



Site Planning  
 Civil Engineering  
 Landscape Architecture  
 Land Surveying  
 Transportation Engineering

Environmental Studies  
 Entitlements  
 Construction Services  
 3D Visualization  
 Laser Scanning

January 11, 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  
 The Summit Club at Armonk  
 Bedford Road (Route 22)  
 Town of North Castle, NY

**Temporary Clubhouse Facilities Site Plan Submission**

Dear Chairman Carthy and Members of the Planning Board:

On behalf of the owner and applicant, Summit Country Club, LLC, we are pleased to submit the following documents for your review of the Site Plan Application for the proposed temporary clubhouse facilities on The Summit Club golf course property:

I. JMC Drawings:

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
C-100	Temporary Clubhouse Facilities Site Plan	01/11/2021
C-900	Temporary Clubhouse Construction Details	01/11/2021

2. Town of North Castle Preliminary Site Plan Completeness Review Form, dated 01/11/2021
3. Town of North Castle Application for Site Development Plan Approval, dated 01/11/2021
4. Town of North Castle Tree Removal Application Permit, dated 01/11/2021
5. NYSDEC Short Environmental Assessment Form, dated 01/11/2021
6. Temporary Trailer Specification Sheets
7. Temporary wooden Pavilion Specification Sheets & Photographs
8. Temporary Restroom Trailer Specification Sheets

9. Temporary Bar Trailer Photographs

10. Summit Country Club, LLC Check #0053 in the amount of \$325.00, dated 01/06/2021 (Site Development Plan, Tree Removal Permit and Short EAF Fees)

11. Summit Country Club, LLC Check #0054 in the amount of \$3,000.00, dated 01/06/2021 (Escrow Account Deposit)

We trust the attached documents are sufficient for your review and we respectfully request placement on the January 25th 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

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TABLE OF LAND USE						
SECTION 101.02, BLOCK 1, LOT 28.1 & 28.2 (2/08/7.C1A)						
ZONES: "R-2A" - "ONE FAMILY RESIDENCE DISTRICT (2 ACRES)"						
"GCDFD" - "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 (GCDFD)	EXISTING	PROPOSED/ PROVIDED (LOT 1)	PROPOSED/ PROVIDED (LOT 2)	
LOT AREA (ACRES)	2.0 MIN. (1)	SEE NOTE 1	±156.30	±129.96	±26.34	
LOT STREET FRONTAGE (FEET)	150 MIN. (1)	SEE NOTE 1	1,519.70 (1)	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	±313.32 (1)	±310.43 (1)(6)	
SIDE	30 (1)	SEE NOTE 1	±287.8	±64.98 (1)	±1,115.50 (1)(6)	
REAR	50 (1)	SEE NOTE 1	±1,845.5	±1,733.58 (1)	±1,052.93 (1)(6)	
MAXIMUM BUILDING COVERAGE (%)	8 (1)	3.5 (1)	±0.72 (7)	±0.10 (1)(5)	±0.65 (1)(5)	
MAXIMUM BUILDING HEIGHT (STORIES / FEET)	NA / 30	3 / 39.5 (2)	3 / < 39.5	1 / < 39.5	1 / < 39.5	
PARKING SPACES						
STANDARD PARKING SPACES	2 PER DWELLING UNIT	SEE NOTE 3	-	120	N/A	
ACCESSIBLE PARKING SPACES	N/A	-	-	5	N/A	
TOTAL PARKING SPACES	2 PER DWELLING UNIT	-	180	125 (3)	N/A	
LOADING SPACES	N/A	SEE NOTE 4	-	1 (4)	N/A	

