	3 / < 39.5
PARKING SPACES					
STANDARD PARKING SPACES	2 PER DWELLING UNIT	SEE NOTE 3	-	116	172
ACCESSIBLE PARKING SPACES	N/A	-	-	4	14
TOTAL PARKING SPACES	2 PER DWELLING UNIT	-	180	120 (4)	186
LOADING SPACES	N/A	SEE NOTE 4	-	1	1

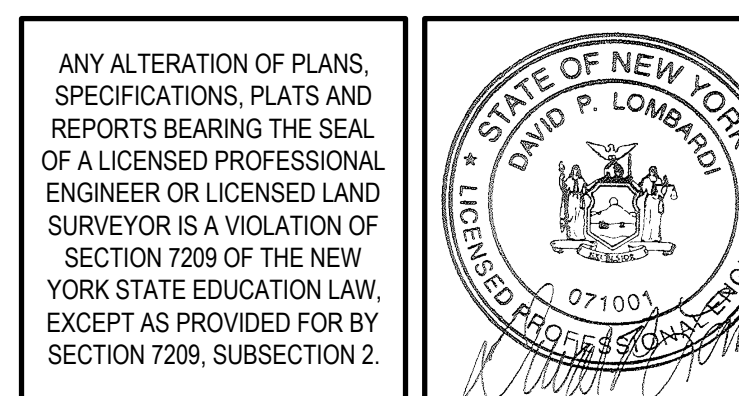
NOTES:

- IN THE GCCFO DISTRICT, THE LOT, DIMENSIONAL, AND PARKING REQUIREMENTS FOR A GOLF COURSE COMMUNITY IN THIS SECTION SHALL SUPERSEDE THE SCHEDULE OF RESIDENCE DISTRICT REGULATIONS (§ 355-21 OF THIS CHAPTER). LOT SIZE, LOT CONFIGURATION AND OTHER LOT DIMENSIONAL REQUIREMENTS WITHIN A GCCFO DISTRICT SHALL BE DETERMINED BY THE PLANNING BOARD IN CONJUNCTION WITH SUBDIVISION APPROVAL. LOT SIZE, LOT CONFIGURATION AND OTHER LOT DIMENSIONAL REQUIREMENTS OF LOTS WITHIN A GCCFO DISTRICT SHALL BE BASED UPON THE PLANNING BOARD'S CONSIDERATION OF THE CHARACTER OF THE NEIGHBORHOOD IN WHICH THE GCCFO DISTRICT WILL BE LOCATED; THE GCCFO DISTRICT'S RELATIONSHIP TO ADJOINING DISTRICTS, PROPERTIES AND LAND USES; THE GCCFO DISTRICT'S TOPOGRAPHY; AND SUCH OTHER FACTORS THE PLANNING BOARD MAY DETERMINE TO BE APPROPRIATE. THE LOTS AND/OR PARCELS THAT TOGETHER COMPOSE A GOLF COURSE COMMUNITY SITE ARE NOT REQUIRED TO BE CONTIGUOUS, PROVIDED THAT EACH SUCH LOT AND/OR PARCEL ADJOINING THE AFFILIATED MEMBERSHIP CLUB. ALL LOT, DIMENSIONAL AND PARKING REQUIREMENTS IN THIS SECTION, INCLUDING BUT NOT LIMITED TO MAXIMUM DENSITY, MAXIMUM BUILDING COVERAGE, MINIMUM YARDS AND REQUIRED OFF-STREET PARKING, SHALL APPLY TO THE LAND AREA IN THE GCCFO DISTRICT AS A WHOLE. NOTWITHSTANDING THAT THE GOLF COURSE COMMUNITY SITE MAY BE COMPRISED OF MORE THAN ONE LOT AND/OR PARCEL, OR THAT THE SITE MAY FROM TIME TO TIME BE SUBDIVIDED OR RESUBDIVIDED, AND ALL DETERMINATIONS AND CALCULATIONS RELATING TO SUCH REQUIREMENTS SHALL BE MADE WITH REFERENCE TO THE BOUNDARIES OF THE ENTIRE LAND AREA IN THE GCCFO DISTRICT AND AS THOUGH SUCH AREA IS A SINGLE LOT (AS DEFINED IN § 355-4 OF THIS CHAPTER), EVEN THOUGH IT IS OR WILL BE COMPRISED OF MORE THAN ONE LOT AND/OR PARCEL.
- THE MAXIMUM BUILDING HEIGHT SHALL BE THREE STORIES AND 39 1/2 FEET TO THE MEAN LEVEL OF THE PRIMARY ROOF, MEASURED FROM THE LEVEL OF THE FINISHED GRADE AT THE MAIN ENTRY TO THE BUILDING.
- FOR MULTI-FAMILY DWELLING UNITS: 2 FOR EACH DWELLING UNIT, PLUS 3 FOR EACH BEDROOM, PLUS 10% VISITOR PARKING. PARKING PROVIDED FOR MULTI-FAMILY RESIDENTIAL USE AS FOLLOWS:
72 UNITS (2 SPACES X 72 UNITS = 144 SPACES)
54 2-BEDROOM UNITS (3 SPACE X 54 UNITS = 27 SPACES)
18 3-BEDROOM UNITS (3 SPACE X 18 UNITS = 9 SPACES)
TOTAL REQUIRED SPACES FOR MULTI-FAMILY DEVELOPMENT: 180 SPACES
THE EXISTING PARKING LOT (ON LOT 1) SHALL BE RE-STRIPPED AS A PART OF THE TEMPORARY CLUBHOUSE APPLICATION (126 SPACES).
- FOR WHOLESALE BUSINESS, INDUSTRY, STORAGE, WAREHOUSE AND OTHER COMMERCIAL ESTABLISHMENTS, A MINIMUM OF ONE SPACE FOR EACH ESTABLISHMENT, AND ONE ADDITIONAL SPACE FOR EACH 10,000 SQUARE FEET OF GROSS FLOOR AREA OR MAJOR PORTION THEREOF IN EXCESS OF 4,000 SQUARE FEET OF GROSS FLOOR AREA.
- CURRENTLY THE GOLF COURSE LOT IS ±129.96 ACRES AND THE RESIDENTIAL LOT IS ±26.34 ACRES.
- TOTAL EXISTING BUILDING COVERAGE CALCULATED BASED ON ALL EXISTING BUILDINGS ON THE PROPERTY, INCLUDING PREVIOUSLY DEMOLISHED STRUCTURES.
- BUILDING COVERAGE BREAKDOWN:
LOT 1:
EXISTING CART SHED TO REMAIN: ±2,862.12 S.F.
TOTAL LOT 1 BUILDING COVERAGE: ±2,862.12 S.F.
LOT 2:
EXISTING SEWAGE TREATMENT PLANT TO REMAIN: ±2,503.26 S.F.
RESIDENTIAL BUILDINGS: 6 X 14,364.24 S.F.
GATE HOUSE: 903 S.F.
TENNIS PAVILION: 672 S.F.
AMENITIES BUILDING: 9,993.35 S.F.
TOTAL LOT 2 BUILDING COVERAGE: ±102,257.05 S.F.
FUTURE TENNIS PAVILIONS: 3 X 672 S.F.
FUTURE TOTAL LOT 2 BUILDING COVERAGE: ±102,273.05

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____ DATE: _____

CHRISTOPHER CARRHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD
ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER
DATE: _____

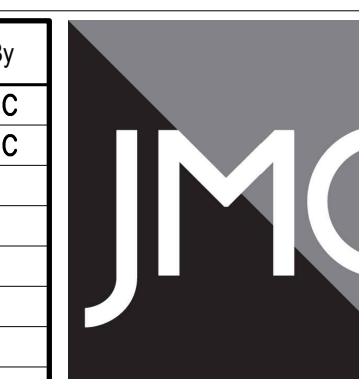
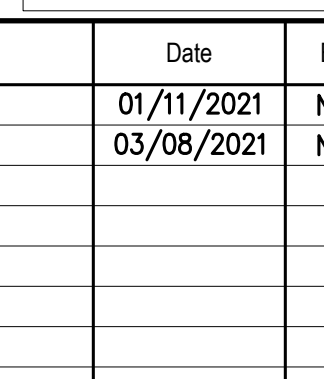
JOSEPH M. GERMEL, P.E.
KELLAM SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER



SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMBINATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.



No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC

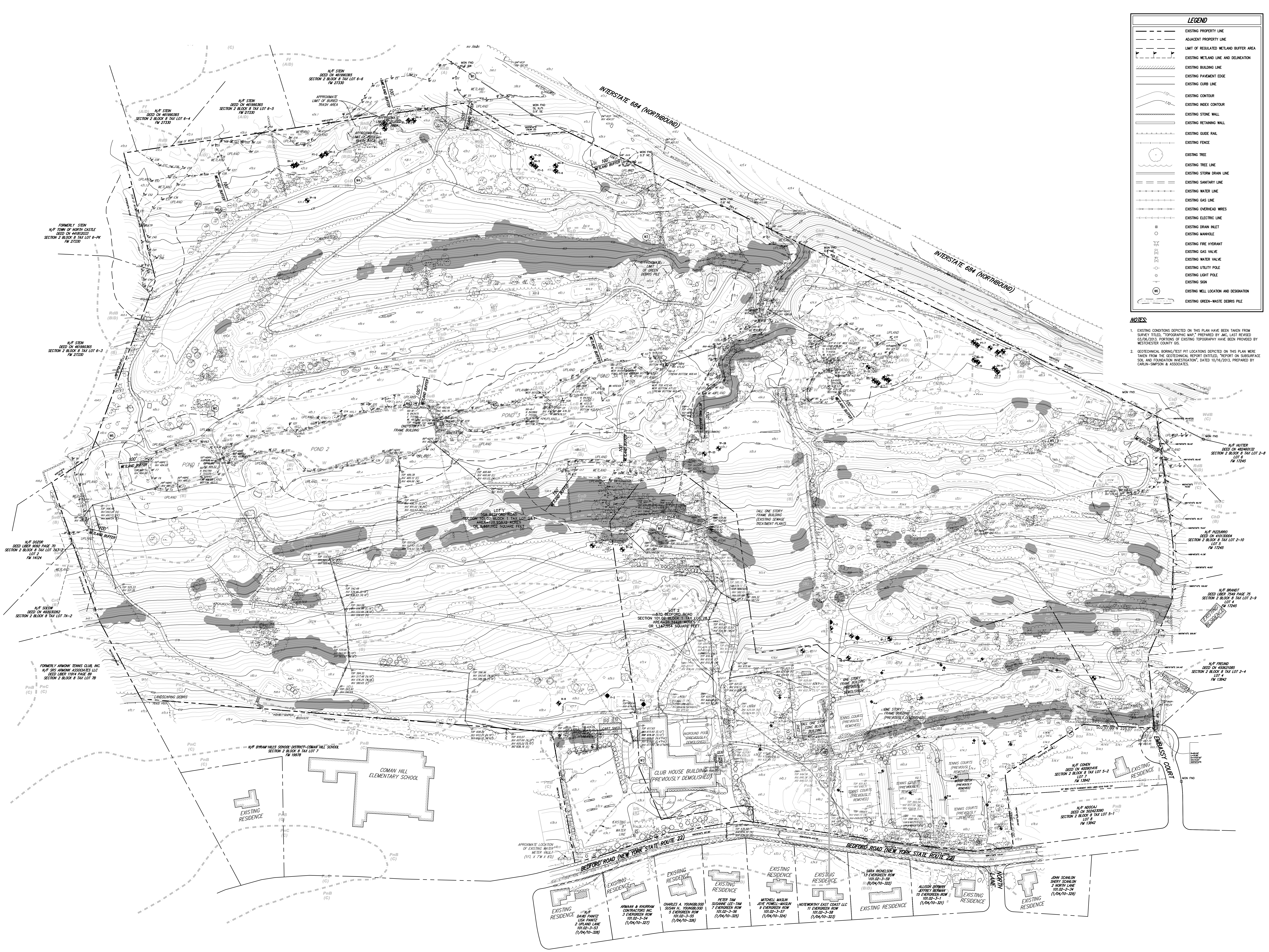


JMC Planning, Engineering, Landscape Architects & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

Date:	NC	Approved	AG
Scale:	NOT TO SCALE		
Date:	11/23/2020		
Project No.:	20101		
Sheet No.:	C-000		
Drawn by:			

C-000

NOT FOR CONSTRUCTION



LEGEND

[Symbol]	EXISTING PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	LIMIT OF REGULATED WETLAND BUFFER AREA
[Symbol]	EXISTING WETLAND LINE AND DELINEATION
[Symbol]	EXISTING BUILDING LINE
[Symbol]	EXISTING PAVEMENT EDGE
[Symbol]	EXISTING CURB LINE
[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING INDEX CONTOUR
[Symbol]	EXISTING STONE WALL
[Symbol]	EXISTING RETAINING WALL
[Symbol]	EXISTING CURE RAIL
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING TREE
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING STORM DRAIN LINE
[Symbol]	EXISTING SANITARY LINE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING OVERHEAD WIRES
[Symbol]	EXISTING ELECTRIC LINE
[Symbol]	EXISTING DRAIN INLET
[Symbol]	EXISTING MANHOLE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING GAS VALVE
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN
[Symbol]	EXISTING WELL LOCATION AND DESIGNATION
[Symbol]	EXISTING GREEN-WASTE DEBRIS PILE

NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, LAST REVISED 03/19/2013. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.
- GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION," DATED 10/16/2013, PREPARED BY CARLIN-SIMPSON & ASSOCIATES.

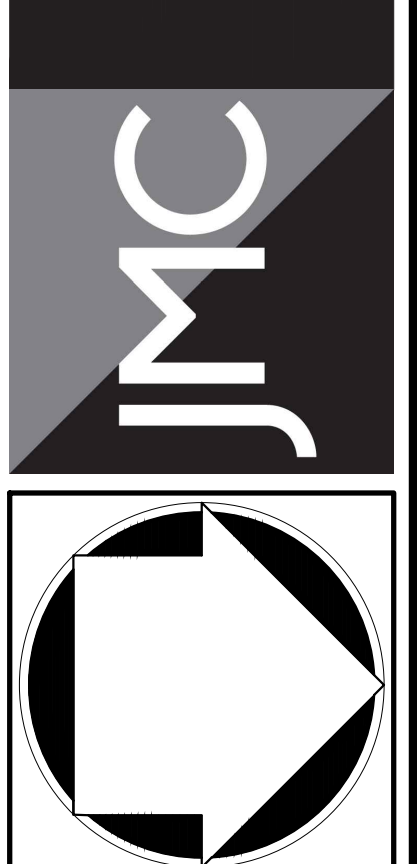
APPLICANT/OWNER: SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT: GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06850

No.	1.	RESPONSE TO TOWN COMMENTS
No.	2.	RESPONSE TO TOWN COMMENTS

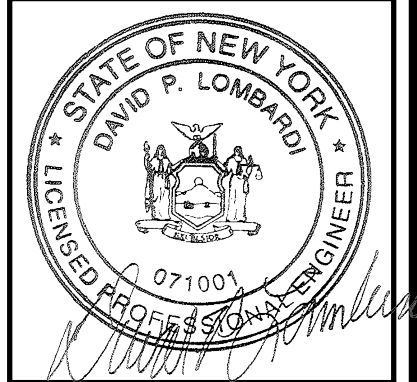
By: [Signature] Date: 07/17/2020
Checked: [Signature] Date: 05/08/2021

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
PHONE: 914-333-3222 - FAX: 914-233-2102
www.jmcp.com



OVERALL EXISTING CONDITIONS MAP
THE SUMMIT CLUB AT ARMONK
(RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209. SUBSECTION 2.



APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 03/07/2016

DATE: []

JOHN P. DELAND, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

DATE: []

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

Scale: 1" = 100'
Date: 11/23/2020
Project No: 20101
Sheet: C-010 of 010

C-010

DT 2
FORD ROAD
COCK 1 TAX LOT 28.2
34421 SQUARE FEET
1 SQUARE FEET



LEGEND

- EXISTING PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - LIMIT OF REGULATED WETLAND BUFFER AREA
- - - EXISTING WETLAND LINE AND DELINEATION
- - - EXISTING BUILDING LINE
- - - EXISTING PAVEMENT EDGE
- - - EXISTING CURB LINE
- - - EXISTING CONTOUR
- - - EXISTING INDEX CONTOUR
- - - EXISTING STONE WALL
- - - EXISTING RETAINING WALL
- - - EXISTING GUIDE RAIL
- - - EXISTING FENCE
- - - EXISTING TREE
- - - EXISTING TREE LINE
- - - EXISTING STORM DRAIN LINE
- - - EXISTING SANITARY LINE
- - - EXISTING WATER LINE
- - - EXISTING GAS LINE
- - - EXISTING OVERHEAD WIRE
- - - EXISTING ELECTRIC LINE
- - - EXISTING DRAIN INLET
- - - EXISTING FIRE HYDRANT
- - - EXISTING GAS VALVE
- - - EXISTING WATER VALVE
- - - EXISTING LIGHT POLE
- - - EXISTING SIGN
- - - EXISTING WELL LOCATION AND DESIGNATION
- - - EXISTING GREEN-WASTE DEBRIS PILE

NOTES

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP" PREPARED BY JMC, LAST REVISION 03/06/2013. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHSTER COUNTY GIS.

