



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

**PLANNING DEPARTMENT  
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To: Town of North Castle Planning Board

Date: June 30, 2021

Subject: **The Summit [#2020-051]**

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In the June 22, 2021 Staff Report to the Planning Board regarding The Summit Club, the following comments were provided:

1. The site plan has been revised to depict a proposed 58 space off-street parking lot adjacent to NY Route 22 and within the 100 foot R-2A buffer zone. Pursuant to Section 355-32.B of the Town Code, the intent of the Town Board is that a buffer area shall be used only for golf course uses, including access driveways and accessory parking, permitted in the R-2A District. In this case, the existing parking lot and proposed access drives were anticipated elements, but the proposed 58 space parking lot should not be constructed within the buffer. Any proposed new parking area shall be located outside of the buffer area. The area of the proposed off-street parking should be landscaped as anticipated during the environmental review of this project.
2. The site plan has been revised to depict a proposed contoured practice putting green adjacent to NY Route 22 and within the 100 foot R-2A buffer zone. Pursuant to Section 355-32.B of the Town Code, the intent of the Town Board is that a buffer area shall be used only for golf course uses, including access driveways and accessory parking, permitted in the R-2A District. In this case, existing golf uses were anticipated elements, but the proposed new practice green should not be constructed within the buffer. Any proposed new golf practice area shall be located outside of the buffer area. The area of the proposed practice green should be landscaped as anticipated during the environmental review of this project.

At the June 28, 2021 Planning Board meeting staff was requested to provide language from the adopted Findings Statement relating to the referenced 100-foot buffer.

The following language was provided in the Views section of the Findings Statement:

The project includes a landscaped 100-foot buffer along the perimeter of the Site. Portions of the golf course, landscaping, a portion of the existing clubhouse parking lot, the paved entrance to the Site, the proposed gatehouse, and a limited amount of roadway would be located within the buffer, but no buildings or other structures would be permitted to be constructed in the buffer. The buffer along Bedford Road would contain stone walls, additional landscaping and existing

healthy mature trees. The Conceptual Landscape Plan for the project includes new evergreen trees and shrubs along the property line adjacent to Coman Hill Elementary School and along Bedford Road to screen year-round views of the parking lot. The Applicant would install all of the Bedford Road frontage landscape buffer, as well as the buffer along the southern property line adjacent to Coman Hill Elementary School, as part of the first phase of residential construction. The Bedford Road frontage landscape buffer would be required to be constructed as part of the first phase of residential construction.

The design of the project would incorporate the essential qualities of area building traditions and maintain the visual character of Bedford Road. The area immediately adjacent to Bedford Road and existing landscape buffers around the club parking lot would be supplemented with new plantings including a mix of evergreens and stone walls and hedges to reinforce the character of the area and provide a visual buffer. Topography and vegetation significantly limit views deep into the Site and from the north, west, and south, including views of the golf maintenance facility and water storage tank. Landscaping would be installed to buffer neighboring single-family residences north of the Site and internal landscaping would be provided to screen the golf maintenance facility and water storage tank from within the Site.

For these reasons, the Planning Board finds that the buffer, coupled with smaller structures along the Bedford Road frontage and the Site's topography would reduce visual impacts and be more compatible with surrounding residential uses.

A rendering of the proposed landscaping plan provided in the FEIS is included on the next page. As can be seen, it was anticipated that the existing parking area would be retained in the buffer along with a new project access way and driveway connecting the club and parking lot, but no additional elements were envisioned.

Adam R. Kaufman, AICP  
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**BRYNWOOD**  
GOLF & COUNTRY CLUB

Source: Hart Howerton Partners, LTD.

**BRYNWOOD**  
North Castle, New York

**VHB** Engineering, Surveying and Landscape Architecture, P.C.

**Modified Project:**  
**Master Plan - Club**

**Exhibit**  
**I-5C**