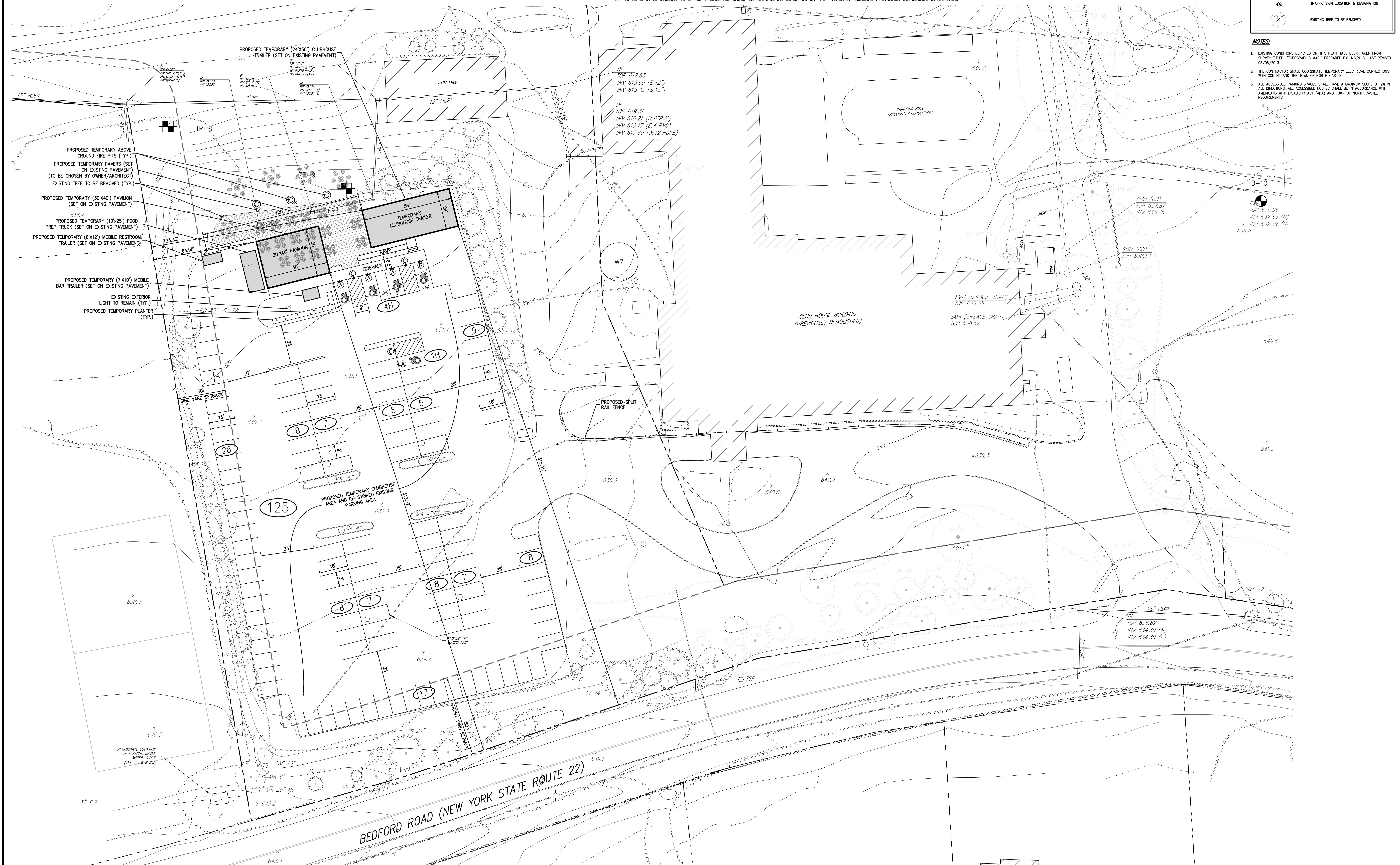
- NOTES:**
- IN THE GCDFD DISTRICT, THE LOT, DIMENSIONAL, AND PARKING REQUIREMENTS FOR A GOLF COURSE COMMUNITY IN THIS SECTION SHALL SUPERSEDE THE SCHEDULE OF RESIDENCE DISTRICT REGULATIONS (§ 355-21 OF THIS CHAPTER). LOT SIZE, LOT CONFIGURATION AND OTHER LOT DIMENSIONAL REQUIREMENTS WITHIN A GCDFD DISTRICT 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 GCDFD DISTRICT SHALL BE BASED UPON THE PLANNING BOARD'S CONSIDERATION OF THE CHARACTER OF THE NEIGHBORHOOD IN WHICH THE GCDFD DISTRICT WILL BE LOCATED; THE GCDFD DISTRICT'S RELATIONSHIP TO ADJOINING DISTRICTS, PROPERTIES AND LAND USES; THE GCDFD 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 GCDFD DISTRICT AS A WHOLE, NOTWITHSTANDING THAT THE GOLF COURSE COMMUNITY SITE MAY BE COMPOSED 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 GCDFD 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 COMPOSED 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 GOLF OR COUNTRY CLUBS, 1 SPACE FOR EACH 3 MEMBERS, PLUS 1 SPACE FOR EACH 3 SEATS IN THE MEETING AND/OR DINING ROOMS. PARKING PROVIDED FOR TEMPORARY GOLF COURSE CLUBHOUSE USE IS AS FOLLOWS:  
210 MEMBERS (1 SPACE X 210 MEMBERS / 3) = 70 SPACES  
150 DINING SEATS (1 SPACE X 150 SEATS / 3) = 50 SPACES  
TOTAL REQUIRED SPACES FOR TEMPORARY GOLF COURSE CLUBHOUSE: 120 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.
  - BUILDING COVERAGE BREAKDOWN:  
LOT 1:  
TEMPORARY CLUBHOUSE TRAILER: 1,344 S.F.  
TEMPORARY DINING PAVILION: 1,200 S.F.  
TEMPORARY MOBILE RESTROOM TRAILER: 72 S.F.  
TEMPORARY MOBILE BAR TRAILER: 70 S.F.  
TEMPORARY FOOD PREP TRUCK: 250 S.F.  
EXISTING CART SHED TO REMAIN: ±2,862.12 S.F.  
TOTAL LOT 1 BUILDING COVERAGE: ±5,798.12 S.F.  
LOT 2:  
EXISTING MAINTENANCE BUILDING AND SHED TO REMAIN: ±4,935.25 S.F.  
EXISTING SEWAGE TREATMENT PLANT TO REMAIN: ±2,503.26 S.F.  
TOTAL LOT 2 BUILDING COVERAGE: ±7,438.51 S.F.
  - THE SETBACKS ON LOT 2 ARE TAKEN FROM THE EXISTING MAINTENANCE BUILDING AND EXISTING SEWAGE TREATMENT PLANT BUILDING TO REMAIN.
  - TOTAL EXISTING BUILDING COVERAGE CALCULATED BASED ON ALL EXISTING BUILDINGS ON THE PROPERTY, INCLUDING PREVIOUSLY DEMOLISHED STRUCTURES.

DESCRIPTION NUMBER	SIGN	SIZE	DESCRIPTION	WORKING TYPE	WORKING HEIGHT	REGULATORY REFERENCE	REFLECTORIZED
A	GREEN & BLUE ON WHITE	12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8	X
B	GREEN & BLUE ON WHITE	12"x18" 12"x30"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8 R7-8A	X
C	RED ON WHITE	12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYSP-2	X

**LEGEND**

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- 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 LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED SPLIT RAIL FENCE
- 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 PAVERS
- TRAFFIC SIGN LOCATION & DESIGNATION
- EXISTING TREE TO BE REMOVED

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC/PLC, LAST REVISED 03/06/2015.
  - THE CONTRACTOR SHALL COORDINATE TEMPORARY ELECTRICAL CONNECTIONS WITH CON ED AND THE TOWN OF NORTH CASTLE.
  - ALL ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS. ALL ACCESSIBLE ROUTES SHALL BE IN ACCORDANCE WITH AMERICANS WITH DISABILITY ACT (ADA) AND TOWN OF NORTH CASTLE REQUIREMENTS.