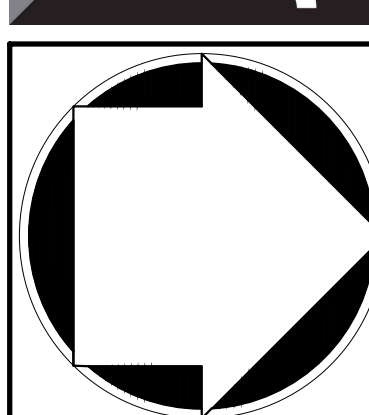
NOT FOR CONSTRUCTION

No.	Revisions
1.	RESPONSE TO TOWN COMMENTS
2.	RESPONSE TO TOWN COMMENTS

Applicant/Owner:	SUMMIT CLUB PARTNERS, LLC
Address:	568 BEDFORD ROAD (NY-22) ARMONK, NY 10504
Architect:	GRANOFF ARCHITECTS 330 RAILROAD AVENUE GREENWICH, CT 06850

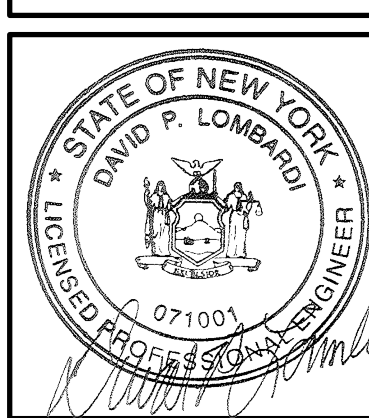
Scale:	1" = 30'
Date:	11/23/2020
Project No.:	20101
Drawn By:	C-011
Checked By:	AG

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
120 BEDFORD ROAD • ARMONK, NY 10504
www.jmcpllc.com



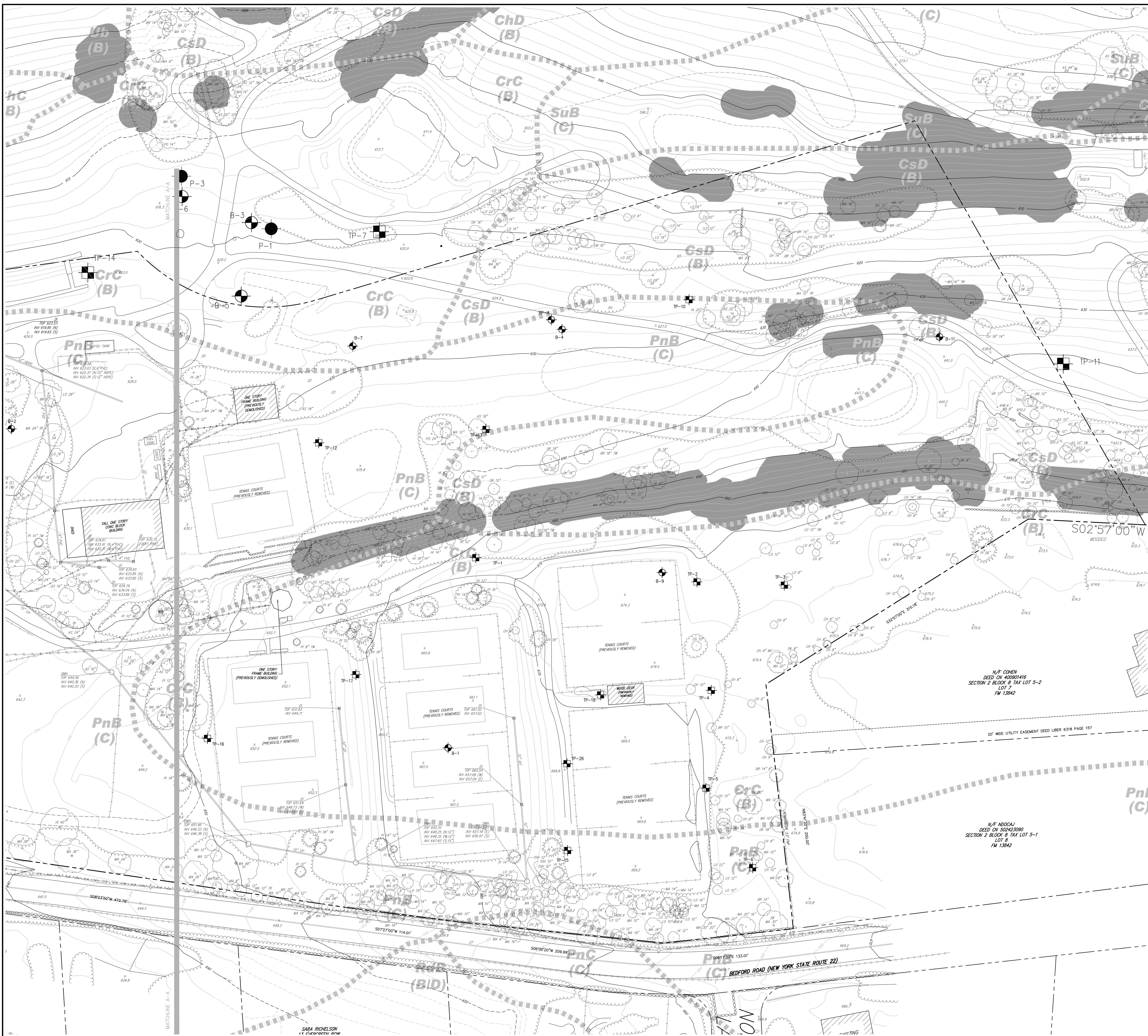
EXISTING CONDITIONS MAP (SOUTH)
THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.



C-011

NOT FOR CONSTRUCTION



LEGEND

- DISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- UNIT OF REGULATED WETLAND BUFFER AREA
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GLEDE RAIL
- EXISTING FENCE
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING ELECTRIC LINE
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING WEL LOCATION AND DESIGNATION
- EXISTING GREEN-WASTE DEBRIS PILE

NOTES

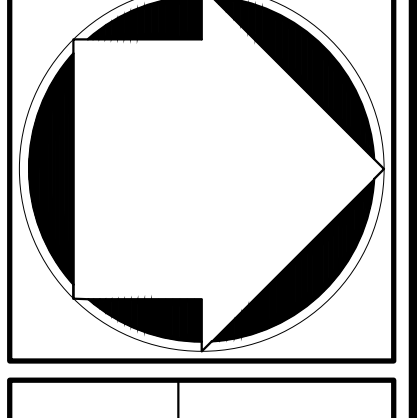
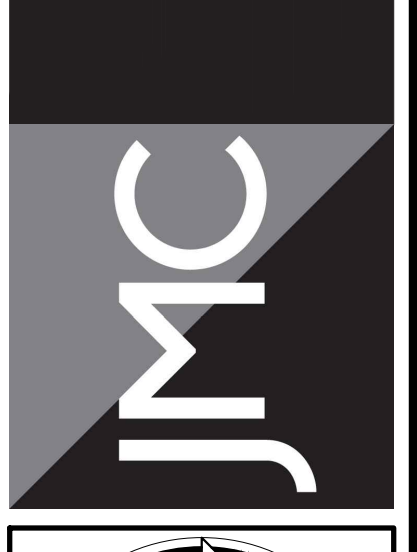
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP" PREPARED BY JMC, LAST REVISED 03/09/2013. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.
- GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION", DATED 10/16/2013, PREPARED BY CARLIN-SIMPSON & ASSOCIATES.

No.	Revision	Date
1.	RESPONSE TO TOWN COMMENTS	07/17/2021
2.	RESPONSE TO TOWN COMMENTS	03/08/2021

APPLICATION OWNER:
SUMMIT CLUB PARTNERS, LLC
 568 BEDFORD ROAD (NY-22)
 ARMONK, NY 10504

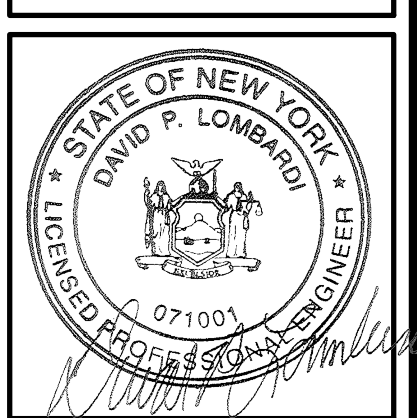
ARCHITECT:
GRANOFF ARCHITECTS
 330 RAILROAD AVENUE
 GREENWICH, CT 06850

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 120 BEDFORD ROAD - ARMONK, NY 10504
 PH: 914-333-2323 - FAX: 914-233-2102
 www.jmcp.com



EXISTING CONDITIONS MAP (NORTH)
THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
 568 & 570 BEDFORD ROAD (NY-22)
 ARMONK, NY 10504

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209 SUBSECTION 2.



Drawn: NC Approved: AG
 Scale: 1" = 30'
 Date: 11/23/2020
 Project No: 20101
 Job Code: C-02 DWG: 01
 Drawing No: **C-012**

SARA RICHELSON
 12 FLORIDIAN DR

TREE REMOVAL SUMMARY

NUMBER	SPECIES	DIAMETER	REMAIN/REMOVE	NUMBER	SPECIES	DIAMETER	REMAIN/REMOVE	NUMBER	SPECIES	DIAMETER	REMAIN/REMOVE	NUMBER	SPECIES	DIAMETER	REMAIN/REMOVE	NUMBER	SPECIES	DIAMETER	REMAIN/REMOVE	NUMBER	SPECIES	DIAMETER	REMAIN/REMOVE	NUMBER	SPECIES	DIAMETER	REMAIN/REMOVE	NUMBER	SPECIES	DIAMETER	REMAIN/REMOVE																		
1	MAPLE	20"	MU	REMAIN	111	CHERRY	12"	REMOVE	221	MAPLE	12"	REMAIN	330	HICKORY	12"	REMAIN	439	PINE	20"	REMOVE	548	LOCUST	12"	REMAIN	1	MAPLE	20"	MU	REMAIN	111	CHERRY	12"	REMOVE	221	MAPLE	12"	REMAIN	330	HICKORY	12"	REMAIN	439	PINE	20"	REMOVE	548	LOCUST	12"	REMAIN
2	MAPLE	8"	REMAIN	112	MAPLE	24"	REMOVE	222	TREE OF HEAVEN	8"	REMAIN	331	MAPLE	8"	REMAIN	440	PINE	14"	REMOVE	549	LOCUST	14"	REMAIN	2	MAPLE	8"	REMAIN	112	MAPLE	24"	REMOVE	222	TREE OF HEAVEN	8"	REMAIN	331	MAPLE	8"	REMAIN	440	PINE	14"	REMOVE	549	LOCUST	14"	REMAIN		
3	SASSAFRASS	10"	REMAIN	113	CHERRY	14"	REMOVE	223	LOCUST	10"	REMAIN	332	MAPLE	20"-8"	REMAIN	441	PINE	16"	REMOVE	550	MAPLE	18"	REMAIN	3	SASSAFRASS	10"	REMAIN	113	CHERRY	14"	REMOVE	223	LOCUST	10"	REMAIN	332	MAPLE	20"-8"	REMAIN	441	PINE	16"	REMOVE	550	MAPLE	18"	REMAIN		
4	LOCUST	8"	REMAIN	114	MAPLE	28"	REMOVE	224	MAPLE	14"	REMAIN	333	MAPLE	14"	REMAIN	442	ASH	18"	REMOVE	551	CHERRY	16"	REMAIN	4	LOCUST	8"	REMAIN	114	MAPLE	28"	REMOVE	224	MAPLE	14"	REMAIN	333	MAPLE	14"	REMAIN	442	ASH	18"	REMOVE	551	CHERRY	16"	REMAIN		
5	LOCUST	18"	REMAIN	115	MAPLE	14"	REMOVE	225	LOCUST	12"	REMAIN	334	ASH	8"	REMAIN	443	HICKORY	28"	REMOVE	552	APPLE	14"	REMAIN	5	LOCUST	18"	REMAIN	115	MAPLE	14"	REMOVE	225	LOCUST	12"	REMAIN	334	ASH	8"	REMAIN	443	HICKORY	28"	REMOVE	552	APPLE	14"	REMAIN		
6	PINE	14"	REMAIN	116	MAPLE	22"	REMOVE	226	MAPLE	10"	REMAIN	335	CHERRY	10"	REMOVE	444	PINE	8"	REMAIN	553	LOCUST	18"	REMOVE	6	PINE	14"	REMAIN	116	MAPLE	22"	REMOVE	226	MAPLE	10"	REMAIN	335	CHERRY	10"	REMOVE	444	PINE	8"	REMAIN	553	LOCUST	18"	REMOVE		
7	LOCUST	8"	REMAIN	117	DECIDUOUS	12" TW	REMOVE	227	LOCUST	12"	REMAIN	336	OAK	10"	REMOVE	445	PINE	12"	REMOVE	554	LOCUST	16"	REMAIN	7	LOCUST	8"	REMAIN	117	DECIDUOUS	12" TW	REMOVE	227	LOCUST	12"	REMAIN	336	OAK	10"	REMOVE	445	PINE	12"	REMOVE	554	LOCUST	16"	REMAIN		
8	LOCUST	8"	REMAIN	118	MAPLE	8"	REMOVE	228	MAPLE	8"	REMAIN	337	BIRCH	10"	REMOVE	446	HICKORY	8"	REMAIN	555	LOCUST	12"	REMAIN	8	LOCUST	8"	REMAIN	118	MAPLE	8"	REMOVE	228	MAPLE	8"	REMAIN	337	BIRCH	10"	REMOVE	446	HICKORY	8"	REMAIN	555	LOCUST	12"	REMAIN		
9	LOCUST	10"	REMAIN	119	HICKORY	20"-16"	REMOVE	229	LOCUST	12"	REMAIN	338	TREE OF HEAVEN	12"	REMOVE	447	HICKORY	16"	REMAIN	556	LOCUST	8"	REMAIN	9	LOCUST	10"	REMAIN	119	HICKORY	20"-16"	REMOVE	229	LOCUST	12"	REMAIN	338	TREE OF HEAVEN	12"	REMOVE	447	HICKORY	16"	REMAIN	556	LOCUST	8"	REMAIN		
10	LOCUST	8"	REMAIN	120	PINE	12"	REMOVE	230	LOCUST	10"	REMAIN	339	TREE OF HEAVEN	12"	REMOVE	448	ASH	14"	REMAIN	557	LOCUST	20"	REMOVE	10	LOCUST	8"	REMAIN	120	PINE	12"	REMOVE	230	LOCUST	10"	REMAIN	339	TREE OF HEAVEN	12"	REMOVE	448	ASH	14"	REMAIN	557	LOCUST	20"	REMOVE		
11	LOCUST	10" TW	REMAIN	121	PINE	16"	REMOVE	231	LOCUST	18"	REMAIN	340	MAPLE	8"	REMOVE	449	CHERRY	16"	REMAIN	558	LOCUST	18"	REMOVE	11	LOCUST	10" TW	REMAIN	121	PINE	16"	REMOVE	231	LOCUST	18"	REMAIN	340	MAPLE	8"	REMOVE	449	CHERRY	16"	REMAIN	558	LOCUST	18"	REMOVE		
12	LOCUST	8"	REMAIN	122	PINE	22"	REMOVE	232	TREE OF HEAVEN	10"	REMAIN	341	TREE OF HEAVEN	10"	REMOVE	450	ASH	10"	REMOVE	559	LOCUST	14"	REMOVE	12	LOCUST	8"	REMAIN	122	PINE	22"	REMOVE	232	TREE OF HEAVEN	10"	REMAIN	341	TREE OF HEAVEN	10"	REMOVE	450	ASH	10"	REMOVE	559	LOCUST	14"	REMOVE		
13	POPLAR	20"	REMAIN	123	MAPLE	18"	REMOVE	233	OAK	10"	REMAIN	342	OAK	10"	REMOVE	451	PINE	8"	REMAIN	560	LOCUST	16"	REMOVE	13	POPLAR	20"	REMAIN	123	MAPLE	18"	REMOVE	233	OAK	10"	REMAIN	342	OAK	10"	REMOVE	451	PINE	8"	REMAIN	560	LOCUST	16"	REMOVE		
14	LOCUST	10"	REMAIN	124	PINE	22"	REMOVE	234	TREE OF HEAVEN	10"	REMAIN	343	HICKORY	18"	REMOVE	452	ASH	14"	REMAIN	561	LOCUST	10"	REMOVE	14	LOCUST	10"	REMAIN	124	PINE	22"	REMOVE	234	TREE OF HEAVEN	10"	REMAIN	343	HICKORY	18"	REMOVE	452	ASH	14"	REMAIN	561	LOCUST	10"	REMOVE		
15	MAPLE	10"	REMAIN	125	PINE	20"	REMOVE	235	PINE	14"	REMAIN	344	OAK	8"	REMOVE	453	HICKORY	16"	REMOVE	562	LOCUST	12"	REMOVE	15	MAPLE	10"	REMAIN	125	PINE	20"	REMOVE	235	PINE	14"	REMAIN	344	OAK	8"	REMOVE	453	HICKORY	16"	REMOVE	562	LOCUST	12"	REMOVE		
16	LOCUST	10"	REMAIN	126	PINE	24"	REMOVE	236	LOCUST	8"	REMAIN	345	OAK	12"	REMOVE	454	HICKORY	10"	REMOVE	563	HICKORY	14"	REMOVE	16	LOCUST	10"	REMAIN	126	PINE	24"	REMOVE	236	LOCUST	8"	REMAIN	345	OAK	12"	REMOVE	454	HICKORY	10"	REMOVE	563	HICKORY	14"	REMOVE		
17	MAPLE	8"	REMAIN	127	MAPLE	12"	REMOVE	237	PINE	20"	REMAIN	346	HICKORY	26"	REMOVE	455	HICKORY	16"-10"	REMOVE	564	ASH	28"	REMOVE	17	MAPLE	8"	REMAIN	127	MAPLE	12"	REMOVE	237	PINE	20"	REMAIN	346	HICKORY	26"	REMOVE	455	HICKORY	16"-10"	REMOVE	564	ASH	28"	REMOVE		
18	MAPLE	8"	REMAIN	128	LOCUST	20"	REMOVE	238	LOCUST	12"	REMAIN	347	CHERRY	8"	REMOVE	456	HICKORY	10"	REMOVE	565	MAPLE	20"	REMOVE	18	MAPLE	8"	REMAIN	128	LOCUST	20"	REMOVE	238	LOCUST	12"	REMAIN	347	CHERRY	8"	REMOVE	456	HICKORY	10"	REMOVE	565	MAPLE	20"	REMOVE		
19	POPLAR	14"	REMAIN	129	MAPLE	28"	REMOVE	239	MAPLE	12"	REMAIN	348	CHERRY	10"	REMOVE	457	HICKORY	12"	REMOVE	566	CHERRY	14"	REMOVE	19	POPLAR	14"	REMAIN	129	MAPLE	28"	REMOVE	239	MAPLE	12"	REMAIN	348	CHERRY	10"	REMOVE	457	HICKORY	12"	REMOVE	566	CHERRY	14"	REMOVE		
20	POPLAR	20"-16" TW	REMAIN	130	PINE	12"	REMOVE	240	HICKORY	22"	REMAIN	349	HICKORY	8"	REMOVE	458	HICKORY	18"	REMOVE	567	MAPLE	10"	REMOVE	20	POPLAR	20"-16" TW	REMAIN	130	PINE	12"	REMOVE	240	HICKORY	22"	REMAIN	349	HICKORY	8"	REMOVE	458	HICKORY	18"	REMOVE	567	MAPLE	10"	REMOVE		
21	MAPLE	8"	REMAIN	131	PINE	14"	REMOVE	241	CHERRY	14"	REMAIN	350	HICKORY	26"	REMOVE	459	HICKORY	16"	REMOVE	568	BIRCH	14"	REMOVE	21	MAPLE	8"	REMAIN	131	PINE	14"	REMOVE	241	CHERRY	14"	REMAIN	350	HICKORY	26"	REMOVE	459	HICKORY	16"	REMOVE	568	BIRCH	14"	REMOVE		
22	PINE	16"	REMAIN	132	LOCUST	32"	REMOVE	242	MAPLE	16"	REMAIN	351	CHERRY	8"	REMOVE	460	MAPLE	12"	REMOVE	569	POPLAR	20"	REMOVE	22	PINE	16"	REMAIN	132	LOCUST	32"	REMOVE	242	MAPLE	16"	REMAIN	351	CHERRY	8"	REMOVE	460	MAPLE	12"	REMOVE	569	POPLAR	20"	REMOVE		
23	PINE	12"	REMAIN	133	PINE	16"	REMOVE	243	LOCUST	18"	REMAIN	352	CHERRY	14" TW	REMOVE	461	MAPLE	12"	REMOVE	570	POPLAR	14"	REMOVE	23	PINE	12"	REMAIN	133	PINE	16"	REMOVE	243	LOCUST	18"	REMAIN	352	CHERRY	14" TW	REMOVE	461	MAPLE	12"	REMOVE	570	POPLAR	14"	REMOVE		
24	PINE	14"	REMAIN	134	PINE	18"	REMOVE	244	LOCUST	12"	REMAIN	353	LOCUST	8"	REMOVE	462	MAPLE	8"	REMOVE	571	BIRCH	10"	REMOVE	24	PINE	14"	REMAIN	134	PINE	18"	REMOVE	244	LOCUST	12"	REMAIN	353	LOCUST	8"	REMOVE	462	MAPLE	8"	REMOVE	571	BIRCH	10"	REMOVE		
25	ASH	16"-14"	REMAIN	135	PINE	16" TW	REMOVE	245	LOCUST	12"	REMAIN	354	HICKORY	20"	REMOVE	463	HICKORY	8"	REMOVE	572	MAPLE	16"-12"	REMOVE	25	ASH	16"-14"	REMAIN	135	PINE	16" TW	REMOVE	245	LOCUST	12"	REMAIN	354	HICKORY	20"	REMOVE	463	HICKORY	8"	REMOVE	572	MAPLE	16"-12"	REMOVE		
26	PINE	14"	REMAIN	136	LOCUST	22"	REMOVE	246	MAPLE	18"	REMAIN	355	LOCUST	24"-18"	REMOVE	464	HICKORY	26"	REMOVE	573	MAPLE	14"	REMOVE	26	PINE	14"	REMAIN	136	LOCUST	22"	REMOVE	246	MAPLE	18"	REMAIN	355	LOCUST	24"-18"	REMOVE	464	HICKORY	26"	REMOVE	573	MAPLE	14"	REMOVE		
27	PINE	14"	REMAIN	137	MAPLE	18"	REMOVE	247	MAPLE	10"	REMAIN	356	MAPLE	10"	REMOVE	465	HICKORY	10"	REMOVE	574	CHERRY	16"	REMOVE	27	PINE	14"	REMAIN	137	MAPLE	18"	REMOVE	247	MAPLE	10"	REMAIN	356	MAPLE	10"	REMOVE	465	HICKORY	10"	REMOVE	574	CHERRY	16"	REMOVE		
28	PINE	16"	REMAIN	138	PINE	12"	REMOVE	248	MAPLE	10"	REMAIN	357	CHERRY	12"	REMOVE	466	HICKORY	18"-14"	REMOVE	575	MAPLE	16"	REMAIN	28	PINE	16"	REMAIN	138	PINE	12"	REMOVE	248	MAPLE	10"	REMAIN	357	CHERRY	12"	REMOVE	466	HICKORY	18"-14"	REMOVE	575	MAPLE	16"	REMAIN		
29	PINE	18"	REMAIN	139	HICKORY	14"	REMOVE	249	MAPLE	16"	REMAIN	358	CHERRY	14"	REMOVE	467	HICKORY	14"	REMOVE	576	MAPLE	14"	REMOVE	29	PINE	18"	REMAIN	139	HICKORY	14"	REMOVE	249	MAPLE	16"	REMAIN	358	CHERRY	14"	REMOVE	467	HICKORY	14"	REMOVE	576	MAPLE	14"	REMOVE		
30	PINE	14"	REMAIN	140	PINE	14"	REMOVE	250	MAPLE	10" TW	REMAIN	359	MAPLE	10" TW	REMOVE	468	HICKORY	10"	REMOVE	577	MAPLE	12"	REMOVE	30	PINE	14"	REMAIN	140	PINE	14"	REMOVE	250	MAPLE	10" TW	REMAIN	359	MAPLE	10" TW	REMOVE	468	HICKORY	10"	REMOVE	577	MAPLE	12"	REMOVE		
31	PINE	14"	REMAIN	141	PINE	18" TW	REMOVE	251	CHERRY	8"	REMAIN	360	ASH	10"	REMOVE	469	HICKORY	16" TW	REMOVE	578	MAPLE	14"	REMOVE	31	PINE	14"	REMAIN	141	PINE	18" TW	REMOVE	251	CHERRY	8"	REMAIN	360	ASH	10"	REMOVE	469	HICKORY	16" TW	REMOVE	578	MAPLE	14"	REMOVE		
32	PINE	16"	REMAIN	142	PINE	20"	REMOVE	252	MAPLE	8"	REMAIN	361	LOCUST	12" TW	REMOVE	470	MAPLE	8"	REMOVE	579	MAPLE	12"	REMOVE	32	PINE	16"	REMAIN	142	PINE	20"	REMOVE	252	MAPLE	8"	REMAIN	361	LOCUST	12" TW	REMOVE	470	MAPLE	8"	REMOVE	579	MAPLE	12"	REMOVE		
33	PINE	14"	REMAIN	143	PINE	14"	REMOVE	253	LOCUST	16"	REMAIN	362	CHERRY	18"-10"	REMOVE	471	MAPLE	14"	REMOVE	580	HICKORY	18"	REMAIN	33	PINE	14"	REMAIN	143	PINE	14"	REMOVE	253	LOCUST	16"	REMAIN	362	CHERRY	18"-10"	REMOVE	471	MAPLE	14"	REMOVE	580	HICKORY	18"	REMAIN		
34	PINE	14"	REMAIN	144	PINE	12"	REMOVE	254	MAPLE	18"	REMAIN	363	LOCUST	8"	REMOVE	472	MAPLE	12"	REMOVE	581	BIRCH	20"	REMOVE	34	PINE	14"	REMAIN	144	PINE	12"	REMOVE	254	MAPLE	18"	REMAIN	363	LOCUST	8"	REMOVE	472	MAPLE	12"	REMOVE	581	BIRCH	20"	REMOVE		
35	PINE	14"	REMAIN	145	ASH	24"	REMOVE	255	LOCUST	12"	REMAIN	364	LOCUST	8"	REMOVE	473	MAPLE	12"	REMOVE	582	MAPLE	24"	REMOVE	35	PINE	14"	REMAIN	145	ASH	24"	REMOVE	255	LOCUST	12"	REMAIN	364	LOCUST	8"	REMOVE	473	MAPLE	12"	REMOVE	582	MAPLE	24"	REMOVE		

