


**MEMORANDUM**

TO: North Castle Planning Board

CC: North Castle Conservation Board  
Adam Kaufman, AICP  
Paul Sysak, RLA  
Jeffrey Mendell

FROM: Joseph M. Cermele, P.E., CFM   
Kellard Sessions Consulting  
Consulting Town Engineers

DATE: January 21, 2020

RE: The Summit Club at Armonk  
Temporary Clubhouse Facilities  
568 Bedford Road (NY-22)  
Section 101.02, Block 1, Lot 28.1

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As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing a Temporary Clubhouse Facility, Temporary Dining Pavilion Facility, parking lot restriping and associated site improvements. The ±129.96 acre property is located in the GCCFO Zoning District.

Our comments are outlined below.

**GENERAL COMMENTS**

1. The plan shall illustrate all proposed grading, with spot grades as needed, for the proposed patio and walkway.
2. The plan shall illustrate all ADA parking spaces are ADA compliant, as it relates to dimension and maximum allowable grades. Provide details for all required signage.
3. The plan shall illustrate the location of the proposed wood split rail fence.
4. The plan shall illustrate and quantify the limit of disturbance. The plan shall note the limits of disturbance shall be staked out prior to construction.

5. Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence and/or haybales, inlet protection, etc. Provide details.
6. The plan shall illustrate a detail for the proposed concrete sidewalk and curb.

As additional information becomes available, we will continue our review. It is noted that an itemized response to all comments will facilitate completeness and efficiency of review.

**PLANS REVIEWED, PREPARED BY JMC, DATED JANUARY 06, 2021:**

- Temporary Club House Facilities Site Plan (C-100)
- Temporary Club House Construction Details (C-900)

JMC/dc