**APPLICANT/OWNER:** SUMMIT COUNTRY CLUB, LLC  
588 BEDFORD ROAD (NY-22)  
ARMONK, NY 10504

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

**JMC**  
JMC Planning, Engineering, Landscaping, Architecture & Land Surveying, PLLC  
John Meyer Consulting, Inc.  
420 BEDFORD ROAD • ARMONK, NY 10554  
PHONE: 914.233.2222 • FAX: 914.233.2192  
www.jmcpic.com

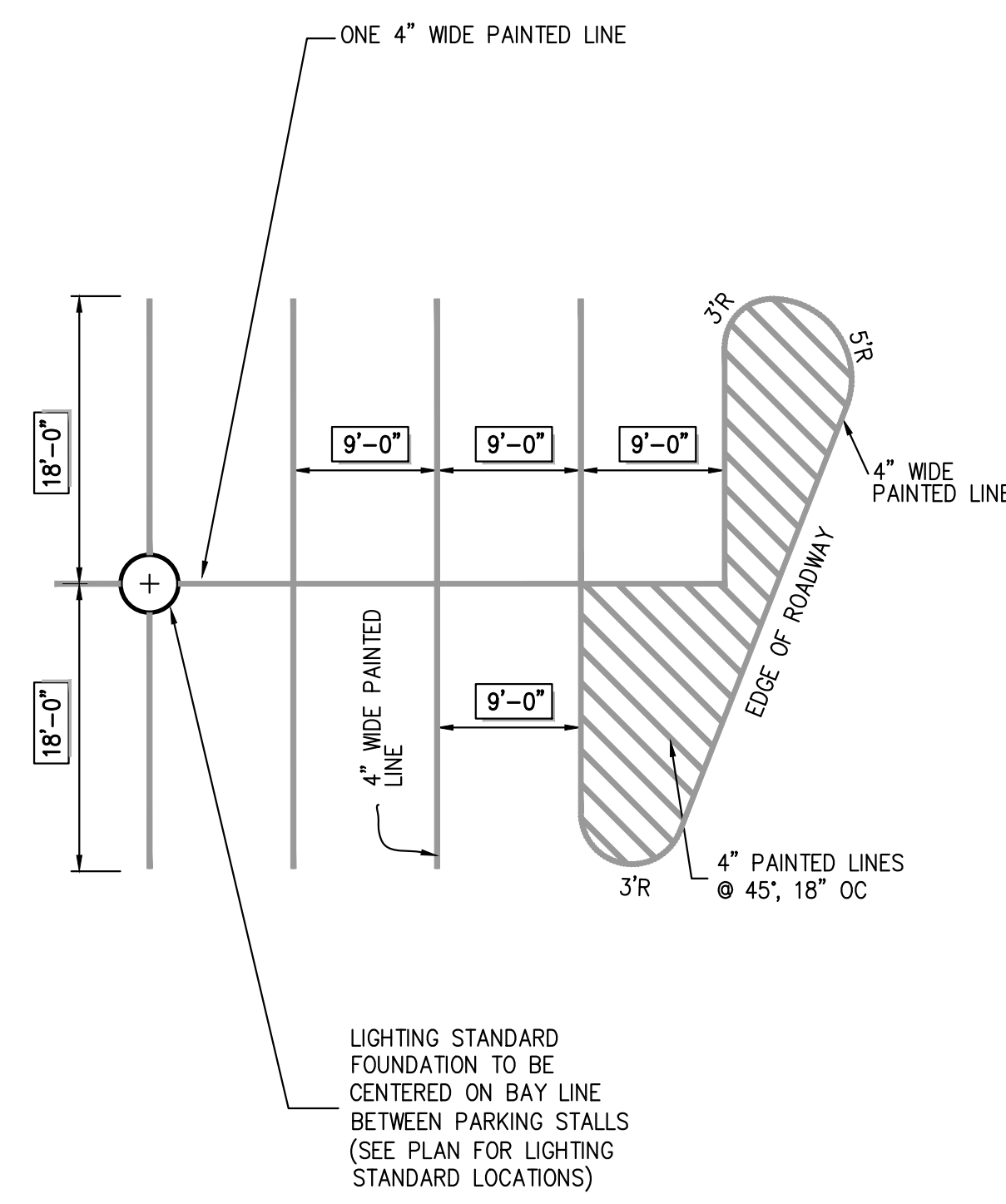
**TEMPORARY CLUBHOUSE FACILITIES SITE PLAN**  
THE SUMMIT CLUB AT ARMONK  
588 & 570 ARMONK, NY 10504

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.