FLOOR AREA, GROSS: 12,350 SF
 FLOOR TOTAL SALEABLE: 10,484 SF

UNIT / BEDROOM COUNT			
BUILDING 1 (3 STORY)	12 UNITS	(3) 3 BEDROOMS & (9) 2 BEDROOMS	27 BEDROOMS/BLDG
BUILDING 2 (3 STORY)	12 UNITS	(3) 3 BEDROOMS & (9) 2 BEDROOMS	27 BEDROOMS/BLDG
BUILDING 3 (3 STORY)	12 UNITS	(3) 3 BEDROOMS & (9) 2 BEDROOMS	27 BEDROOMS/BLDG
BUILDING 4 (3 STORY)	12 UNITS	(3) 3 BEDROOMS & (9) 2 BEDROOMS	27 BEDROOMS/BLDG
BUILDING 5 (3 STORY)	12 UNITS	(3) 3 BEDROOMS & (9) 2 BEDROOMS	27 BEDROOMS/BLDG
BUILDING 6 (3 STORY)	12 UNITS	(3) 3 BEDROOMS & (9) 2 BEDROOMS	27 BEDROOMS/BLDG
TOTALS	72 UNITS	(18) 3 BEDROOMS & (54) 2 BEDROOMS	162 BEDROOMS
DENSITY UNITS	45 UNITS	(18) 3 BEDROOMS = 14.6 DENSITY UNITS (54) 2 BEDROOMS = 26.5 DENSITY UNITS	(18 / 3) X 2 = 12 54 / 2 = 27
DWELLING UNITS	72 UNITS		

Density Unit Calculation:
 Site:
 Lot 1= 129.95872 acres
 Lot 2= 26.34421 acres
 Total Site=156.30293 acres x 43.560sf/ac = (6,808,555.6308 sf) / 133,000=51.1921476
 51 Density Units Available
 39 Density Units Proposed (COMPLIES)

Dwelling Unit Calculation:
 Site:
 Lot 1=129.95872 acres
 Lot 2=26.34421 acres
 Total Site=156.30293 acres / 18 Acres = 86.834961
 87 Dwelling Units Available (88 Studied in the EIS)
 72 Dwelling Units Proposed (COMPLIES)

	Project Summary Comparison Table		
	DEIS plan	FIS Alternative 2	Modified Project (New Residential Development)
Market-Rate Condominiums	80	80	See Unit/Bedroom Count Table
Fair and Affordable Units	8	8*	See Unit/Bedroom Count Table
Total Residential Units	88	88	See Unit/Bedroom Count Table
Golf Cottages (4 BR)	5	10	See Unit/Bedroom Count Table
Golf Residences (2 BR)	55	70	See Unit/Bedroom Count Table
Golf Residences (1 BR)	6	0	See Unit/Bedroom Count Table
Club Villas (1 BR)	14	0	See Unit/Bedroom Count Table
Affordable Units (2 BR)	6	**	See Unit/Bedroom Count Table
Affordable Units (1 BR)	1	0	See Unit/Bedroom Count Table
Affordable Units (1 BR)	1	1*	See Unit/Bedroom Count Table
Total Bedrooms	209	198	162
Buffer on Bedford Road	25 feet	100 feet	100 feet
Open Space	141.8 acres	141.8 acres	TBD
Impervious Area	17.5 ac. (6.6 ac. New Impervious)	16.7 acres (5.8 ac. New Impervious)	TBD
Length of Private Road	3,750 LF	3,258 LF	2,355 LF
Slope Impact	2.75 acres	2.75 acres	0.86 acres
Trees to be Removed	879 trees	813 trees	206 trees
Wetland Impacts	add 1.25 acres of new wetland enhancements	add 1.25 acres of new wetland enhancements	N/A
Wetland Buffer Impacts	4.34 acres	4.59 acres	N/A
Trip Generation (Peak)	47 AM / 55 PM	47 AM / 55 PM (or less)	TBD
Additional Water Demand	29,775 gpd	28,325 gpd	TBD
Additional Wastewater Generation	29,775 gpd	28,325 gpd	TBD
Annual Tax and Mitigation Payment Revenue	\$1,495,223	\$2,508,200	TBD
Total Population	185-204	183-191	155-166 (1)
School Children - Local Experience	10	9	4.5 (2)
School Children - Rutgers & Local Experience	20	17	15-17 (2)
Visual Impacts	4 new residential buildings along Bedford Road, with landscaping in 25-foot buffer.	5 new detached single family Golf Cottages along Bedford Road; portion of internal road close to Route 22 eliminated; landscaping added in 100 foot buffer along Bedford Road. (100' buffer extends around the perimeter of the site). Repair to stone wall on Windmill Farms side of Route 22	6 new residential buildings with tennis courts and amenities building more than 100 feet from Bedford Road.

*8 AFFH units to be located off-site.

NOTES:

- RUTGERS MULTIPLIERS
 FOR THE 54 2-BEDROOM UNITS, MULTIPLIER OF 1.88 = 101.52
 RUTGERS UNIVERSITY RESIDENTIAL DEMOGRAPHIC MULTIPLIERS (JUNE 2006): NEW YORK, OWNERSHIP UNITS IN BUILDINGS WITH 5+ UNITS, COSTING MORE THAN \$129,500 (2 BEDROOM)
 FOR THE 18 3-BEDROOM UNITS, MULTIPLIER OF 3.00 = 54
 RUTGERS UNIVERSITY RESIDENTIAL DEMOGRAPHIC MULTIPLIERS (JUNE 2006): NEW YORK, OWNERSHIP UNITS IN BUILDINGS WITH 5+ UNITS, ALL VALUES (3 BEDROOMS)
 TOTAL POPULATION= 155-156 PERSONS
 LOCAL EXPERIENCE FROM THE DEIS
 APPROXIMATELY 2.3 PERSONS AVERAGE PER UNIT TIMES 72 UNITS EQUALS 165-166 PERSONS
 USING THE SAME FORMAT AS THE PROJECT SUMMARY COMPARISON TABLE, THE TOTAL POPULATION WOULD BE 155-166 PERSONS.
- RUTGERS MULTIPLIERS
 FOR THE 54 2-BEDROOM UNITS, MULTIPLIER OF 0.55 = 2.7
 RUTGERS UNIVERSITY RESIDENTIAL DEMOGRAPHIC MULTIPLIERS (JUNE 2006): NEW YORK, SCHOOL AGE CHILDREN IN PUBLIC SCHOOLS, OWNERSHIP UNITS IN BUILDINGS WITH 5+ UNITS, COSTING MORE THAN \$129,500 (2 BEDROOM)
 FOR THE 18 3-BEDROOM UNITS, MULTIPLIER OF 0.49 = 8.82
 RUTGERS UNIVERSITY RESIDENTIAL DEMOGRAPHIC MULTIPLIERS (JUNE 2006): NEW YORK, SCHOOL AGE CHILDREN IN PUBLIC SCHOOLS, OWNERSHIP UNITS IN BUILDINGS WITH 5+ UNITS, ALL VALUES (3 BEDROOMS)
 TOTAL= 11-12 SCHOOL-AGE CHILDREN
 LOCAL EXPERIENCE
 0.06 SCHOOL-CHILDREN PER UNIT TIMES 72 UNITS EQUALS 4-5 SCHOOL-AGE CHILDREN

NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC/PLC, LAST REVISED 03/06/2013.



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING PAINT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED SAWCUT LINE
- PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED FENCE
- PROPOSED 2"-4" WIDE YELLOW LINES 8" O.C.
- PROPOSED 12" WIDE WHITE STOP LINE
- PROPOSED ARROW MARKING ON PAVEMENT
- TRAFFIC SIGN LOCATION & DESIGNATION
- PEDESTRIAN CROSSING

APPLICATION NUMBER: 201011
 No. 1
 RESPONSE TO TOWN COMMENTS
 07/17/2021
 No. 2
 RESPONSE TO TOWN COMMENTS
 03/08/2021
 NC

APPLICANT/OWNER: SUMMIT CLUB PARTNERS, LLC
 568 BEDFORD ROAD (NY-22)
 ARMONK, NY 10504

ARCHITECT: GRANOFF ARCHITECTS
 330 RAILROAD AVENUE
 GREENWICH, CT 06850

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 120 BEDFORD ROAD - ARMONK, NY 10554
 PH: 914.333.2424 - FAX: 914.243.2102
 www.jmcp.com

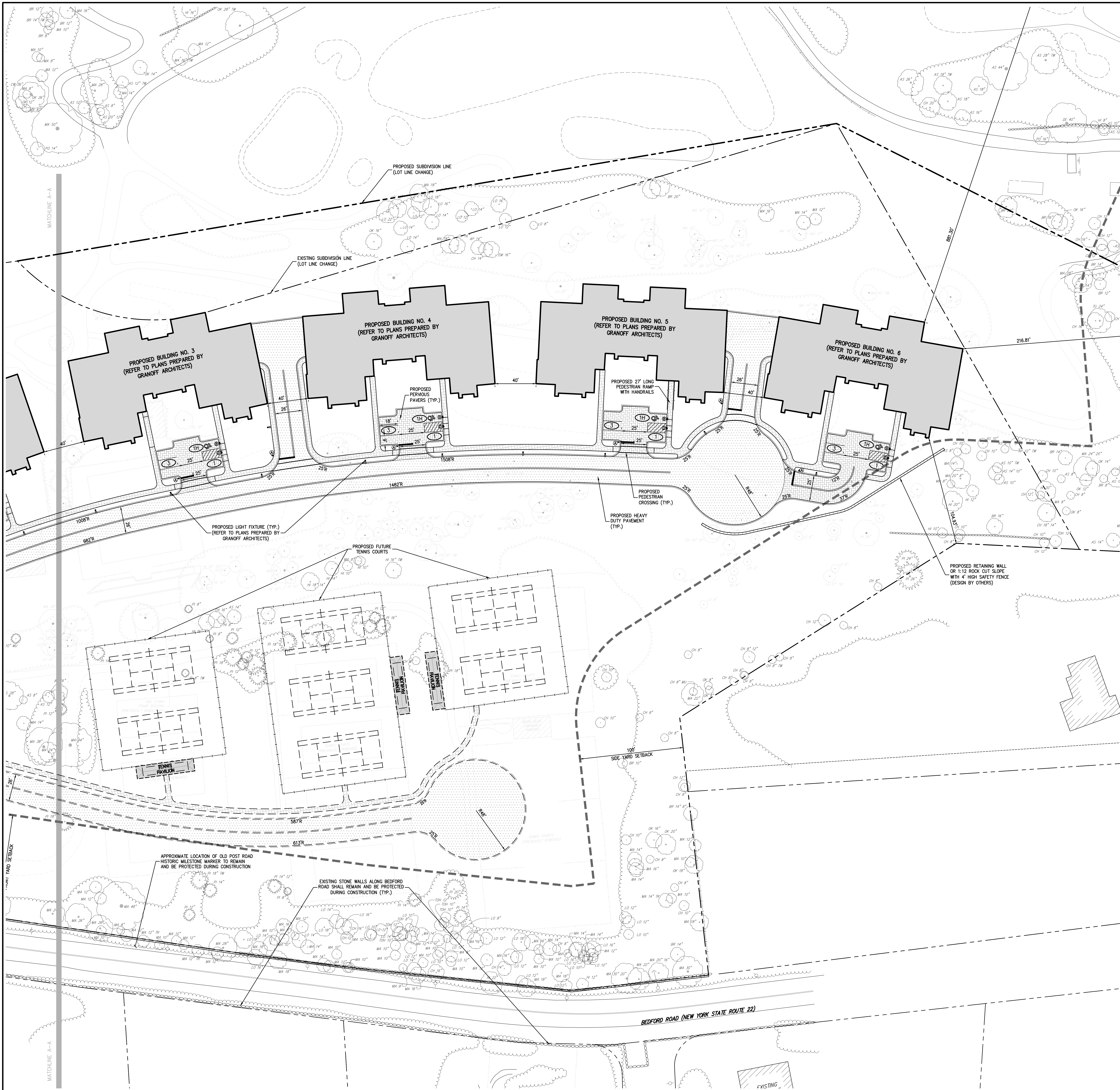
OVERALL LAYOUT PLAN
 SITE LAYOUT PLAN
 THE SUMMIT CLUB AT ARMONK
 (RESIDENTIAL PHASE)
 568 & 570 BEDFORD ROAD (NY-22)
 ARMONK, NY 10504

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK
 DAVID P. COMBARDI
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 13103

Scale: 1" = 30'
 Date: 11/23/2020
 Project No: 20101
 200-LR-1 C-100A L&P
 Drawing No: C-100A

NOT FOR CONSTRUCTION



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING PAINT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED SAWCUT LINE
- PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED FENCE
- PROPOSED 2'-4" WIDE YELLOW LINES 8" O.C.
- PROPOSED 12" WIDE WHITE STOP LINE
- PROPOSED ARROW MARKING ON PAVEMENT
- TRAFFIC SIGN LOCATION & DESIGNATION
- PEDESTRIAN CROSSING

NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC/PLC, LAST REVISED 03/06/2013.

