

**STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT**

January 11, 2023



APPLICATION NUMBER - NAME  
 [#2020-051] – The Summit Golf Course Special Use Permit and Site Plan

SBL101.02-1-28.1 &  
 101.02-1-28.2

MEETING DATE  
 January 17, 2023

PROPERTY ADDRESS/LOCATION  
 568 Bedford Road

**BRIEF SUMMARY OF REQUEST**

**Town Board Special Use Permit for the Operation of a Membership Club.**

In addition, the Applicant has petitioned the Town Board to amend Section 355-32.B of the Town Code to permit the temporary public use of the golf course during construction of the residences of the golf course community.



PENDING ACTION:             Plan Review             Town Board Referral             Preliminary Discussion

| EXISTING ZONING   | EXISTING LAND USE | SURROUNDING ZONING & LAND USE                    | SITE IMPROVEMENTS  | SIZE OF PROPERTY |
|---|-------------------|--|--|------------------|
| GCCFO District- Golf Course Community Floating Overlay District | Former Golf Club  | Educational Uses, Single Family Residential Uses | Multifamily Housing Development with associated appurtenances. | 130 acres        |

**PROPERTY HISTORY**

June 2015 - The Town Board adopted a new Golf Course Community Floating Overlay District ("GCCFO District") and mapped it to the subject site which permitted the Property to be developed with a residential community having up to seventy three dwelling units residences.

**COMPATIBILITY with the COMPREHENSIVE PLAN**

Page 30 of the Comprehensive Plan states that the Golf Course Community Floating Overlay District (GCCFO) has been placed on the Brynwood Country Club property and permits for the development of a residential community designed for active adults with affiliated membership to a club with a golf course and recreational facilities. The intent of this floating zone is to maintain open space resources through the preservation of golf courses.

Page 126 of the Comprehensive Plan states that several privately owned areas in North Castle provide recreational or open space benefits either to members or the surrounding neighborhoods. The largest of these are country clubs: the 175-acre Whippoorwill Club along Whippoorwill Road and the 155-acre Brynwood Golf and Country Club between Route 22 and I-684. The Golf Course Community Floating Overlay District (GCCFO) was established at the site of the Brynwood club as part of an approved project to develop a portion of the property as a residential community of active adults. The floating zone provides for preservation of most of the site as designated green space.

**STAFF RECOMMENDATIONS**

1. The Applicant should be directed to address all outstanding staff and consultant's comments.
2. The project is compatible with the Comprehensive Plan.

| <u>Procedural Comments</u>   | <u>Staff Notes</u>  |
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| <ol style="list-style-type: none"> <li>1. The Planning Board will need to schedule a Public Hearing regarding the proposed site plan.</li> <li>2. The SEQRA review of this project concluded with the adoption of a Findings Statement by the Planning Board (and Town Board) in March of 2016.</li> <li>3. Pursuant to Section 7-3.A(6) of the Town Code, all site development plans submitted to the Planning Board are required to be referred to the Architectural Review Board (ARB) for review and comment.</li> <li>4. The site plan will need to be forwarded to the Chief of Police, Fire Inspector and the Armonk Fire Chief so that they may make any pertinent recommendations to the Planning Board including, but not limited to, the designation of no-parking zones, emergency vehicle access or any other issued deemed important to providing emergency services.</li> <li>5. The site plan will need to be forwarded to the Water and Sewer department so that they may make any pertinent recommendations to the Planning Board including, but not limited to, the capacity of the water infrastructure to handle the proposed amount of demand.</li> <li>6. The application for site plan approval will need to be referred to the Westchester County Planning Board pursuant to § 239-m of New York State General Municipal Law (GML).</li> </ol>  |   |
| <u>General Comments</u> <ol style="list-style-type: none"> <li>1. The Applicant should submit a site plan and detailed narrative describing the proposed operation of the golf club. The plans and narrative description should depict, if proposed, golf driving ranges, golf practice greens, golf and tennis pro shops, swimming pools, tennis courts, tennis viewing pavilion, comfort stations, half-way houses, other recreational facilities, health, fitness and spa facilities, facilities for the maintenance of the golf course, any employee housing, golf cart storage/repair facilities, any proposed fueling and/or fuel storage facilities, facilities for the storage and mixing of fertilizers and pesticides, restaurants, cafes or other food service facilities and/or any facilities which may provide for outings and catered events.</li> <li>2. In the past, the Applicant indicated that the club may contain lodging rooms/suites and employee housing. If proposed, the site plan should depict the location of the rooms and provide additional detail to the Planning Board.</li> <li>3. Pursuant to Section 355-40.1(3) of the Town Code, the Applicant shall demonstrate that a landscape buffer of at least 25 feet in width is proposed along all lot lines adjoining or across the street from properties in residence districts.</li> <li>4. Pursuant to Section 355-40.1(5) of the Town Code, the Applicant should provide the town with organizational documents that describe the organizational structure and operating rules of the club.</li> <li>5. The Applicant should indicate the proposed maximum total number of members proposed for the golf club.</li> <li>6. The Applicant shall describe whether any special golf events are proposed to occur at the club. If so, the Applicant should describe the events and the proposed number of events proposed on an annual basis.</li> <li>7. The Applicant shall describe whether any special social events are proposed to occur at the club. If so, the Applicant should describe the events and the proposed number of events proposed on an annual basis.</li> <li>8. The site plan should demonstrate that the club contains adequate off-street parking facilities for the propose use.</li> </ol> | <p>In general, the Applicant should provide adequate detail necessary for a full evaluation of all activities and uses on the golf course property.</p> <p>The Town Code requires 1 space for each 3 members, plus 1 for each 3 seats in meeting and/or dining rooms.</p> |

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| <p>9. The site plan shall depict a proposed refuse/recycling enclosure.</p> <p>10. The site plan shall depict an adequate, convenient and safe vehicular and pedestrian circulation system meeting the minimum requirements of the Town Code. The Applicant should demonstrate that all off-street parking areas meet the minimum requirements of the Town Code.</p> <p>11. The site plan should depict all proposed site lighting. All lighting shall conform to the minimum requirements of Section 355-45.M of the Town Code.</p> <p>12. The Applicant should submit the golf course Integrated Turfgrass and Pest Management Plan (ITPMP) for review as discussed in the adopted Findings Statement.</p> <p>13. The Applicant should submit a golf course landscaping plan for review. The Findings Statement anticipated new evergreen trees and shrubs along the property line adjacent to Coman Hill Elementary School and along Bedford Road to screen the year-round view of the parking lot.</p> <p>14. As discussed in the Findings Statement, the Applicant proposed to remove non-native invasive plants on the site in certain locations and replacing them with non-invasive, native trees, shrubs and herbaceous plant material.</p> <p>15. The Findings Statement states that the Applicant will reduce existing maintained lawn areas and replace with native low-maintenance fescues. In addition, vegetated buffers will be proposed adjacent to wetlands where they will not affect play and no mow/naturalized areas will be identified on the plans.</p> | <p>The Applicant should discuss whether the Applicant has secured qualifying the club as a Certified Audubon International Cooperative Sanctuary as discussed in the Findings Statement.</p> <p>The Applicant should identify the targeted areas and submit plans for these areas.</p> <p>The site plan for the golf course should be updated to reflect the Findings Statement.</p> |
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