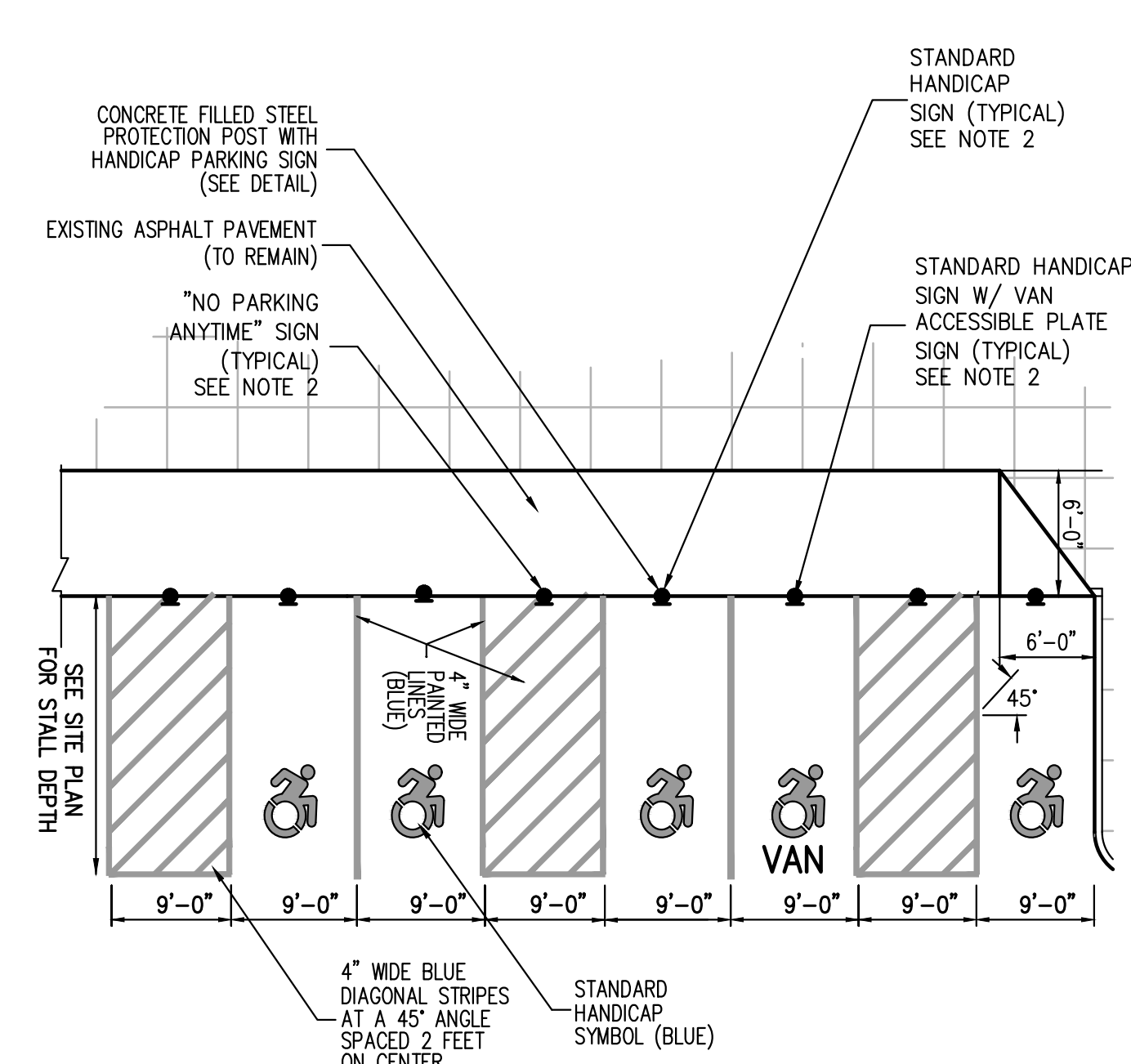
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Date: 01/06/2021  
Project No: 20101  
Drawing No: LAY LAY01

**C-100**

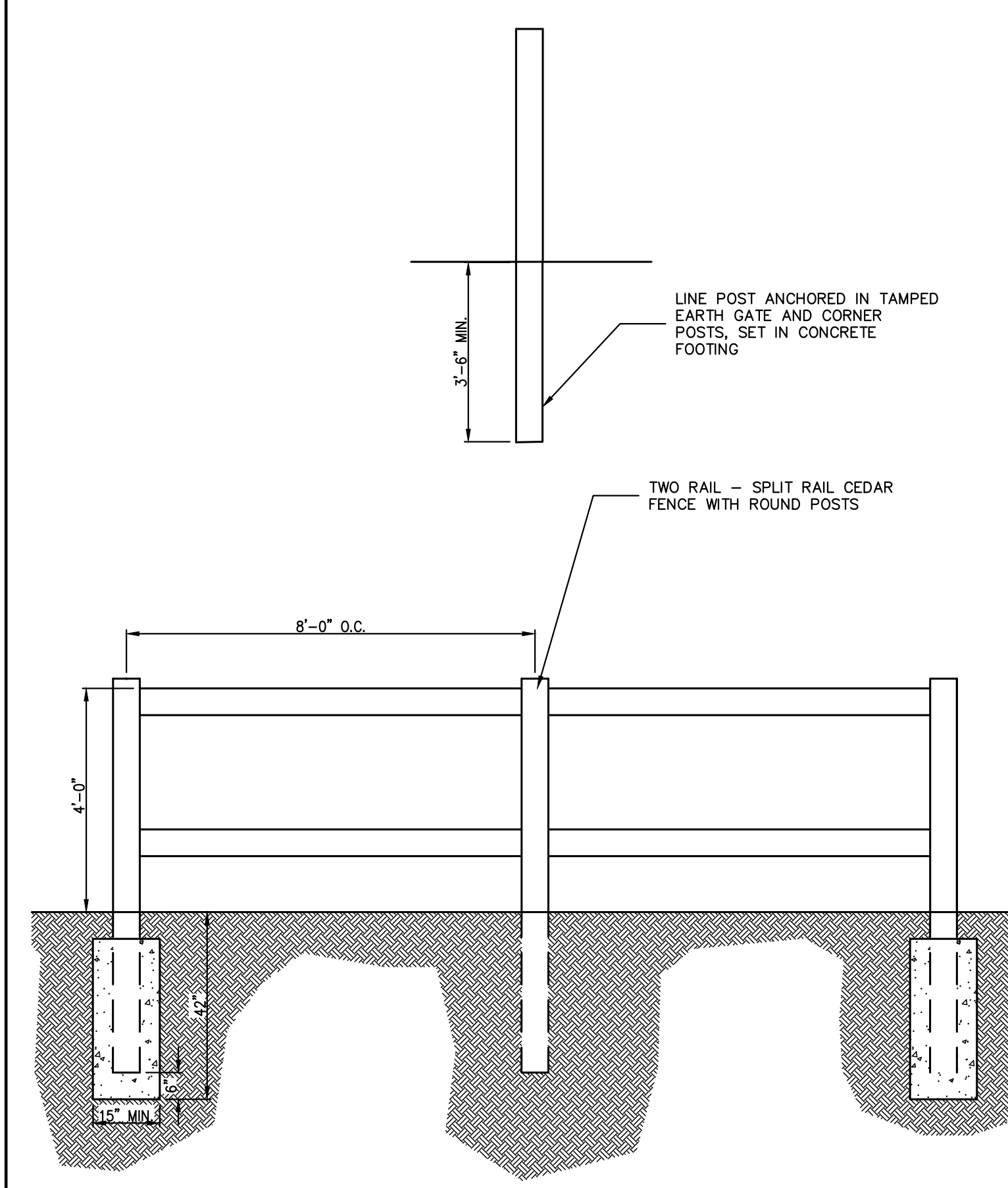
NOT FOR CONSTRUCTION



NOTE:  
1. COLOR OF PAINT SHALL BE    WHITE



NOTES:  
1. SLOPES IN HANDICAP PARKING AREAS SHALL NOT EXCEED 1.5%.  
2. SEE SITE PLANS/SIGN TABLE FOR SIGN DESIGNATIONS, LOCATIONS AND SPECIFICATIONS.