SIGN TABLE

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MARKING TYPE	MARKING HEIGHT	REGULATORY	RECOMMENDED
A	STOP	30"x30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1	X
B	WALKWAY	12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8	X
C	WALKWAY	12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8A	X
D	WALKWAY	12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	W1-1	X
E	WALKWAY	30"x30"x30"	RED ON WHITE	STEEL CHANNEL	7'-0"	R1-2	X
F	WALKWAY	30"x30"x30"	RED ON WHITE, BLACK ON YELLOW	STEEL CHANNEL	6'-0"	R1-2	X
G	WALKWAY	30"x24"	BLACK ON WHITE	STEEL CHANNEL	7'-0"	R6-4	X
H	WALKWAY	30"x30"	BLACK ON WHITE	STEEL CHANNEL	7'-0"	W1-1	X
I	WALKWAY	30"x30" 24"x12"	BLACK ON YELLOW	STEEL CHANNEL	7'-0"	W1-2 W16-7PL	X

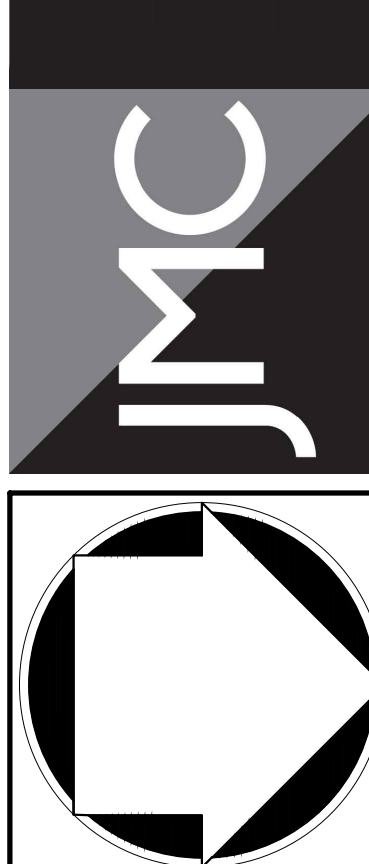
APPLICANT: **SUMMIT CLUB PARTNERS, LLC**
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT: **GRANOFF ARCHITECTS**
330 RAILROAD AVENUE
GREENWICH, CT 06850

DATE: 07/17/2021
REVISION: 03/08/2021

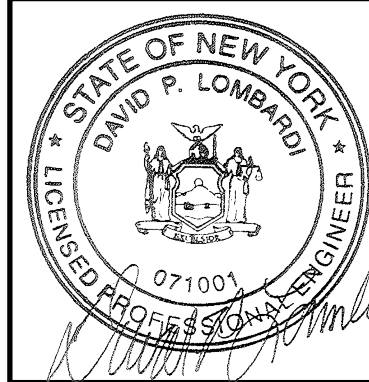
NO. 1. RESPONSE TO TOWN COMMENTS
2. RESPONSE TO TOWN COMMENTS

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
PHONE: 914-233-2222 - FAX: 914-233-2102
www.jmcp.com



SITE LAYOUT PLAN (NORTH)
THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

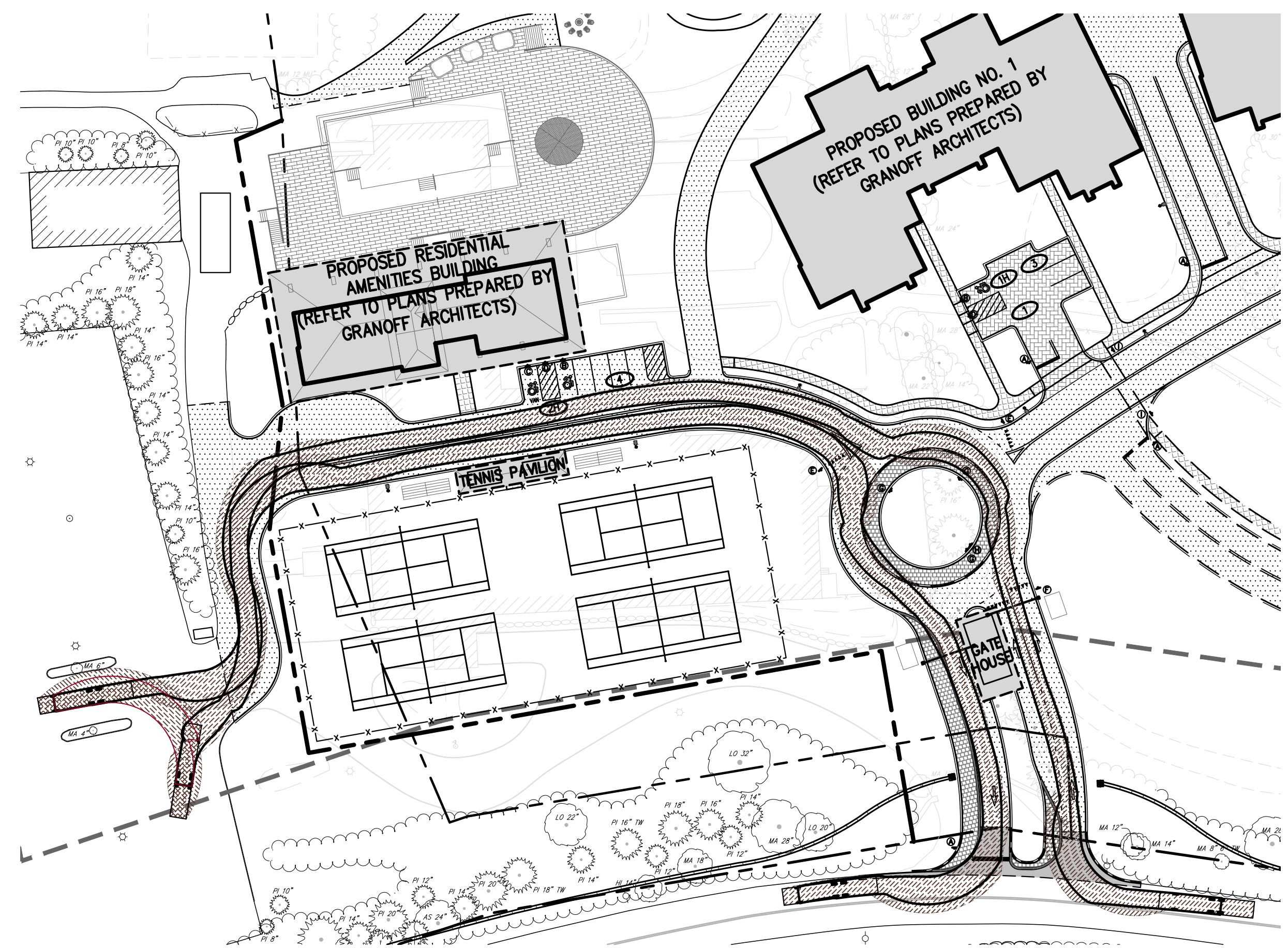


Scale: 1" = 30'
Date: 11/23/2020
Project No: 20101
Drawing No: C-101
Drawing Title: LAYOUT

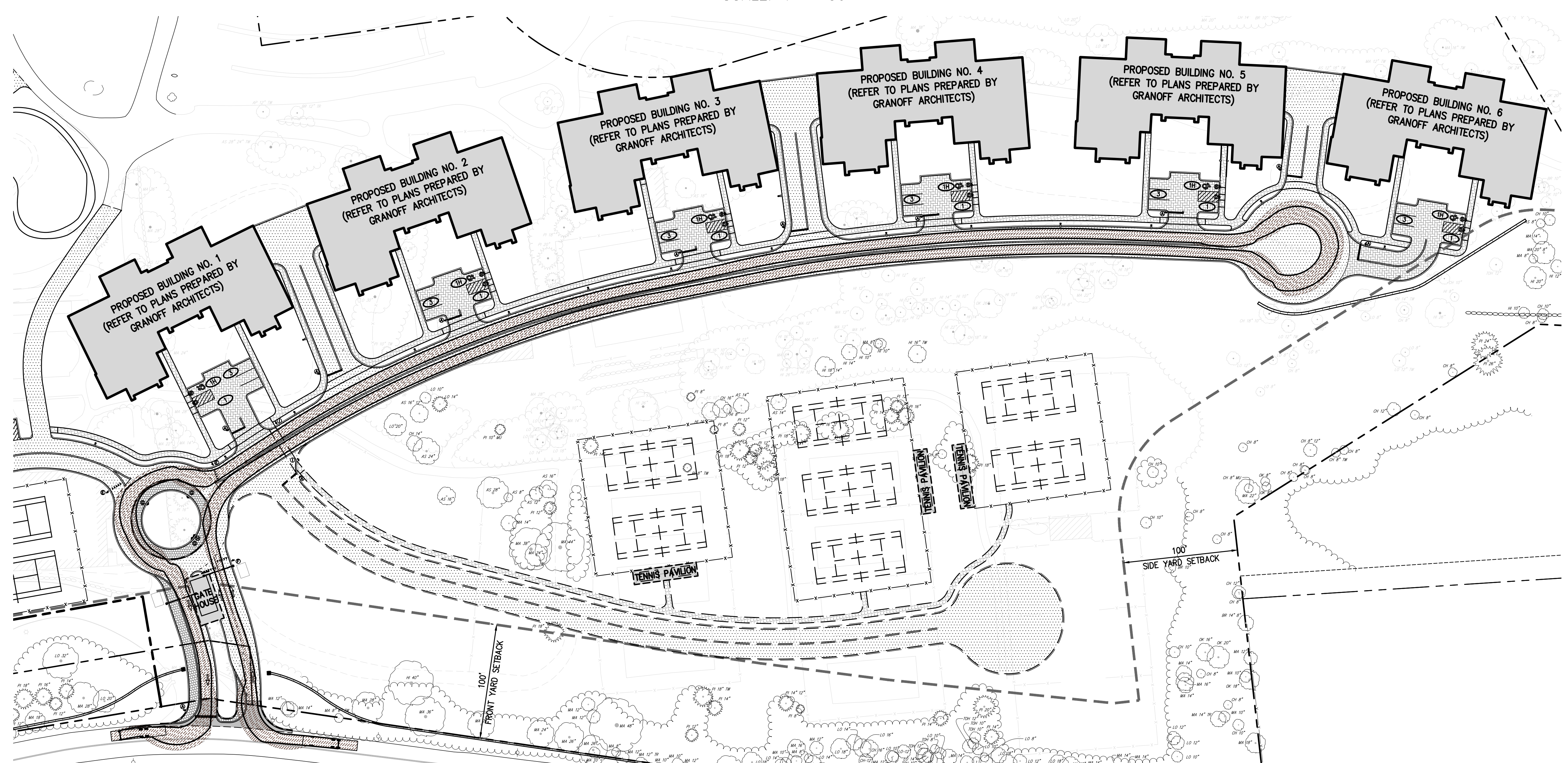
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

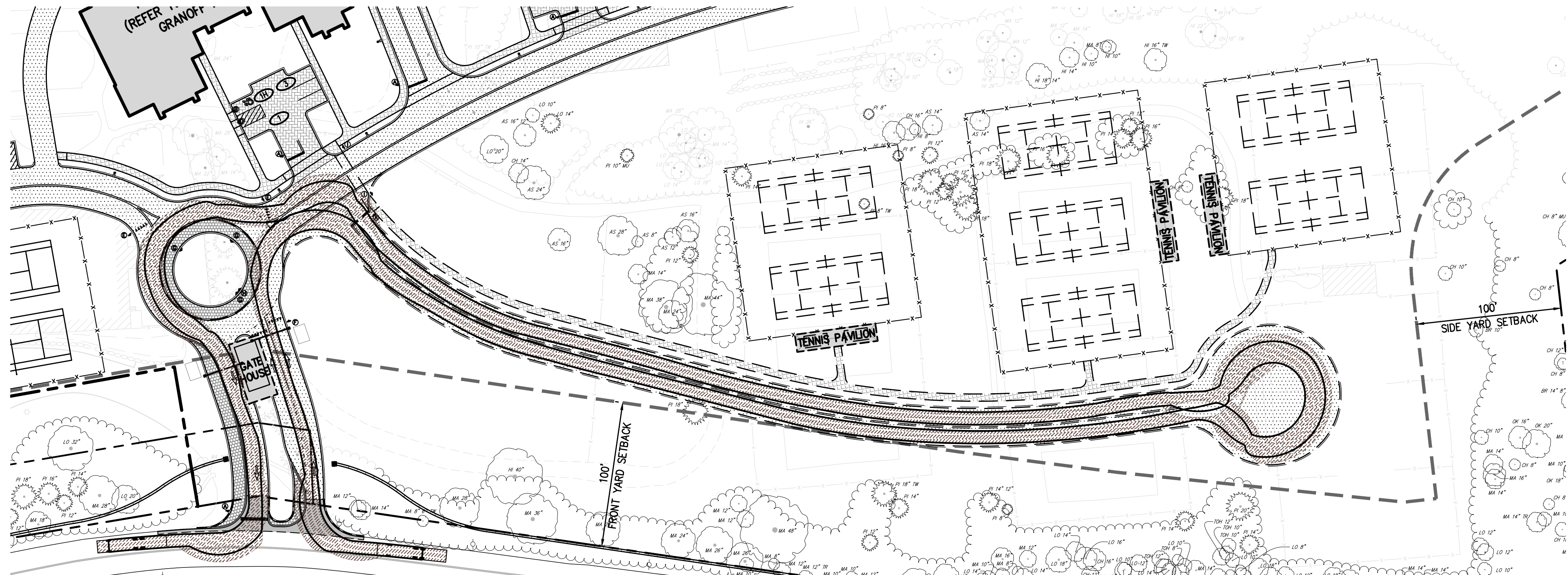
CONTRACT NO. 20101
DATE: 11/23/2020
PROJECT NO. 20101
DRAWING NO. C-102



ROAD A FIRE TRUCK TURNING ANALYSIS
SCALE: 1" = 50'



ROAD B FIRE TRUCK TURNING ANALYSIS
SCALE: 1" = 50'



ROAD C FIRE TRUCK TURNING ANALYSIS
SCALE: 1" = 50'

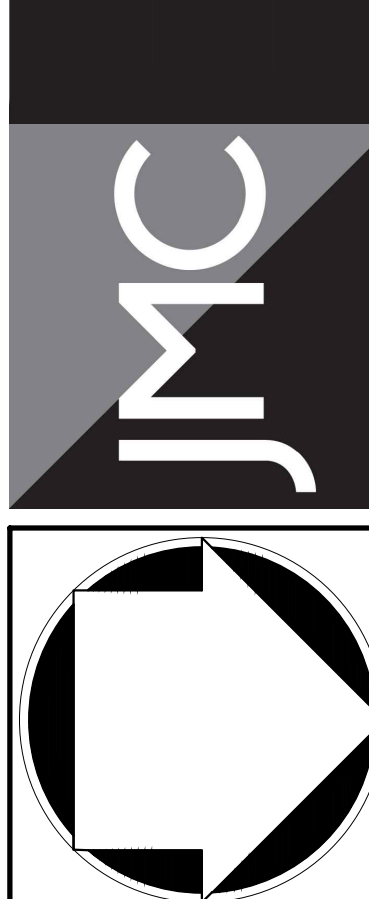
FIRE TRUCK PROFILE	
E-ONE HP95 Mid Mount	47.750ft
Overall Length	47.750ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min. Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

No.	Revisions	Date
1	RESPONSE TO TOWN COMMENTS	07/17/2021
2	RESPONSE TO TOWN COMMENTS	03/08/2021

APPLICANT/OWNER	ARCHITECT
SUMMIT CLUB PARTNERS, LLC 568 BEDFORD ROAD (NY-22) ARMONK, NY 10504	GRANOFF ARCHITECTS 330 RAILROAD AVENUE GREENWICH, CT 06830

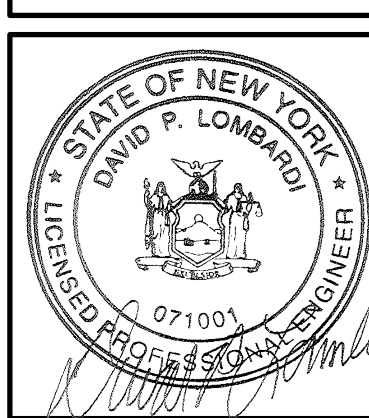
APPLICANT/OWNER	ARCHITECT
SUMMIT CLUB PARTNERS, LLC 568 BEDFORD ROAD (NY-22) ARMONK, NY 10504	GRANOFF ARCHITECTS 330 RAILROAD AVENUE GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
Alpha Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
PHONE: 914.333.2424 • FAX: 914.233.2102
www.jmcpic.com



FIRE TRUCK ACCESS PLAN
THE SUMMIT CLUB AT ARMONK
(RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.



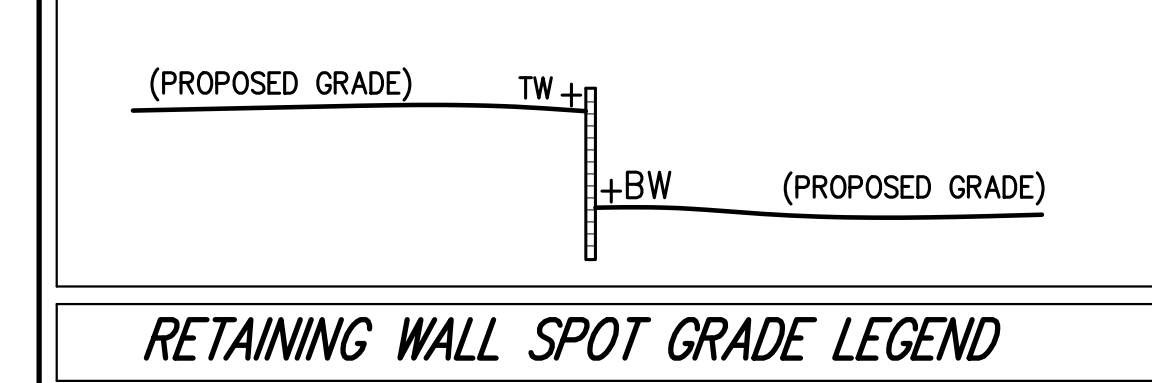
Drawn	NC	Approved	AG
Scale	AS SHOWN		
Date	11/23/2020		
Project No.	20101		
Sheet	C-102	LA/AG	



LEGEND

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING FENCE RAIL
	EXISTING FENCE
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING LIGHT POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
	PROPOSED FINISHED GRADE
	PROPOSED SPOT GRADE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE CI DRAIN INLET
	PROPOSED TYPE DI DRAIN INLET
	PROPOSED HEADWALL
	PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	BORING LOCATION AND DESIGNATION
	PROPOSED LIMIT OF DISTURBANCE

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, LAST REVISED 03/06/2013. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.
 - GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION," DATED 10/16/2013, PREPARED BY CARLIN-SIMPSON & ASSOCIATES.
 - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.

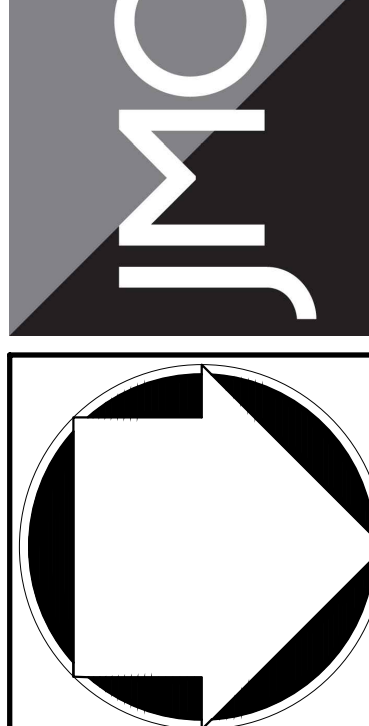


APPLICANT/OWNER: SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT: GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06850

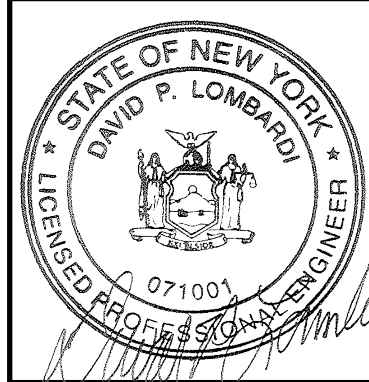
By	NC
Date	07/17/2020
Revision	03/08/2021
No.	1
Response to Town Comments	RESPONSE TO TOWN COMMENTS
No.	2
Response to Town Comments	RESPONSE TO TOWN COMMENTS

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
1000 Westchester Avenue, Suite 200
Westchester, NY 10804
Tel: 914.939.3222 • Fax: 914.939.2102
www.jmcpa.com



SITE GRADING PLAN (SOUTH)
THE SUMMIT CLUB AT ARMONK
(RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.



Drawn	NC	Approved	AG
Scale	1" = 30'		
Date	11/23/2020		
Project No.	20101		
Sheet	040	Total	040 of 040
Checked by	SARA RICHEL		

C-200

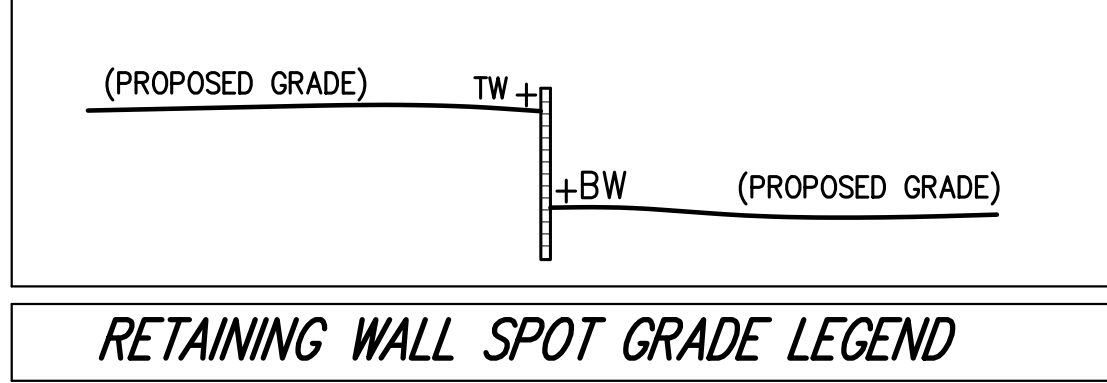
NOT FOR CONSTRUCTION



LEGEND

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
	PROPOSED FINISHED GRADE
	PROPOSED SPOT GRADE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE CI DRAIN INLET
	PROPOSED TYPE DI DRAIN INLET
	PROPOSED HEADWALL
	PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	BORING LOCATION AND DESIGNATION
	PROPOSED LIMIT OF DISTURBANCE

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, LAST REVISED 03/06/2013. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.
 - GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION," DATED 10/16/2013, PREPARED BY CARLIN-SIMPSON & ASSOCIATES.
 - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.



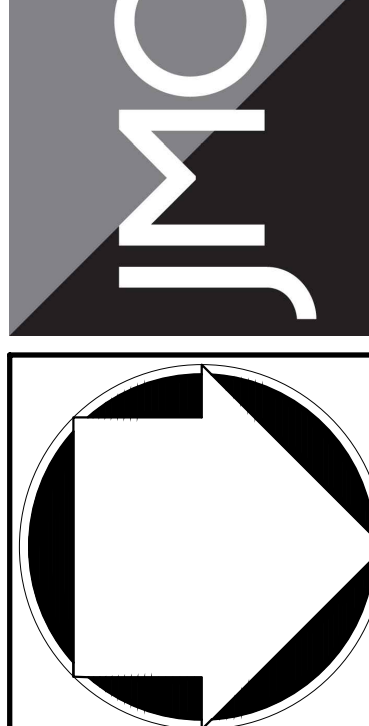
APPLICANT/OWNER: SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT: GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06850

No.	1.	RESPONSE TO TOWN COMMENTS	NC
No.	2.	RESPONSE TO TOWN COMMENTS	NC

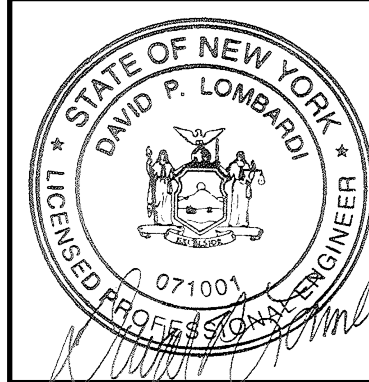
Date: 07/17/2020
03/08/2021

JMC Planning, Engineering, Landscaping, Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
PHONE: 914-333-3222 - FAX: 914-233-2102
www.jmcpnc.com



SITE GRADING PLAN (NORTH)
THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209 SUBSECTION 2.



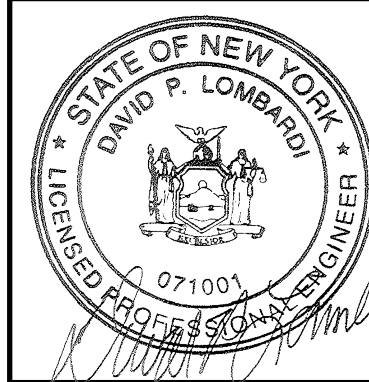
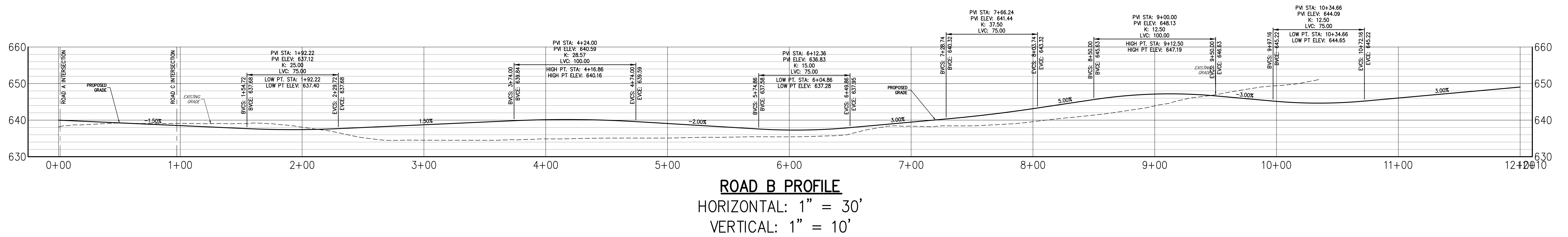
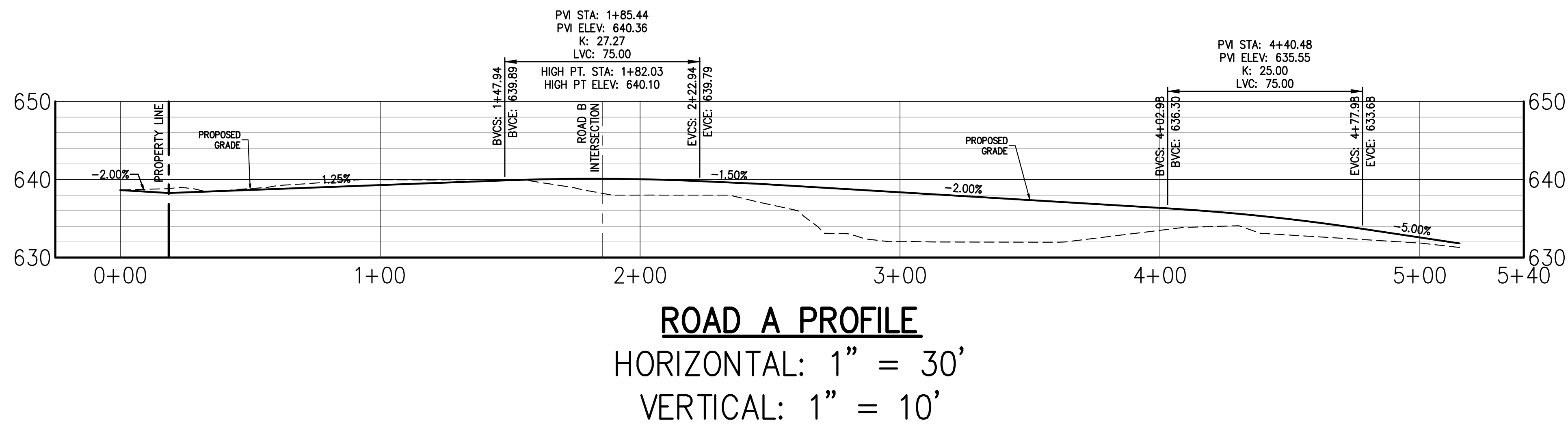
Drawn:	NC	Approved:	AG
Scale:	1" = 30'		
Date:	11/23/2020		
Project No.:	20101		
Sheet Name:	GRAD NORTH GRAB.sxd		
Sheet No.:	C-201		

NOT FOR CONSTRUCTION

SARA RICHELSON
11/23/2020 DWG

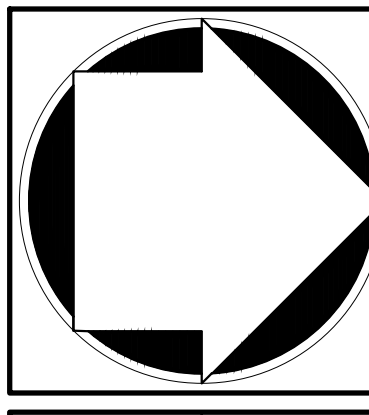
NOT FOR CONSTRUCTION

DATE PLOTTED: 11/23/2020 10:54 AM
PROJECT: 20101
DRAWING: ROAD PROFILES (TAB 02)
DRAWING TITLE: ROAD PROFILES (TAB 02)
DRAWING NUMBER: 020101-020
SCALE: AS SHOWN
DATE: 11/23/2020
PROJECT: 20101
DRAWING: ROAD PROFILES (TAB 02)
DRAWING NUMBER: 020101-020



ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

ROAD PROFILES PLAN
THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
ARMONK, NY 10504



JMC Planning, Engineering, Landscaping, Architecture & Land Surveying, PLLC
120 BEDFORD ROAD • ARMONK, NY 10504
www.jmcp.com

APPLICANT/OWNER: SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504
ARCHITECT: GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06850

No.	Revision	Date	By
1	RESPONSE TO TOWN COMMENTS	07/17/2021	NC
2	RESPONSE TO TOWN COMMENTS	05/06/2021	NC

NOTES:

- IN THE CCFCO DISTRICT, THE LOT, DIMENSIONAL, AND PARKING REQUIREMENTS FOR A GOLF COURSE COMMUNITY IN THIS SECTION SHALL SUPERSEDE THE SCHEDULE OF RESIDENCE DISTRICT REGULATIONS (§ 355-21 OF THIS CHAPTER). LOT SIZE, LOT CONFIGURATION AND OTHER LOT DIMENSIONAL REQUIREMENTS WITHIN A CCFCO DISTRICT SHALL BE DETERMINED BY THE PLANNING BOARD IN CONJUNCTION WITH SUBDIVISION APPROVAL. LOT SIZE, LOT CONFIGURATION AND OTHER LOT DIMENSIONAL REQUIREMENTS OF LOTS WITHIN A CCFCO DISTRICT SHALL BE BASED UPON THE PLANNING BOARD'S CONSIDERATION OF THE CHARACTER OF THE NEIGHBORHOOD IN WHICH THE CCFCO DISTRICT WILL BE LOCATED, THE CCFCO DISTRICT'S RELATIONSHIP TO ADJOINING DISTRICTS, PROPERTIES AND LAND USES; THE CCFCO DISTRICT'S TOPOGRAPHY; AND SUCH OTHER FACTORS THE PLANNING BOARD MAY DETERMINE TO BE APPROPRIATE. THE LOTS AND/OR PARCELS THAT TOGETHER COMPOSE A GOLF COURSE COMMUNITY SITE ARE NOT REQUIRED TO BE CONTIGUOUS, PROVIDED THAT EACH SUCH LOT AND/OR PARCEL, ADJOINS THE AFFILIATED MEMBERSHIP CLUB. ALL LOT, DIMENSIONAL, AND PARKING REQUIREMENTS IN THIS SECTION, INCLUDING BUT NOT LIMITED TO MAXIMUM DENSITY, MAXIMUM BUILDING COVERAGE, MINIMUM YARDS AND REQUIRED OFF-STREET PARKING, SHALL APPLY TO THE LAND AREA IN THE CCFCO DISTRICT AS A WHOLE. NOTWITHSTANDING THAT THE GOLF COURSE COMMUNITY SITE MAY BE COMPRISED OF MORE THAN ONE LOT AND/OR PARCEL, OR THAT THE SITE MAY FROM TIME TO TIME BE SUBDIVIDED OR RESUBDIVIDED, AND ALL DETERMINATIONS AND CALCULATIONS RELATING TO SUCH REQUIREMENTS SHALL BE MADE WITH REFERENCE TO THE BOUNDARIES OF THE ENTIRE LAND AREA IN THE CCFCO DISTRICT AND AS THOUGH SUCH AREA IS A SINGLE LOT (AS DEFINED IN § 355-4 OF THIS CHAPTER), EVEN THOUGH IT IS OR WILL BE COMPRISED OF MORE THAN ONE LOT AND/OR PARCEL.
- THE MAXIMUM BUILDING HEIGHT SHALL BE THREE STORES AND 39 1/2 FEET TO THE MEAN LEVEL OF THE PRIMARY ROOF, MEASURED FROM THE LEVEL OF THE FINISHED GRADE AT THE MAIN ENTRY TO THE BUILDING.
- FOR MULTI-FAMILY DWELLING UNITS: 2 FOR EACH DWELLING UNIT, PLUS 1/2 FOR EACH BEDROOM, PLUS 10% VISITOR PARKING. PARKING PROVIDED FOR MULTI-FAMILY RESIDENTIAL USE AS FOLLOWS:
72 UNITS (2 SPACES X 36 UNITS = 144 SPACES)
54 2-BEDROOM UNITS (3 SPACE X 34 UNITS = 27 SPACES)
18 3-BEDROOM UNITS (3 SPACE X 18 UNITS = 9 SPACES)
TOTAL REQUIRED SPACES FOR MULTI-FAMILY DEVELOPMENT: 180 SPACES
THE EXISTING PARKING LOT (ON LOT 1) SHALL BE RE-STRIPED AS A PART OF THE TEMPORARY CLUBHOUSE APPLICATION (126 SPACES).
- FOR WHOLESALE BUSINESS, INDUSTRY, STORAGE, WAREHOUSE AND OTHER COMMERCIAL ESTABLISHMENTS, A MINIMUM OF ONE SPACE FOR EACH ESTABLISHMENT, AND ONE ADDITIONAL SPACE FOR EACH 10,000 SQUARE FEET OF GROSS FLOOR AREA OR MAJOR PORTION THEREOF IN EXCESS OF 4,000 SQUARE FEET OF GROSS FLOOR AREA.
- CURRENTLY THE GOLF COURSE LOT IS ±129.96 ACRES AND THE RESIDENTIAL LOT IS ±26.34 ACRES.
- TOTAL EXISTING BUILDING COVERAGE CALCULATED BASED ON ALL EXISTING BUILDINGS ON THE PROPERTY, INCLUDING PREVIOUSLY DEMOLISHED STRUCTURES.
- BUILDING COVERAGE BREAKDOWN:
LOT 1:
EXISTING CART SHED TO REMAIN: ±2,862.12 S.F.
TOTAL LOT 1 BUILDING COVERAGE: ±2,862.12 S.F.
LOT 2:
EXISTING SEWAGE TREATMENT PLANT TO REMAIN: ±2,503.26 S.F.
RESIDENTIAL BUILDINGS: 6 X 14,364.24 S.F.
GATE HOUSE: 903 S.F.
TENNIS PAVILION: 672 S.F.
AMENITIES BUILDING: 9,993.35 S.F.
TOTAL LOT 2 BUILDING COVERAGE: ±100,257.05 S.F.
FUTURE TENNIS PAVILIONS: 3 X 672 S.F.
FUTURE TOTAL LOT 2 BUILDING COVERAGE: ±102,273.05 S.F.

LEGEND

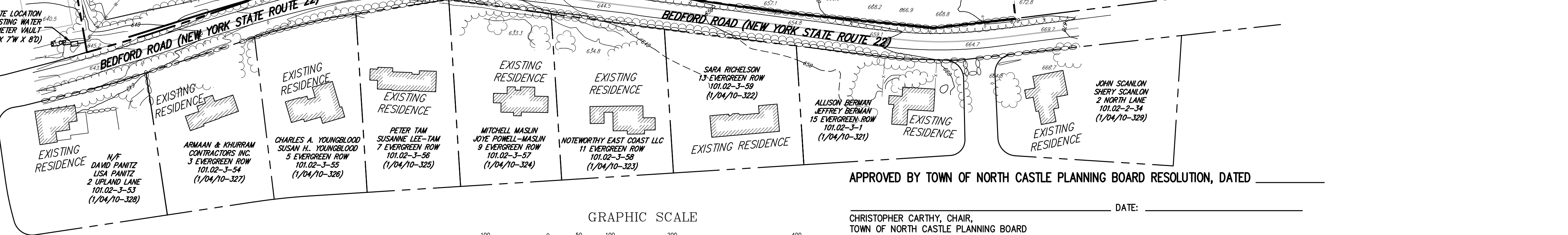
- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- LIMIT OF REGULATED WETLAND BUFFER AREA
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING GREEN-WASTE DEBRIS PILE

TABLE OF LAND USE

SECTION 101.02, BLOCK 1, LOT 28.1 & 28.2 (2/08/7.61A)
ZONES "R-2A" - "ONE FAMILY RESIDENCE DISTRICT (2 ACRES)"
"CCFCO" - "GOLF COURSE COMMUNITY FLOATING OVERLAY DISTRICT"
PROPOSED USE: GOLF COURSE COMMUNITY
FIRE/AMBULANCE DISTRICT: ARMONK FIRE DEPARTMENT (NORTH CASTLE DISTRICT #2)
WATER DISTRICT: NORTH CASTLE WATER DISTRICT #2
SCHOOL DISTRICT: BYRAM HILLS CENTRAL SCHOOL DISTRICT
SEWER DISTRICT: ON-SITE SEWAGE TREATMENT PLANT (SPDES PERMIT)

DESCRIPTION	REQUIRED/ PERMITTED (R-2A)	REQUIRED/ PERMITTED (CCFCO)	EXISTING	PROPOSED/ PROVIDED (LOT 1)	PROPOSED/ PROVIDED (LOT 2)
LOT AREA (ACRES)	2.0 MIN. (1)	SEE NOTE 1	±156.30 (5)	±127.67	±28.63
LOT STREET FRONTAGE (FEET)	150 MIN. (1)	SEE NOTE 1	1,519.70	1,519.70 (1)	1,519.70 (1)
LOT WIDTH (FEET)	150 MIN. (1)	SEE NOTE 1	±2,300	±2,300 (1)	±2,300 (1)
LOT DEPTH (FEET)	150 MIN. (1)	SEE NOTE 1	±1,805	±1,805 (1)	±1,805 (1)
PRINCIPAL BUILDING MINIMUM YARDS (FEET)					
FRONT	50 (1)	SEE NOTE 1	±123.1	±294.00 (1)	±267.61 (1)
SIDE	30 (1)	SEE NOTE 1	±287.8	±84.41 (1)	±104.93 (1)
REAR	50 (1)	SEE NOTE 1	±1,645.5	±1,733.58 (1)	±881.30 (1)
MAXIMUM BUILDING COVERAGE (%)	8 (1)	3.5 (1)	0.72 (6)	0.04 (1)(7)	1.47 (1)(7)
MAXIMUM BUILDING HEIGHT (STORIES / FEET)	NA / 30	3 / < 39.5 (2)	3 / < 39.5	3 / < 39.5	3 / < 39.5
PARKING SPACES					
STANDARD PARKING SPACES	2 PER DWELLING UNIT	SEE NOTE 3	-	116	172
ACCESSIBLE PARKING SPACES	N/A	-	-	4	14
TOTAL PARKING SPACES	2 PER DWELLING UNIT	-	180	120 (4)	186
LOADING SPACES	N/A	SEE NOTE 4	-	1	1

NOTES:
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY JMC, LAST REVISED 02/28/2013.



APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____

CHRISTOPHER CARTHY, CHAIR, TOWN OF NORTH CASTLE PLANNING BOARD
ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

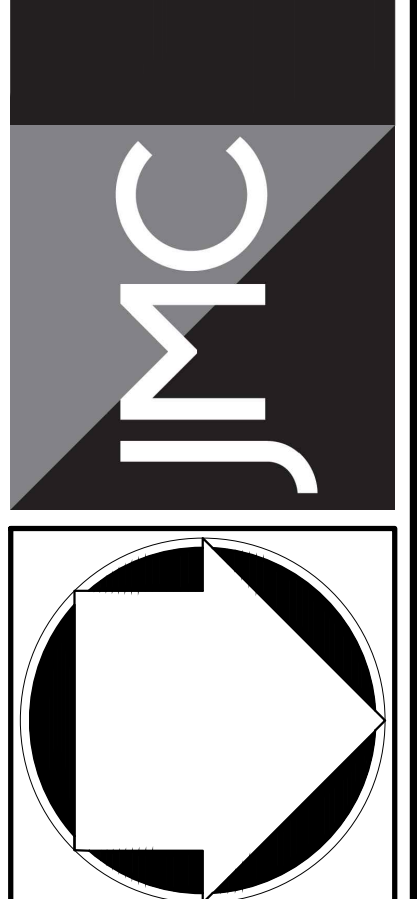
JOSEPH M. CERMELE, P.E., KELLARD SESSIONS CONSULTING, P.C., CONSULTING TOWN ENGINEER

REVISIONS

No.	Date	Description
1.	07/17/2013	RESPONSE TO TOWN COMMENTS
2.	03/08/2013	RESPONSE TO TOWN COMMENTS

APPLICANT/TOWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.
420 BEDFORD ROAD - ARMONK, NY 10504
PHONE: 845.233.2222 - FAX: 845.233.2192
www.jmcplc.com



PRELIMINARY SUBDIVISION PLAN
(NO JURISDICTION SUBDIVISION)
THE SUMMIT CLUB AT ARMONK
(RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 7209. SUBSECTION 2.

STATE OF NEW YORK
SEAL OF THE STATE ENGINEER

Drawn	DK	Approved	AG
Date:	11/23/2010		
Project No.:	20101		
Sheet No.:	PSP-1	EXC-1	SH-1

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

PSP-1

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	LIMIT OF REGULATED WETLAND BUFFER AREA
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE
	EXISTING TREE LINE
	EXISTING STORM DRAIN LINE
	EXISTING SANITARY LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING ELECTRIC LINE
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	TOWN-REGULATED STEEP SLOPES
	EXISTING WELL LOCATION AND DESIGNATION
	EXISTING GREEN-WASTE DEBRIS PILE

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, LAST REVISED 03/09/2011. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.

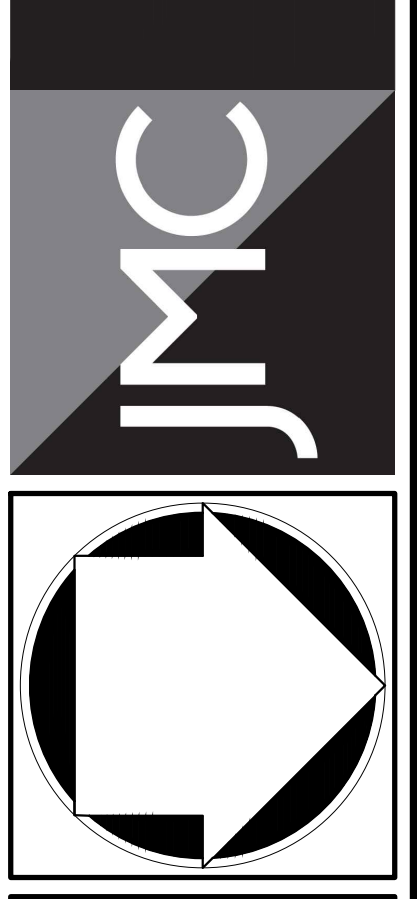
APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
 568 BEDFORD ROAD (NY-22)
 ARMONK, NY 10504

DATE:
 07/17/2020

REVISIONS:

No.	DESCRIPTION
1.	RESPONSE TO TOWN COMMENTS
2.	RESPONSE TO TOWN COMMENTS

JMC
 JMC Planning, Engineering, Landscape
 Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 420 BEDFORD ROAD - ARMONK, NY 10504
 PHONE: 914.233.2222 - FAX: 914.233.2192
 www.jmcp.com



INTEGRATED PLOT PLAN
 (NO JURISDICTION SUBDIVISION)
THE SUMMIT CLUB AT ARMONK
 (RESIDENTIAL PHASE)
 568 & 570 BEDFORD ROAD (NY-22)
 ARMONK, NY 10504

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK
 COUNTY OF WESTCHESTER
 J. MICHAEL BROWN
 JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC

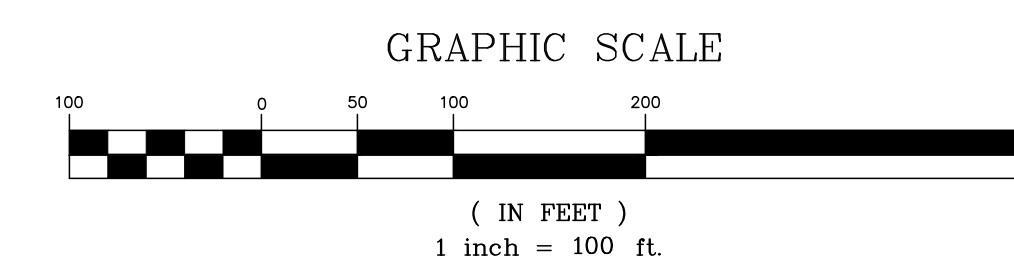
Scale: 1" = 100'
 Date: 11/23/2020
 Project No: 20101
 Drawing No: 099-1 EXIST-SUB-01



NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

VICINITY MAP
 SCALE: 1" = 5,000'



APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____

CHRISTOPHER CATHY, CHAIR
 TOWN OF NORTH CASTLE PLANNING BOARD
 ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

JOSEPH M. CERMELE, P.E.
 KELLARD SESSIONS CONSULTING, P.C.
 CONSULTING TOWN ENGINEER

UNDERSTORY PLANTING PALETTE:



- KEY-**
- EXISTING TREE
 - PROPOSED TREE
 - ORNAMENTAL PLANTING AREA
 - PROPOSED EVERGREEN TREE
 - PROPOSED FLOWERING TREE
 - INCREASED BUFFER PLANTING AREA
 - NATURALISTIC PLANTING AREA
 - LAWN
 - PROPOSED SHRUB

ORNAMENTAL PLANTING PALETTE:



TILIA CORDATA 'GREENSPIRE' BUXUS VARIOUS SIZES VIBURNUM OPULUS
SPOROBOLUS HETEROLEPIS CALAMAGROSTIS 'KARL FOERSTER' LIROPE SPICATA
NEPETA 'BLUE WONDER' SALVIA NEMOROSA 'CARADONNA' ASTILBE 'VISIONS IN WHITE'

NATURALISTIC PLANTING PALETTE:



AGASTACHE MIXED WITH ECHINACEA MEADOW MIX LARGE SWATHS OF GRASSES WITH TREES AND SHRUBS AMSONIA DRIFTS FOR FALL INTEREST COLOR

MASONRY WALL ALONG RT 22



PROPOSED NEW ENGLAND FIELDSTONE WALL STYLE. TERMINATING AT ENTRY ROADWAY IN 3x3' STONE PIERS WITH LIGHTS



LAYERING TRANSITIONING FROM MOWED LAWN TO WOODED AREAS LARGE SWATHS OF GRASSES, WITH MOWED PATHS



PROPOSED EXTENSION OF FIELDSTONE WALL +/- 15' OFF EDGE OF PAVEMENT, GENTLY CURVING OFF ROADWAY AT ENTRY DRIVE. MAINTAIN LEVEL HEIGHT FOLLOWING CONTOURS. VERIFY LOCATION IN FIELD

UNDERSTORY BUFFER PLANTING (TYP.): REMOVE BRAMBLE AND SELECTIVE REMOVAL OF EXISTING TREES BASED ON EXISTING HEALTH/CONDITION OF TREE AND PROPOSED WORK. INFILL PLANTING WITH EVERGREEN TREES/SHRUBS, FLOWERING TREES/SHRUBS FOR VISUAL INTEREST. ACTUAL QUANTITY TO BE VERIFIED IN FIELD PRIOR TO BIDDING.
UNDERSTORY PLANTING PALETTE TO INCLUDE:
AMELANCHIER CANADENSIS
CERCIS CANADENSIS
PICEA GLAUCA
RHODODENDRON MAXIMUM
HYDRANGEA QUERCIFOLIA
VACCINIUM CORYMBOSUM
VIBURNUM DENTATUM

ORNAMENTAL ENTRY PLANTING. INSTALL FOUNDATION SHRUB PLANTINGS WITH DECORATIVE ARRAY OF GRASSES, PERENNIALS AND SEASONAL ANNUALS
PROPOSED ENTRY ALLEE OF STATELY TREES PLANTED 25' O.C.

PROPOSED EXTENSION OF FIELDSTONE WALL +/- 15' OFF EDGE OF PAVEMENT, GENTLY CURVING OFF ROADWAY AT ENTRY DRIVE. MAINTAIN LEVEL HEIGHT FOLLOWING CONTOURS. VERIFY LOCATION IN FIELD

UNDERSTORY BUFFER PLANTING (TYP.): REMOVE BRAMBLE AND SELECTIVE REMOVAL OF EXISTING TREES BASED ON EXISTING HEALTH/CONDITION OF TREE AND PROPOSED WORK. INFILL PLANTING WITH EVERGREEN TREES/SHRUBS, FLOWERING TREES/SHRUBS FOR VISUAL INTEREST. ACTUAL QUANTITY TO BE VERIFIED IN FIELD PRIOR TO BIDDING.
UNDERSTORY PLANTING PALETTE TO INCLUDE:
AMELANCHIER CANADENSIS
CERCIS CANADENSIS
PICEA GLAUCA
RHODODENDRON MAXIMUM
HYDRANGEA QUERCIFOLIA
VACCINIUM CORYMBOSUM
VIBURNUM DENTATUM

REVIEW CONDITION OF EXISTING FIELDSTONE WALL, REPAIR AND EXTEND. LOCATE AND MAINTAIN HISTORIC MILE MARKER.

REVISIONS

#	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

PHASE:
PRELIMINARY
NOT FOR CONSTRUCTION

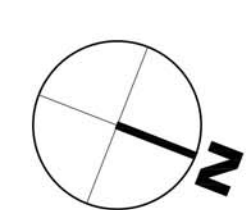
PROJECT NAME:
SUMMIT CLUB PARTNERS LLC

ARMONK, NY
JOB NO.: 20035
DRAWN BY: EF MM PROJ. MANAGER: KA
DATE: 03.08.21 SCALE:

DRAWING TITLE:
OVERALL SITE PLAN - LANDSCAPE

DRAWING NO.:

LS100



OVERALL LANDSCAPE SITE PLAN

1" = 50'-0"

CONSULTANTS

Structural:
Company Name
Street Address
City, State Phone Number

Landscape Architect:
Company Name
Street Address
City, State Phone Number

Civil:
Company Name
Street Address
City, State Phone Number

Plumbing:
Company Name
Street Address
City, State Phone Number

Mechanical:
Company Name
Street Address
City, State Phone Number

Electrical:
Company Name
Street Address
City, State Phone Number



#	DATE	REVISION DESCRIPTION	BY:
1	11.23.20	PLANNING BOARD SUBMISSION	KA
2	01.11.21	ARB SUBMISSION	KA

PHASE:
**PRELIMINARY
NOT FOR CONSTRUCTION**

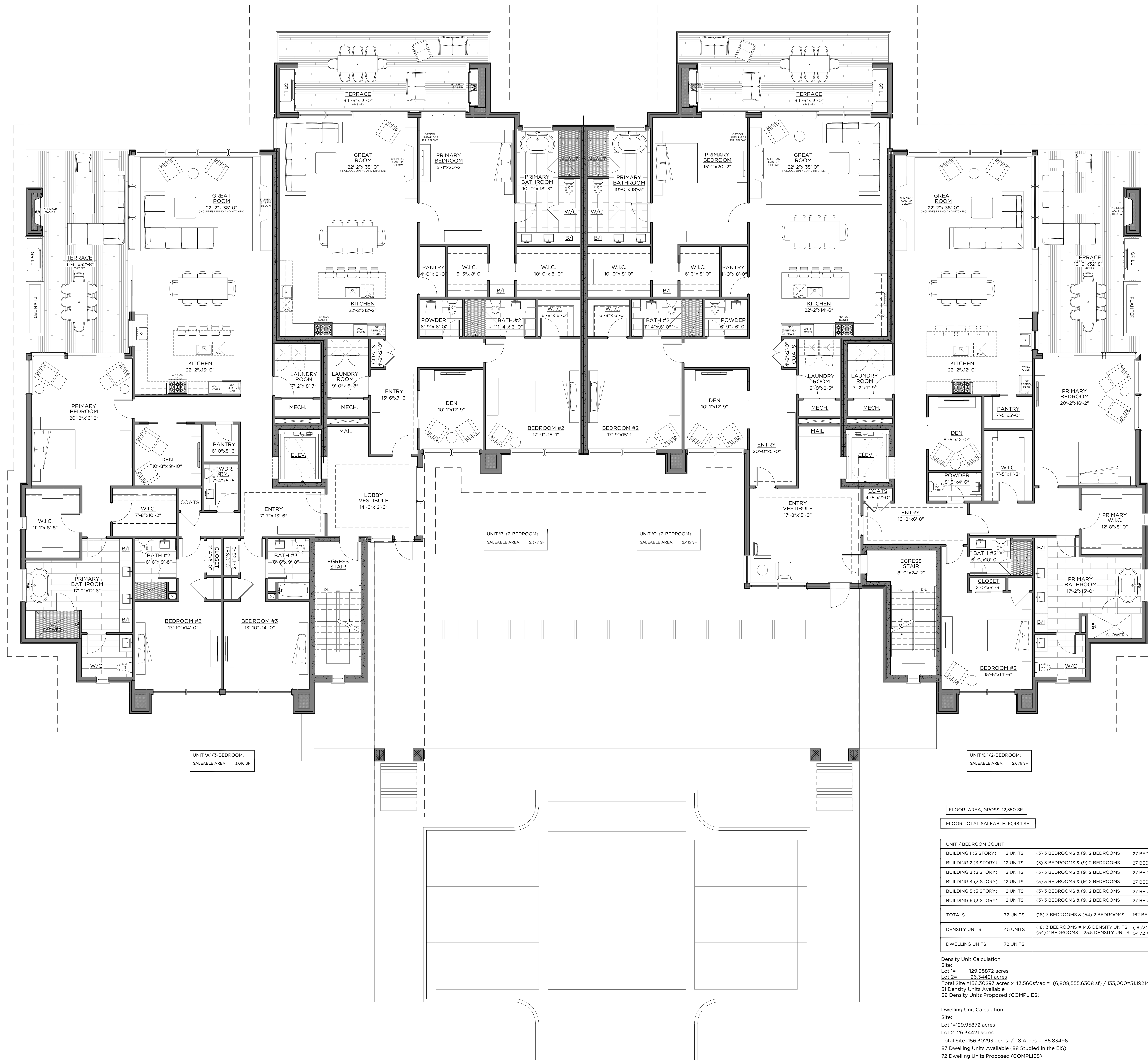
PROJECT NAME:
**SUMMIT CLUB
PARTNERS LLC**

ARMONK, NY
JOB NO.: 20055
DRAWN BY: EF MM PROJ. MANAGER: KA
DATE: 01.11.21 SCALE:

DRAWING TITLE:
GARAGE FLOOR PLAN

DRAWING NO.:
A100

© 2021 GRANOFF ARCHITECTS
These drawings, concepts, designs and ideas are the property of R.S. Granoff Architects, P.C. They may not be copied, reproduced, disclosed or used in connection with any work other than that specified on these drawings without the prior written consent of R.S. Granoff Architects, P.C.



FLOOR AREA, GROSS: 12,350 SF
 FLOOR TOTAL SALEABLE: 10,484 SF

UNIT / BEDROOM COUNT	12 UNITS	(3) 3 BEDROOMS & (9) 2 BEDROOMS	27 BEDROOMS/BLDG
BUILDING 1 (3 STORY)	12 UNITS	(3) 3 BEDROOMS & (9) 2 BEDROOMS	27 BEDROOMS/BLDG
BUILDING 2 (3 STORY)	12 UNITS	(3) 3 BEDROOMS & (9) 2 BEDROOMS	27 BEDROOMS/BLDG
BUILDING 3 (3 STORY)	12 UNITS	(3) 3 BEDROOMS & (9) 2 BEDROOMS	27 BEDROOMS/BLDG
BUILDING 4 (3 STORY)	12 UNITS	(3) 3 BEDROOMS & (9) 2 BEDROOMS	27 BEDROOMS/BLDG
BUILDING 5 (3 STORY)	12 UNITS	(3) 3 BEDROOMS & (9) 2 BEDROOMS	27 BEDROOMS/BLDG
BUILDING 6 (3 STORY)	12 UNITS	(3) 3 BEDROOMS & (9) 2 BEDROOMS	27 BEDROOMS/BLDG
TOTALS	72 UNITS	(18) 3 BEDROOMS & (54) 2 BEDROOMS	162 BEDROOMS
DENSITY UNITS	45 UNITS	(18) 3 BEDROOMS = 14.6 DENSITY UNITS (54) 2 BEDROOMS = 25.5 DENSITY UNITS	(18 / 3) X 2 = 12 (54 / 2) = 27
DWELLING UNITS	72 UNITS		

Density Unit Calculation:
 Site:
 Lot 1= 129.95872 acres
 Lot 2= 26.34421 acres
 Total Site = 156.30293 acres x 43,560sf/ac = (6,808,555.6308 sf) / 133,000=51,192,1476
 51 Density Units Available
 39 Density Units Proposed (COMPLIES)

Dwelling Unit Calculation:
 Site:
 Lot 1=129.95872 acres
 Lot 2=26.34421 acres
 Total Site=156.30293 acres / 1.8 Acres = 86.834961
 87 Dwelling Units Available (88 Studied in the EIS)
 72 Dwelling Units Proposed (COMPLIES)

#	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

PHASE:
**PRELIMINARY
 NOT FOR CONSTRUCTION**

PROJECT NAME:
**SUMMIT CLUB
 PARTNERS LLC**

ARMONK, NY
 JOB NO.: 20055
 DRAWN BY: EF MM PROJ. MANAGER: KA
 DATE: 03.04.21 SCALE: 1/8"=1'-0"

DRAWING TITLE:
FIRST FLOOR PLAN

DRAWING NO.:

A101



#	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

PHASE:
**PRELIMINARY
NOT FOR CONSTRUCTION**

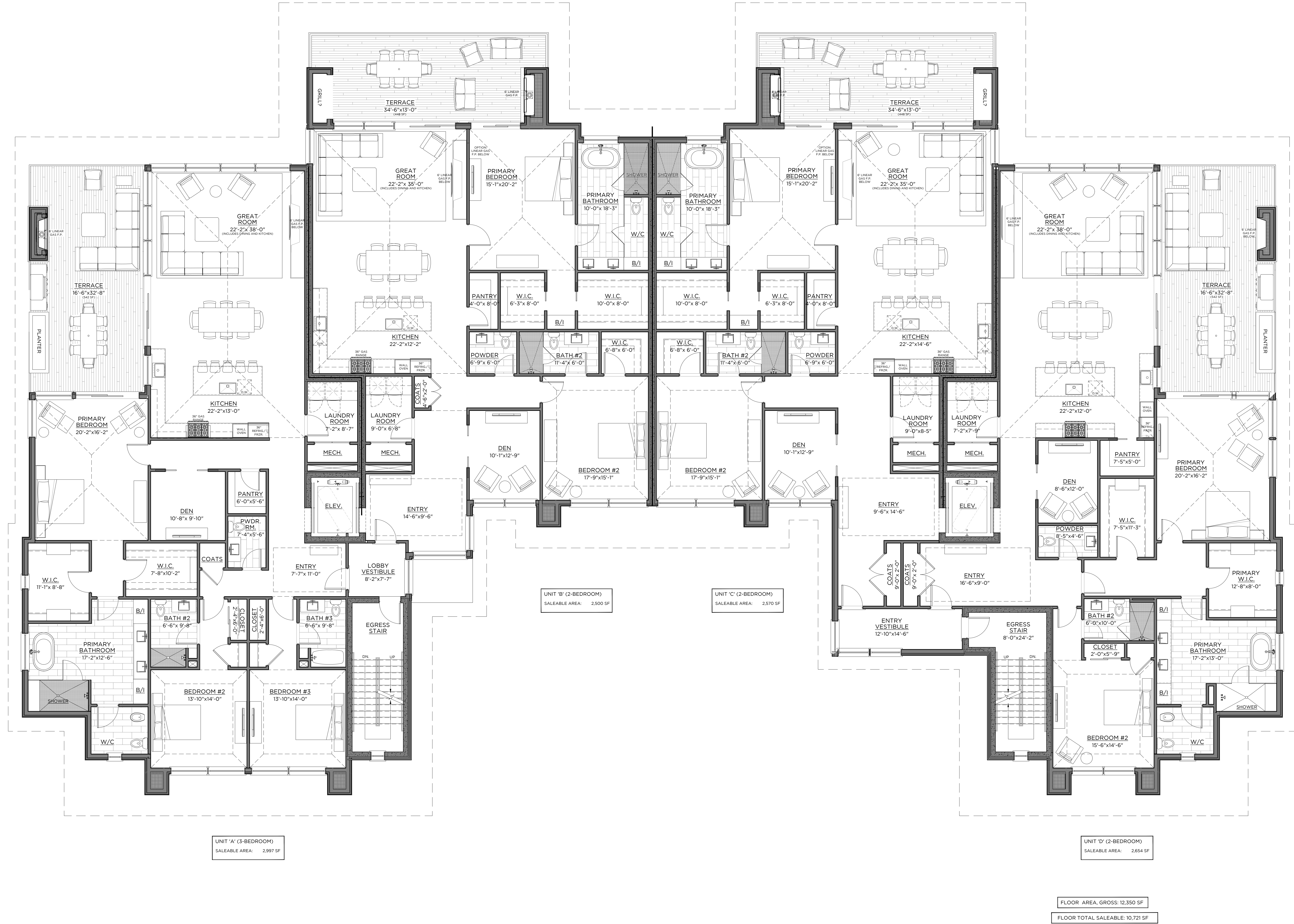
PROJECT NAME:
**SUMMIT CLUB
PARTNERS LLC**

ARMONK, NY
JOB NO.: 20055
DRAWN BY: EF MM PROJ. MANAGER: KA
DATE: 03.04.21 SCALE: 1/8"=1'-0"

DRAWING TITLE:
SECOND FLOOR PLAN TYP.