NOTES:  
1. METAL FLANGES, CLEATS, BOLTS, SCREWS, ETC. SHALL BE STAINLESS STEEL OR GALVANIZED STEEL.  
2. ALL LUMBER TO BE NORTHERN WHITE CEDAR.  
3. PROVIDE DIAGONAL CROSS-BRACING OF RAILS AT GATE PANELS.  
4. SEE LAYOUT PLAN FOR LOCATION.

**90° PARKING**  
(SINGLE STRIPING-PAINTED END)

1

**HANDICAP PARKING**  
(SINGLE STRIPING - CURBLINE ALIGNMENT)  
(NEW YORK)

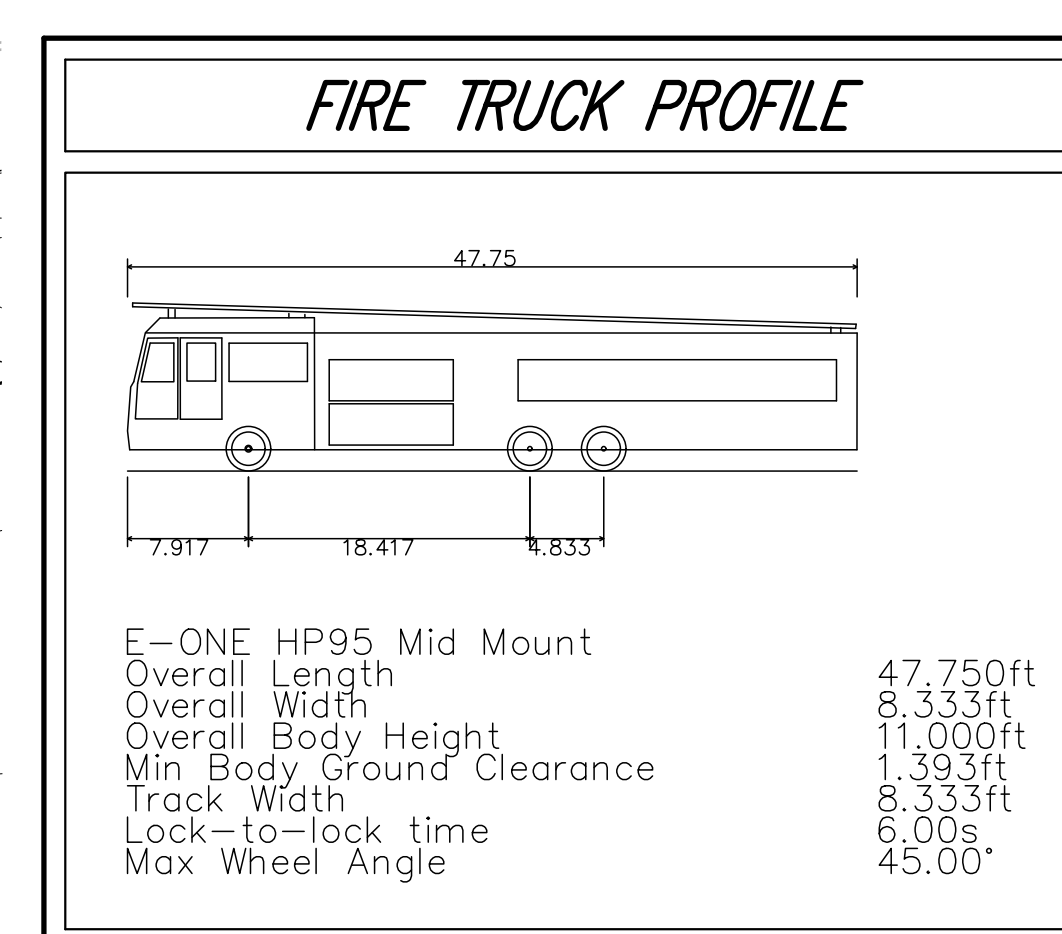
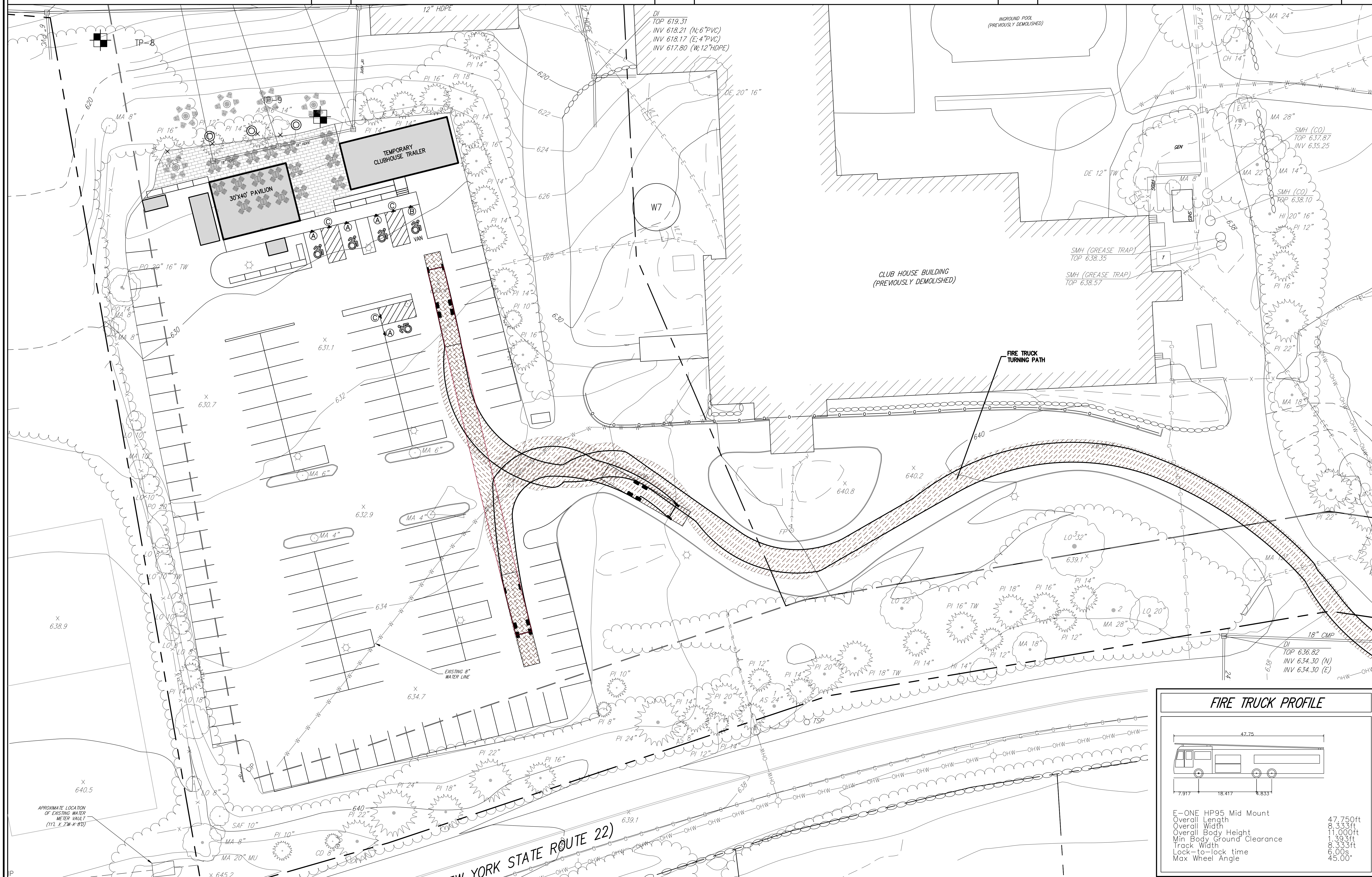
2