DRAWING NO.:

A102



#	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

PHASE:
**PRELIMINARY
NOT FOR CONSTRUCTION**

PROJECT NAME:
**SUMMIT CLUB
PARTNERS LLC**

ARMONK, NY
JOB NO.: 20055
DRAWN BY: EF MM PROJ. MANAGER: KA
DATE: 03.04.21 SCALE: 1/8"=1'-0"

DRAWING TITLE:
THIRD FLOOR PLAN TYP.

DRAWING NO.

A103

CONSULTANTS

Structural:
 Company Name
 Street Address
 City, State Phone Number

Landscape Architect:
 Company Name
 Street Address
 City, State Phone Number

Civil:
 Company Name
 Street Address
 City, State Phone Number

Plumbing:
 Company Name
 Street Address
 City, State Phone Number

Mechanical:
 Company Name
 Street Address
 City, State Phone Number

Electrical:
 Company Name
 Street Address
 City, State Phone Number



1 EAST ELEVATION
 12-UNIT: COLOR VARIATION 'A' 3/32" = 1'-0" N.T.S.



2 EAST ELEVATION - VIEW
 12-UNIT: COLOR VARIATION 'A' N.T.S.



3 EAST ELEVATION
 12-UNIT: COLOR VARIATION 'B' 3/32" = 1'-0" N.T.S.



4 EAST ELEVATION - VIEW
 12-UNIT: COLOR VARIATION 'B' N.T.S.



5 EAST ELEVATION
 12-UNIT: COLOR VARIATION 'C' 3/32" = 1'-0" N.T.S.



6 EAST ELEVATION - VIEW
 12-UNIT: COLOR VARIATION 'C' N.T.S.

#	DATE	REVISION DESCRIPTION
1	11.23.20	PLANNING BOARD SUBMISSION
2	01.11.21	ARB SUBMISSION
3	03.08.21	ARB SUBMISSION

PHASE
PRELIMINARY
 NOT FOR CONSTRUCTION

PROJECT NAME
SUMMIT CLUB PARTNERS, LLC

ARMONK, NY
 JOB NO.: 20035
 DRAWN BY: EF MM PROJ. MANAGER: KA
 DATE: 01.11.21 SCALE:

DRAWING TITLE
EAST ELEVATION

DRAWING NO.

A300

CONSULTANTS

Structural:
 Company Name
 Street Address
 City, State Phone Number

Landscape Architect:
 Company Name
 Street Address
 City, State Phone Number

Civil:
 Company Name
 Street Address
 City, State Phone Number

Plumbing:
 Company Name
 Street Address
 City, State Phone Number

Mechanical:
 Company Name
 Street Address
 City, State Phone Number

Electrical:
 Company Name
 Street Address
 City, State Phone Number



1 NORTH ELEVATION
 12-UNIT: COLOR VARIATION 'A' 3/32" = 1'-0"



2 NORTH ELEVATION - VIEW
 12-UNIT: COLOR VARIATION 'A' N.T.S.



3 NORTH ELEVATION
 12-UNIT: COLOR VARIATION 'B' 3/32" = 1'-0"



4 NORTH ELEVATION - VIEW
 12-UNIT: COLOR VARIATION 'B' N.T.S.



5 NORTH ELEVATION
 12-UNIT: COLOR VARIATION 'C' 3/32" = 1'-0"



6 NORTH ELEVATION - VIEW
 12-UNIT: COLOR VARIATION 'C' N.T.S.

#	DATE	REVISION DESCRIPTION
1	11.23.20	PLANNING BOARD SUBMISSION
2	01.11.21	ARB SUBMISSION
3	03.08.21	ARB SUBMISSION

PHASE
PRELIMINARY
 NOT FOR CONSTRUCTION

PROJECT NAME
SUMMIT CLUB PARTNERS, LLC

ARMONK, NY
 JOB NO.: 20035
 DRAWN BY: EF MM PROJ. MANAGER: KA
 DATE: 01-11-21 SCALE:

DRAWING TITLE
NORTH ELEVATION

DRAWING NO.
A301

© 2020 GRANOFF ARCHITECTS
 These drawings, concepts, designs and ideas are the property of A.S. Granoff Architects, P.C. They may not be copied, reproduced, disclosed to others, or used in connection with any work other than the specified project for which they were prepared, in whole or in part, without the written consent of A.S. Granoff Architects, P.C.

CONSULTANTS

Structural:
 Company Name
 Street Address
 City, State Phone Number

Landscape Architect:
 Company Name
 Street Address
 City, State Phone Number

Civil:
 Company Name
 Street Address
 City, State Phone Number

Plumbing:
 Company Name
 Street Address
 City, State Phone Number

Mechanical:
 Company Name
 Street Address
 City, State Phone Number

Electrical:
 Company Name
 Street Address
 City, State Phone Number



2 WEST ELEVATION - VIEW
 12-UNIT: COLOR VARIATION 'A' N.T.S.



4 WEST ELEVATION - VIEW
 12-UNIT: COLOR VARIATION 'B' N.T.S.



6 EAST ELEVATION - VIEW
 12-UNIT: COLOR VARIATION 'C' N.T.S.

#	DATE	REVISION DESCRIPTION
1	11.23.20	PLANNING BOARD SUBMISSION
2	01.11.21	ARB SUBMISSION
3	03.08.21	ARB SUBMISSION

PHASE
PRELIMINARY
 NOT FOR CONSTRUCTION

PROJECT NAME
SUMMIT CLUB PARTNERS, LLC

ARMONK, NY
 JOB NO.: 20035
 DRAWN BY: EF MM PROJ. MANAGER: KA
 DATE: 01.11.21 SCALE:

DRAWING TITLE
WEST ELEVATION

DRAWING NO.

A302

CONSULTANTS

Structural:
 Company Name
 Street Address
 City, State Phone Number

Landscape Architect:
 Company Name
 Street Address
 City, State Phone Number

Civil:
 Company Name
 Street Address
 City, State Phone Number

Plumbing:
 Company Name
 Street Address
 City, State Phone Number

Mechanical:
 Company Name
 Street Address
 City, State Phone Number

Electrical:
 Company Name
 Street Address
 City, State Phone Number



1 SOUTH ELEVATION
 12-UNIT, COLOR VARIATION 'A' 3/32" = 1'-0"



2 SOUTH ELEVATION - VIEW
 12-UNIT, COLOR VARIATION 'A' N.T.S.



3 SOUTH ELEVATION
 12-UNIT, COLOR VARIATION 'B' 3/32" = 1'-0"



4 SOUTH ELEVATION - VIEW
 12-UNIT, COLOR VARIATION 'B' N.T.S.



5 SOUTH ELEVATION
 12-UNIT, COLOR VARIATION 'C' 3/32" = 1'-0"



6 SOUTH ELEVATION - VIEW
 12-UNIT, COLOR VARIATION 'C' N.T.S.

#	DATE	REVISION DESCRIPTION
1	11.23.20	PLANNING BOARD SUBMISSION
2	01.11.21	ARB SUBMISSION
3	03.08.21	ARB SUBMISSION

PHASE
 PRELIMINARY
 NOT FOR CONSTRUCTION

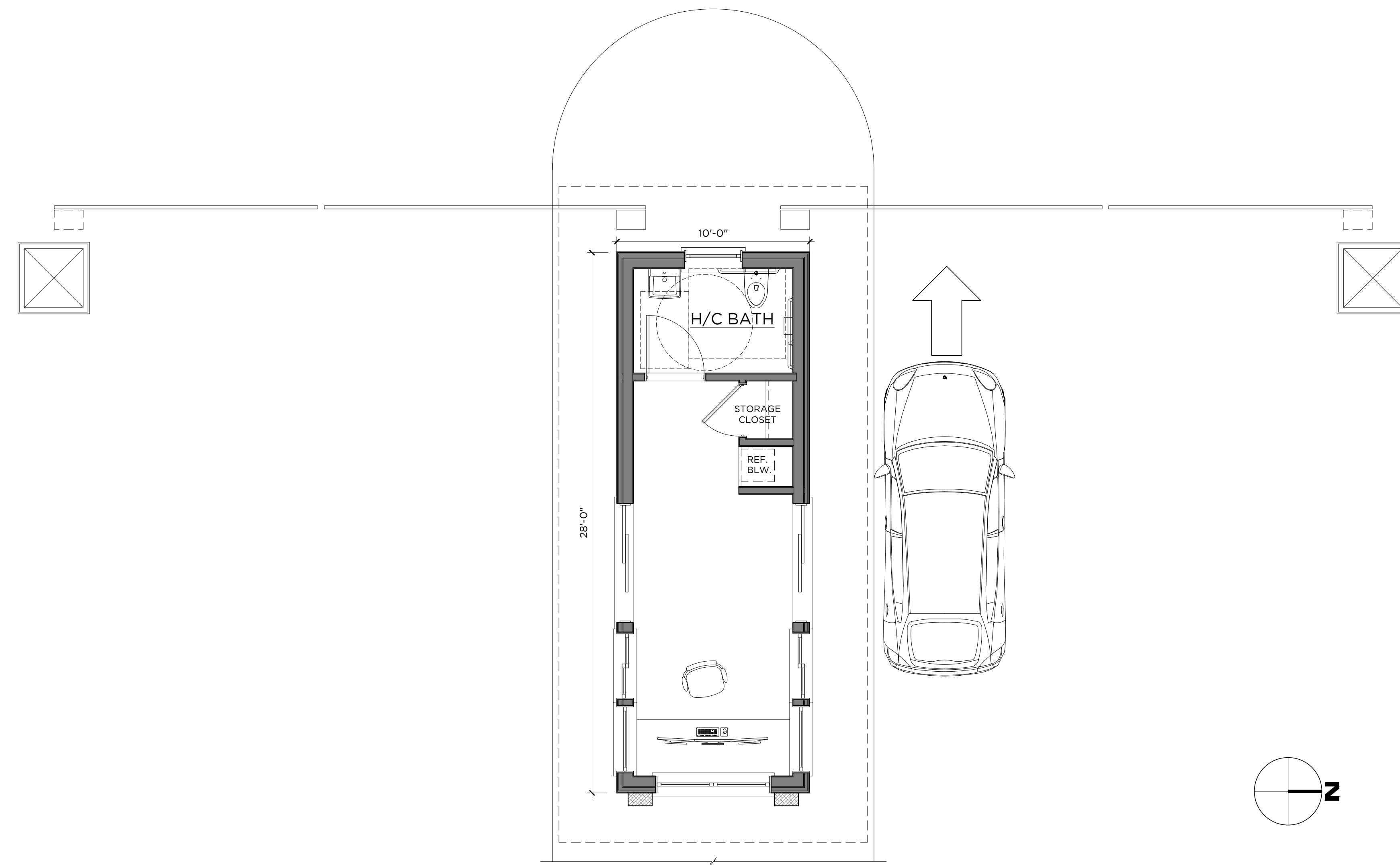
PROJECT NAME
 SUMMIT CLUB
 PARTNERS, LLC

ARMONK, NY
 JOB NO.: 20035
 DRAWN BY: EF MM PROJ. MANAGER: KA
 DATE: 01.11.21 SCALE:

DRAWING TITLE
 SOUTH ELEVATION

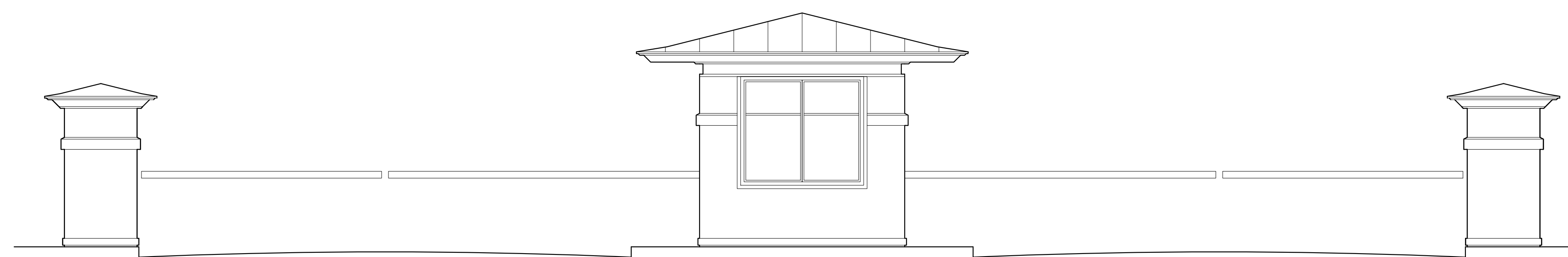
DRAWING NO.

A303



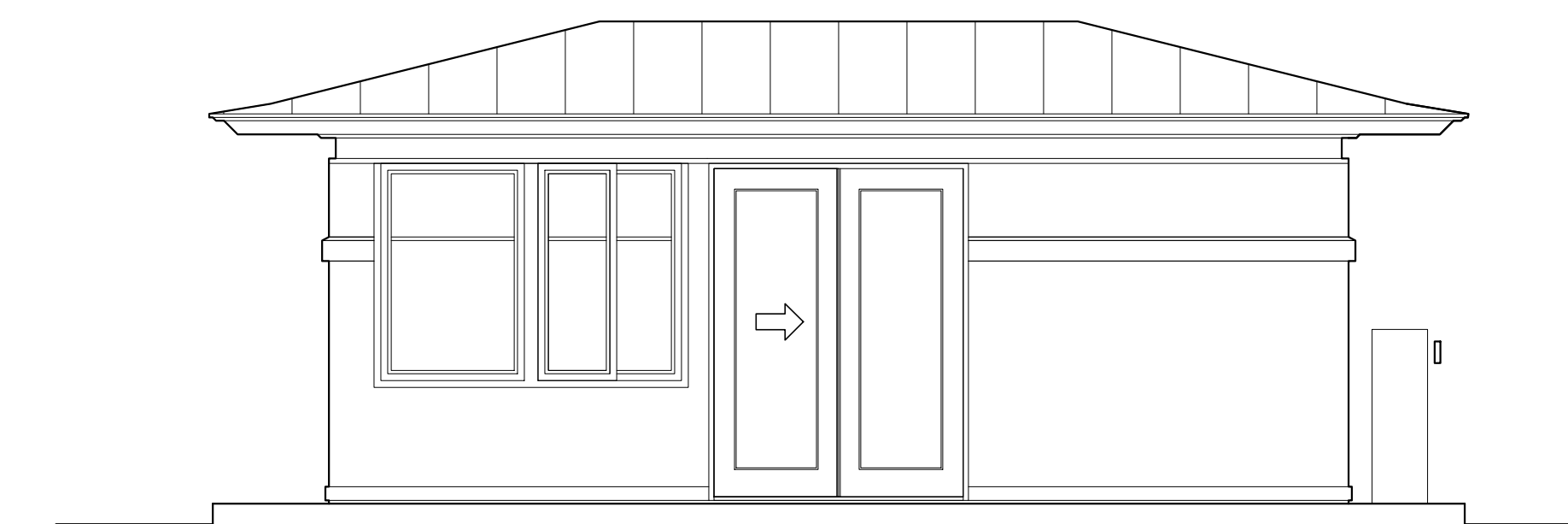
1 GATEHOUSE PLAN
 SCHEMATIC

1/8" = 1'-0"



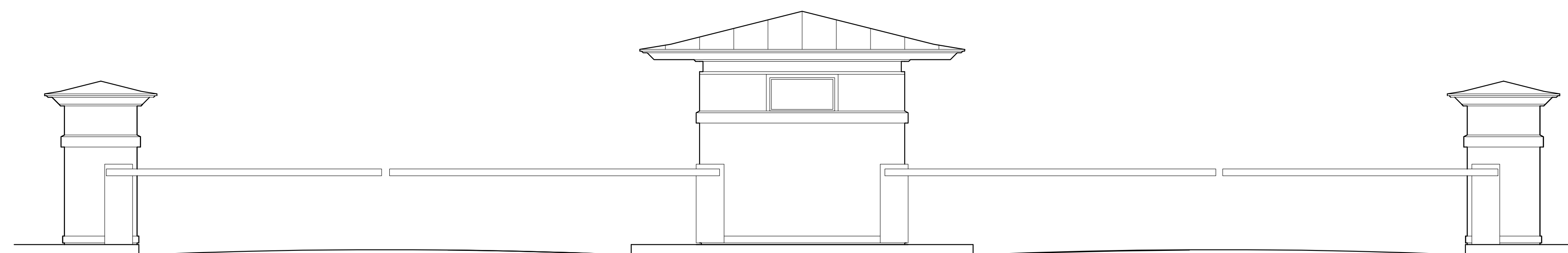
2 EAST ELEVATION
 GATEHOUSE SCHEMATIC

1/8" = 1'-0"