**WOODEN SPLIT RAIL FENCE**

3

X

X



**FIRE TRUCK TURNING ANALYSIS**

4

X

APPLICANT/OWNER:  
**SUMMIT COUNTRY CLUB, LLC**  
566 BEDFORD ROAD (NY-22)  
ARMONK, NY 10504

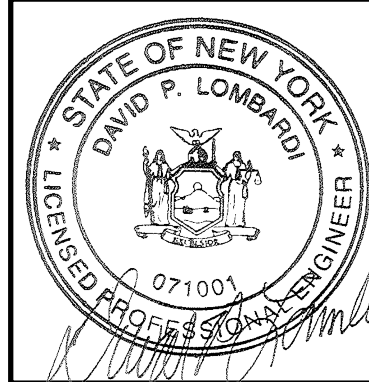
ARCHITECT:  
**GRANOFF ARCHITECTS**  
330 RAILROAD AVENUE  
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, LLC  
John Meyer Consulting, Inc.  
120 BEAUFORT ROAD - ARMONK, NY 10504  
VOICE 914.233.5243 • FAX 914.272.2102  
www.jmcplc.com



**TEMPORARY CLUBHOUSE CONSTRUCTION DETAILS**  
THE SUMMIT CLUB AT ARMONK  
566 & 570 RAILROAD AVENUE  
ARMONK, NY 10504

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Drawn: NC Approved: AG  
Scale: NOT TO SCALE  
Date: 01/06/2021  
Project No.: 20101  
Drawing No.: C-900

C-900

NOT FOR CONSTRUCTION



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

PLANNING DEPARTMENT  
Adam R. Kaufman, AICP  
Director of Planning

Telephone: (914) 273-3542  
Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

## Application for Site Development Plan Approval

Application Name

**The Summit Club at Armonk (Temporary Clubhouse Facilities)**



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

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**APPLICATIONS REQUIRING PLANNING BOARD APPROVAL**  
**SCHEDULE OF APPLICATION FEES**

<b><u>Type of Application</u></b>	<b><u>Application Fee</u></b>
<b>Site Development Plan</b>	<b>\$200.00</b>
Each proposed Parking Space	\$10
Special Use Permit (each)	\$200 (each)
Preliminary Subdivision Plat	\$300 1 <sup>st</sup> Lot \$200 (each additional lot)
Final Subdivision Plat	\$250 1 <sup>st</sup> Lot \$100 (each additional lot)
<b>Tree Removal Permit</b>	<b>\$75</b>
Wetlands Permit	\$50 (each)
<b>Short Environmental Assessment Form</b>	<b>\$50</b>
Long Environmental Assessment Form	\$100
Recreation Fee	\$10,000 Each Additional Lot
Discussion Fee	\$200.00
Prior to submission of a sketch or preliminary subdivision Plat, an applicant or an applicant's representative wishes to discuss a subdivision proposal to the Planning Board, a discussion fee of \$200.00 shall be submitted for each informal appearance before the board.	