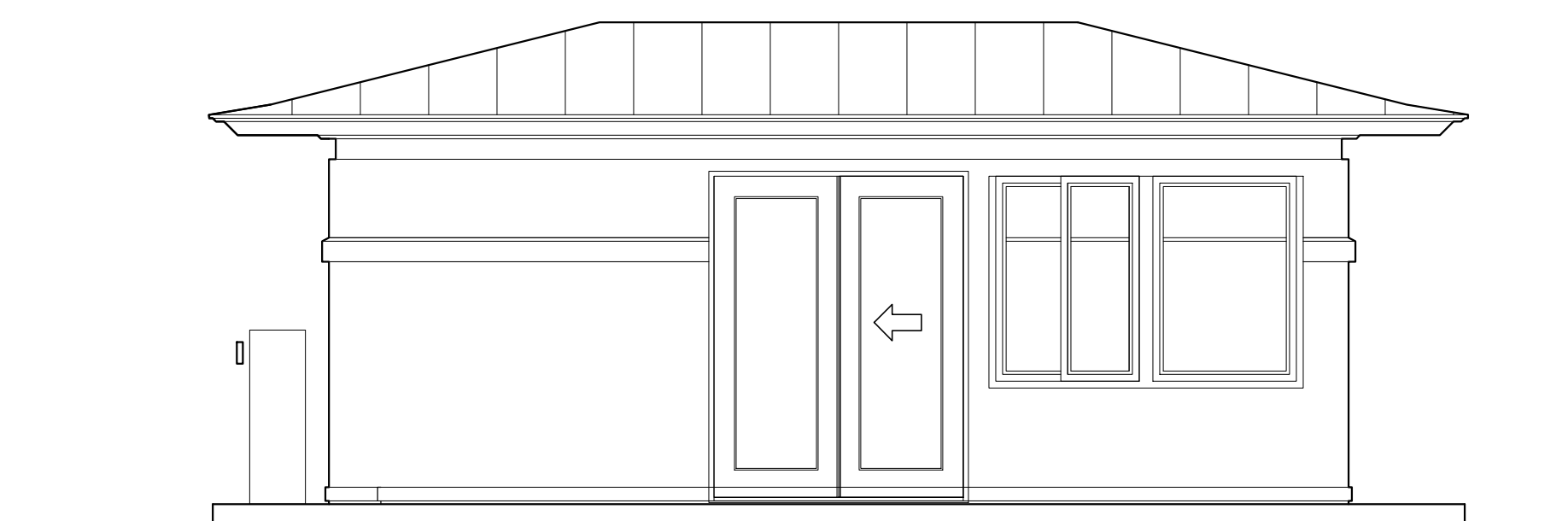
3 NORTH ELEVATION
 GATEHOUSE SCHEMATIC

1/8" = 1'-0"



4 WEST ELEVATION
 GATEHOUSE SCHEMATIC

1/8" = 1'-0"



5 SOUTH ELEVATION
 GATEHOUSE SCHEMATIC

1/8" = 1'-0"

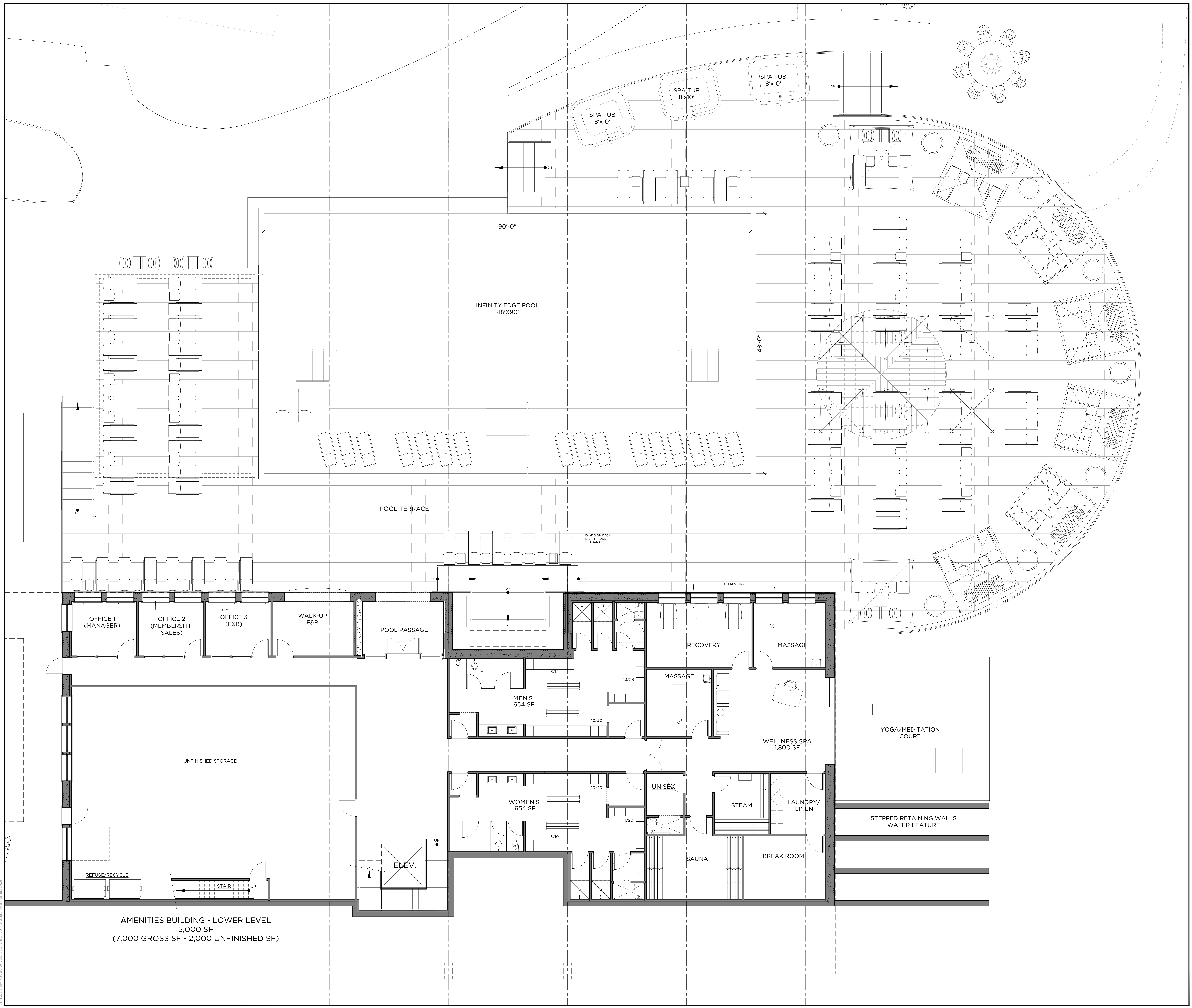
#	DATE	REVISION DESCRIPTION	BY:
1	11.23.20	PLANNING BOARD SUBMISSION	KA
2	01.11.21	ARB SUBMISSION	KA
3	03.08.21	ARB SUBMISSION	KA

PHASE
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NAME
**SUMMIT CLUB
 PARTNERS LLC**

ARMONK, NY
 JOB NO.: **20035**
 DRAWN BY: **EF MM** PROJ. MANAGER: **KA**
 DATE: **03.08.21** SCALE:
 DRAWING TITLE

DRAWING NO.
A104



AMENITIES BUILDING - LOWER LEVEL
 5,000 SF
 (7,000 GROSS SF - 2,000 UNFINISHED SF)

CONSULTANTS

Structural:
 Company Name
 Street Address
 City, State Phone Number

Landscape Architect:
 Company Name
 Street Address
 City, State Phone Number

Civil:
 Company Name
 Street Address
 City, State Phone Number

Plumbing:
 Company Name
 Street Address
 City, State Phone Number

Mechanical:
 Company Name
 Street Address
 City, State Phone Number

Electrical:
 Company Name
 Street Address
 City, State Phone Number

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	11.23.20	PLANNING BOARD SUBMISSION	KA
2	01.11.21	ARC SUBMISSION	KA

PHASE
PRELIMINARY
NOT FOR CONSTRUCTION



PROJECT NAME
SUMMIT CLUB PARTNERS LLC

ARMONK, NY
 JOB NO.: 20055
 DRAWN BY: EF MM PROJ. MANAGER: KA
 DATE: 01.11.21 SCALE: 1/8"=1'-0"

DRAWING TITLE
AMENITIES BUILDING POOL LEVEL

DRAWING NO.

A200

© 2021 GRANOFF ARCHITECTS
 These drawings, concepts, designs and ideas are the property of R.S. Granoff Architects, P.C. They may not be reproduced, reprinted, copied, stored in a retrieval system, or used in connection with any work other than that specifically provided for which they were prepared, in whole or in part, without prior written consent of R.S. Granoff Architects, P.C.

CONSULTANTS

Structural:
Company Name
Street Address
City, State Phone Number

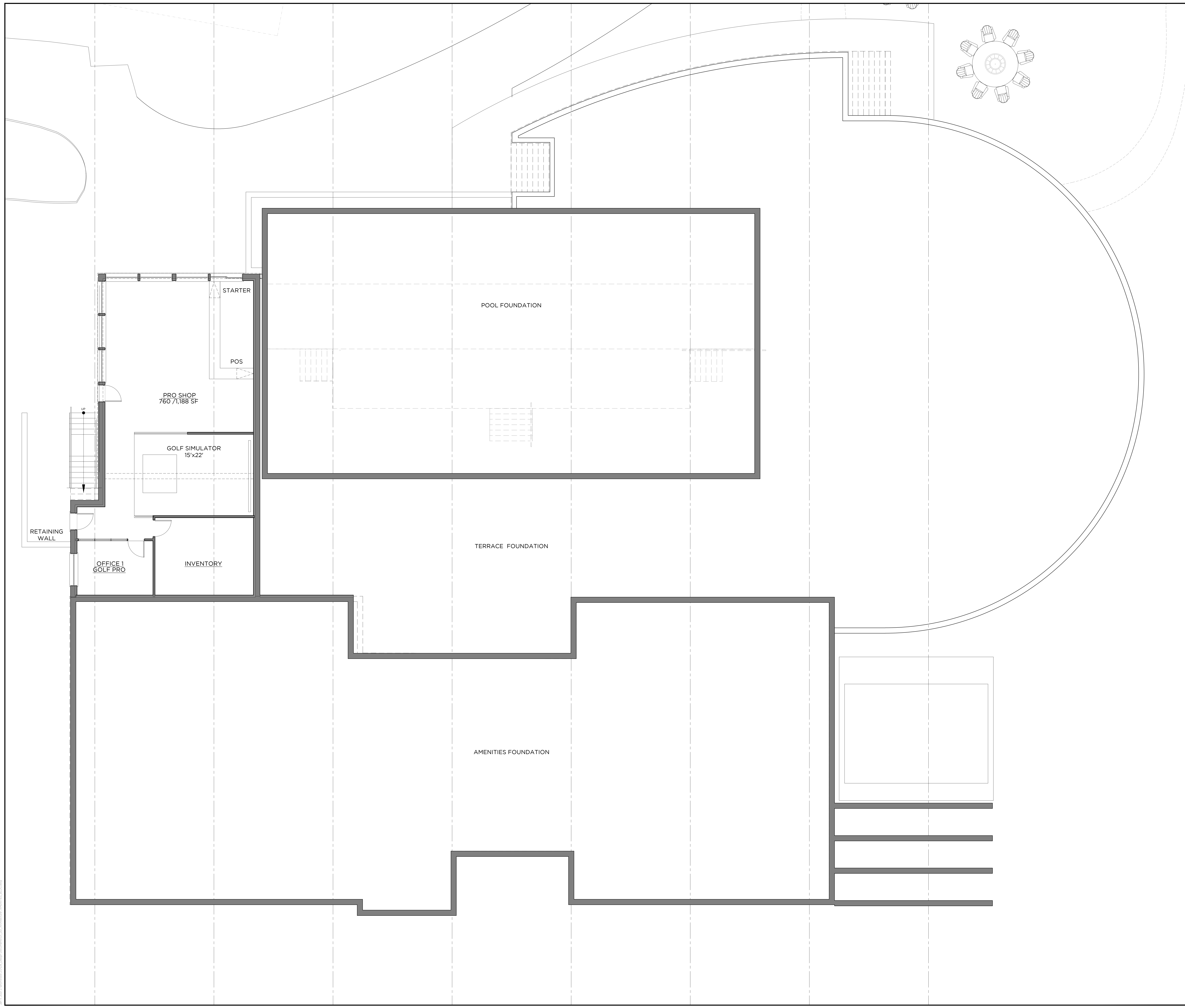
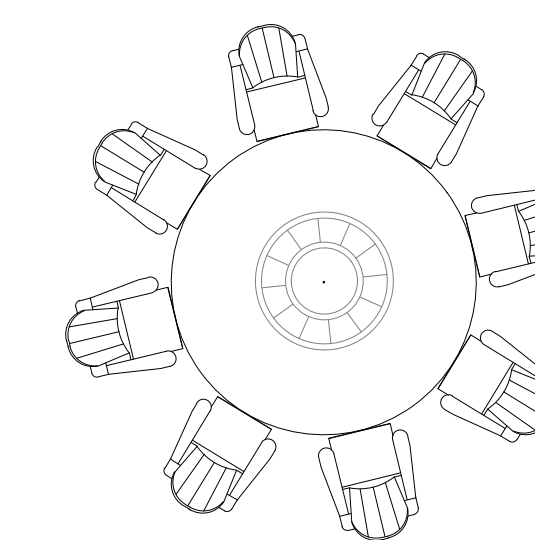
Landscape Architect:
Company Name
Street Address
City, State Phone Number

Civil:
Company Name
Street Address
City, State Phone Number

Plumbing:
Company Name
Street Address
City, State Phone Number

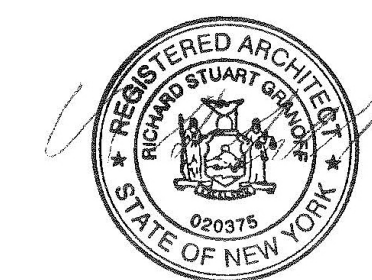
Mechanical:
Company Name
Street Address
City, State Phone Number

Electrical:
Company Name
Street Address
City, State Phone Number



#	DATE	REVISION DESCRIPTION	BY:
1	11.23.20	PLANNING BOARD SUBMISSION	KA
2	01.11.21	ARC SUBMISSION	KA

PHASE
**PRELIMINARY
NOT FOR CONSTRUCTION**



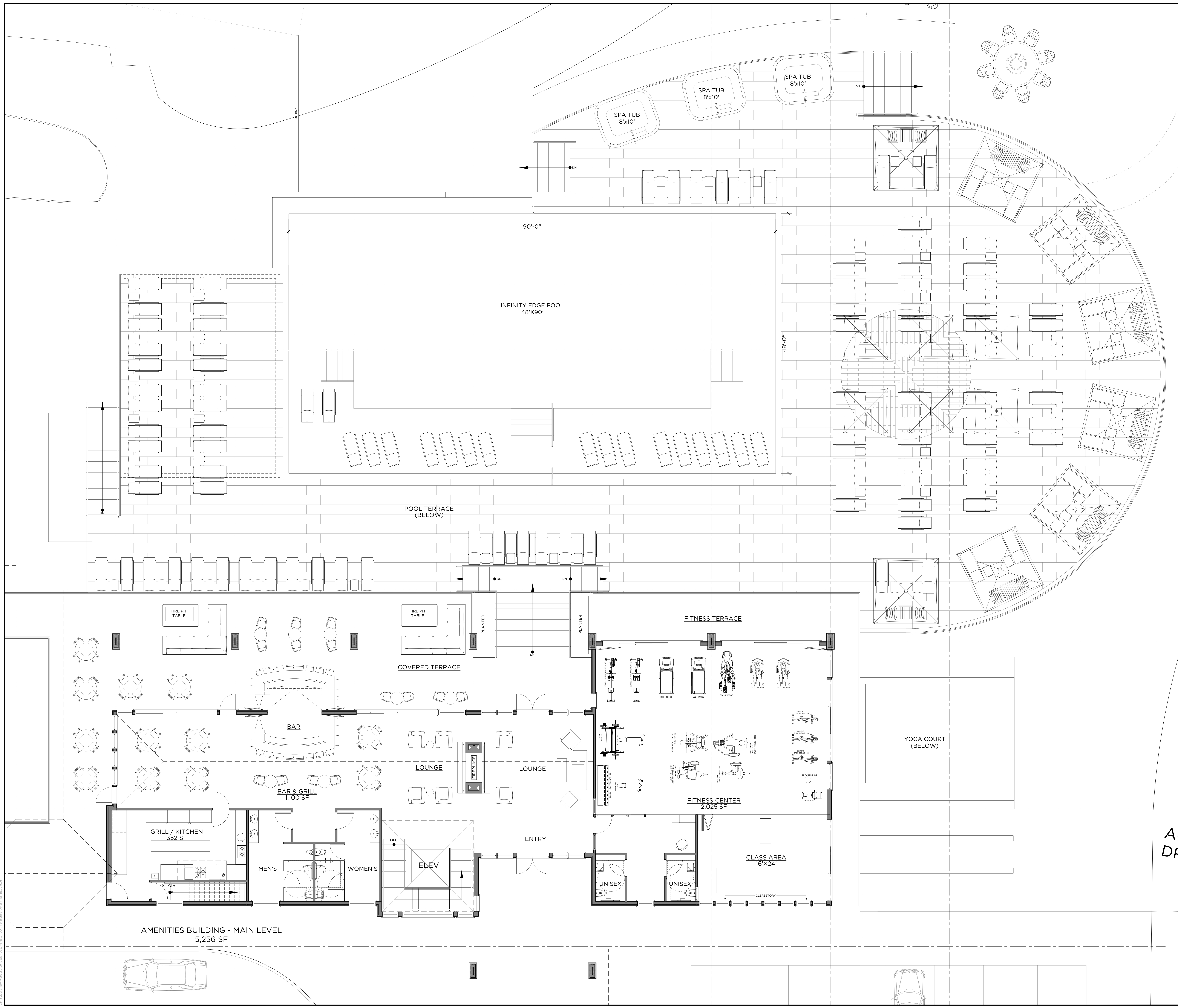
PROJECT NAME
**SUMMIT CLUB
PARTNERS LLC**

ARMONK, NY
JOB NO.: 20055
DRAWN BY: EF MM
DATE: 01.11.21
SCALE: 1/8"=1'-0"

DRAWING TITLE
**AMENITIES BUILDING
PRO SHOP LOWER LEVEL**

DRAWING NO.
A200a

© 2021 GRANOFF ARCHITECTS
These drawings, concepts, designs and ideas are the property of G.S. Granoff Architects, P.C. They may not be reproduced, stored in a retrieval system, or used in connection with any work other than the specific project for which they were prepared, in whole or in part, without prior written consent of G.S. Granoff Architects, P.C.



#	DATE	REVISION DESCRIPTION	BY:
1	11.23.20	PLANNING BOARD SUBMISSION	KA
2	01.11.21	ARC SUBMISSION	KA

PHASE
**PRELIMINARY
NOT FOR CONSTRUCTION**

PROJECT NAME
**SUMMIT CLUB
PARTNERS LLC**

ARMONK, NY
JOB NO.: 20055
DRAWN BY: EF MM
DATE: 01.11.21
SCALE: 1/8"=1'-0"

DRAWING TITLE
**AMENITIES BUILDING
MAIN LEVEL**

DRAWING NO.

A201



BUILDING #6

BUILDING #5

BUILDING #4

BUILDING #3

BUILDING #2

BUILDING #1

AMENITIES BUILDING

SITE PLAN AERIAL VIEW





