\*Any amendment to previously approved applications requires new application forms and Fes\*



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

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**PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS**

<b><u>Type of Application Deposit*</u></b>	<b><u>Amount of Initial Escrow Account</u></b>
Concept Study	\$500.00
Site Plan Waiver for Change of Use	\$500.00
<b>Site Development Plan for:</b>	
Multifamily Developments	\$3,000.00 plus \$100.00 per proposed dwelling unit
<b>Commercial Developments</b>	<b>\$3,000.00</b> plus \$50.00 for each required parking space
1 or 2 Family Projects	\$2,000.00
Special Use Permit	\$2,000.00 plus \$50.00 for each required parking space
Subdivision:	
Lot Line Change resulting in no new lots	\$1,500.00
All Others	\$3,000.00 plus \$200.00 per proposed new lot in excess of two (2)
Preparation or Review of Environmental Impact Statement	\$15,000.00

\* If a proposed action involves multiple approvals, a single escrow account will be established. The total amount of the initial deposit shall be the sum of the individual amounts indicated. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit.

  
Applicant Signature

  
Date:

**I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES**

Name of Property Owner: **Summit Country Club, LLC (Mr. Jeffrey B. Mendell)**  
Mailing Address: **568 Bedford Road, Armonk, NY 10504**  
Telephone: **(914) 391-2900** Fax: \_\_\_\_\_ e-mail **jbmendell@gmail.com**

Name of Applicant (if different): **Same as Owner**  
Address of Applicant: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ e-mail \_\_\_\_\_  
Interest of Applicant, if other than Property Owner:  
\_\_\_\_\_

Is the Applicant (if different from the property owner) a Contract Vendee?  
Yes  No   
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board

Name of Professional Preparing Site Plan:  
**JMC Planning Engineering Landscape Architecture & Land Surveying PLLC (David P. Lombardi, PE)**  
Address: **120 Bedford Road, Armonk, NY 10504**  
Telephone: **(914) 273-5225** Fax: **(914) 273-2102** e-mail **dlombardi@jmcpllc.com**

Name of Other Professional: **Granoff Architects (Kenneth S. Andersen, AIA)**  
Address: **330 Railroad Avenue, Greenwich, CT 06830**  
Telephone: **(203) 625-9460** Fax: \_\_\_\_\_ e-mail **ka@granoffarchitects.com**

Name of Attorney (if any): **DelBello Donnellan Weingarten Wise & Wiederkehr, LLP (Peter J. Wise, Esq.)**  
Address: **1 North Lexington Avenue, Floor 11, White Plains, NY 10601**  
Telephone: **(914) 681-0200** Fax: **(914) 684-0288** e-mail **pjw@ddw-law.com**



**Applicant Acknowledgement**

By making this application, the undersigned Applicant agrees to permit Town officials and their designated representatives to conduct on-site inspections in connection with the review of this application.

The Applicant also agrees to pay all expenses for the cost of professional review services required for this application.

It is further acknowledged by the Applicant that all bills for the professional review services shall be mailed to the Applicant, unless the Town is notified in writing by the Applicant at the time of initial submission of the application that such mailings should be sent to a designated representative instead.

Signature of Applicant:  Date: 1/7/21  
Signature of Property Owner:  Date: 1/7/21

MUST HAVE BOTH SIGNATURES

**II. IDENTIFICATION OF SUBJECT PROPERTY**

Street Address: 568 & 570 Bedford Road (NY-22)

Location (in relation to nearest intersecting street):

±250 feet (north) south, east or west) of Upland Lane

Abutting Street(s): Bedford Road (NY-22)

Tax Map Designation (NEW): Section 101.02 Block 1 Lot 28.1 & 28.2

Tax Map Designation (OLD): Section 2 Block 8 Lot 7.C1A

Zoning District: R-2A/GCCFO Total Land Area Approx. 156 Acres

Land Area in North Castle Only (if different) \_\_\_\_\_

Fire District(s) Armonk School District(s) Byram Hills Central

Is any portion of subject property abutting or located within five hundred (500) feet of the following:

The boundary of any city, town or village?  
No  Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_  
If yes, please identify name(s): \_\_\_\_\_

The boundary of any existing or proposed County or State park or any other recreation area?  
No  Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?  
No \_\_\_\_\_ Yes (adjacent)  Yes (within 500 feet) \_\_\_\_\_  
**(Interstate 684)**

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?  
No \_\_\_\_\_ Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet)   
**(Byram River - located across I-684)**

The existing or proposed boundary of any county or State owned land on which a public building or institution is situated?  
No  Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

The boundary of a farm operation located in an agricultural district?  
No  Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

Does the Property Owner or Applicant have an interest in any abutting property?  
No  Yes \_\_\_\_\_

If yes, please identify the tax map designation of that property:

\_\_\_\_\_

**III. DESCRIPTION OF PROPOSED DEVELOPMENT**

Proposed Use: Temporary Golf Course Clubhouse

Gross Floor Area: Existing 49,039\* S.F. Proposed 13,236\* S.F.

Proposed Floor Area Breakdown:

Retail \_\_\_\_\_ - \_\_\_\_\_ S.F.; Office \_\_\_\_\_ - \_\_\_\_\_ S.F.;

Industrial \_\_\_\_\_ - \_\_\_\_\_ S.F.; Institutional \_\_\_\_\_ - \_\_\_\_\_ S.F.;

Other Nonresidential 13,236\* S.F.; Residential \_\_\_\_\_ - \_\_\_\_\_ S.F.;

Number of Dwelling Units: \_\_\_\_\_ - \_\_\_\_\_

Number of Parking Spaces: Existing 180 Required 120 Proposed 125 (re-striping of existing parking lot)

Number of Loading Spaces: Existing \_\_\_\_\_ - \_\_\_\_\_ Required 1 Proposed 1

Earthwork Balance: Cut N/A C.Y. Fill N/A C.Y.

Will Development on the subject property involve any of the following:

Areas of special flood hazard? No X Yes \_\_\_\_\_

(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required)

Trees with a diameter at breast height (DBH) of 8" or greater?

No \_\_\_\_\_ Yes X

(If yes, application for a Tree Removal Permit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No X Yes \_\_\_\_\_

(If yes, application for a Town Wetlands Permit pursuant to Chapter 340 of the North Castle Town Code may also be required.)

State-regulated wetlands? No X Yes \_\_\_\_\_

(If yes, application for a State Wetlands Permit may also be required.)

**\*PROPOSED BUILDING AREA SUMMARY (GROSS FLOOR AREA):**

- TEMPORARY CLUBHOUSE TRAILER: 1,344 SF
- TEMPORARY DINING PAVILION: 1,200 SF
- TEMPORARY MOBILE RESTROOM TRAILER: 72 SF
- TEMPORARY MOBILE BAR TRAILER: 70 SF
- TEMPORARY FOOD PREP TRUCK : 250 S.F.
- EXISTING CART SHED TO REMAIN: 2,862 SF
- EXISTING MAINTENANCE BUILDING AND SHED TO REMAIN: 4,935 S.F.
- EXISTING SEWAGE TREATMENT PLANT TO REMAIN: 2,503 SF

#### IV. SUBMISSION REQUIREMENTS

The site development plan application package shall include all materials submitted in support of the application, including but not limited to the application form, plans, reports, letters and SEQR Environmental Assessment Form. **Submission of the following shall be required:**

- One (1) set of the site development plan application package (for distribution to the Town Planner for preliminary review purposes).
- Once a completed preliminary site plan checklist has been received from the Planning Department, eight (8) additional sets of the site development plan application package (for distribution to Planning Board, Town Engineer, Town Attorney, Town Planner, Planning Board Secretary, police, fire department and ambulance corps).
- One (1) additional reduced sized set (11" x 17") of the site development plan application package if any portion of the subject property abuts or is located within five hundred (500) feet of the features identified in Section II of this application form (for distribution to Westchester County Planning Board).
- A check for the required application fee and a check for the required Escrow Account, both made payable to "Town of North Castle" in the amount specified on the "Schedule of Application Fees."

(continued next page)

## V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the site development plan for the Planning Board to review his/her proposal. Applicants are advised to review ARTICLE VIII, Site Development Plan of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for site development plan approval.

The application for site development plan approval will not be accepted for Planning Board review unless all items identified below are supplied and **so indicated with a check mark in the blank line provided**. If a particular item is not relevant to the subject property or the development proposal, **the letters "NA" should be entered instead**. In addition, the project will not be scheduled on a Planning Board agenda until the Applicant receives an initialed "site plan checklist" from the Planning Department.

The information to be included on a site development plan shall include:

### Legal Data:

- Name of the application or other identifying title.
- Name and address of the Property Owner and the Applicant, (if different).
- Name, address and telephone number of the architect, engineer or other legally qualified professional who prepared the plan.
- Names and locations of all owners of record of properties abutting and directly across any and all adjoining streets from the subject property, including the tax map designation of the subject property and abutting and adjoining properties, as shown on the latest tax records.
- Existing zoning, fire, school, special district and municipal boundaries.
- Size of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; dimensions of yards along all property lines; name and width of existing streets; and lines of existing lots, reservations, easements and areas dedicated to public use.
- Reference to the location and conditions of any covenants, easements or deed restrictions that cover all or any part of the property, as well as identification of the document where such covenants, easements or deed restrictions are legally established.
- Schedule of minimum zoning requirements, as well as the plan's proposed compliance with those requirements, including lot area, frontage, lot width, lot depth, lot coverage, yards, off-street parking, off-street loading and other pertinent requirements.
- Locator map, at a convenient scale, showing the Applicant's entire property in relation to surrounding properties, streets, etc., within five hundred (500) feet of the site.
- North arrow, written and graphic scales, and the date of the original plan and all revisions, with notation identifying the revisions.
- A signature block for Planning Board endorsement of approval.

### **Existing Conditions Data:**

- Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- Location of existing parking and truck loading areas, with access and egress drives thereto.
- Location of existing facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.
- Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- Location, size and design of existing signs.
- Location, type, direction, power and time of use of existing outdoor lighting.
- N/A** Location of existing outdoor storage, if any.
- Existing topographical contours with a vertical interval of two (2) feet or less.
- Location of existing floodplains, wetlands, slopes of 15% or greater, wooded areas, landscaped areas, single trees with a DBH of 8" or greater, rock outcrops, stone walls and any other significant existing natural or cultural features.

### **Proposed Development Data:**

- Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- Proposed sight distance at all points of vehicular access.
- TBD** Proposed number of employees for which buildings are designed
- Proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway; the location and width of sidewalks; and the location and size of utility lines.
- Proposed location and design of any pedestrian circulation on the site and off-street parking and loading areas, including handicapped parking and ramps, and including details of construction, surface materials, pavement markings and directional signage.
- Proposed location and design of facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.

- ✓ Proposed location of all structures and other uses of land, such as walks, retaining walls, fences, designated open space and/or recreation areas and including details of design and construction.
- TBD Location, size and design of all proposed signs.
- TBD Location, type, direction, power and time of use of proposed outdoor lighting.
- TBD Location and design of proposed outdoor garbage enclosure.
- N/A Location of proposed outdoor storage, if any.
- TBD Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- N/A Type of power to be used for any manufacturing
- N/A Type of wastes or by-products to be produced and disposal method
- ✓ In multi-family districts, floor plans, elevations and cross sections
- ✓ The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- ✓ Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- ✓ Proposed soil erosion and sedimentation control measures.
- N/A For all proposed site development plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.
- ✓ For all proposed site development plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code.
- N/A For all proposed site development plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

F:\PLAN6.0\Application Forms\2016 Full Set\Part B - Site Devel 2016.doc



**Metropolitan Golf Group  
Purchase Quote  
2 Station Portable Restroom Trailer  
Cabo Comfort Series  
9/14/20**

**Portable Restroom Trailers, LLC**  
**WOSB Certified**  
**Disadvantaged, Small Business Enterprise**  
**DUNS: 806679325**  
**CAGE Code: 4VAL5**  
**TIN: 46-4031428**  
**NAICS: 56291**

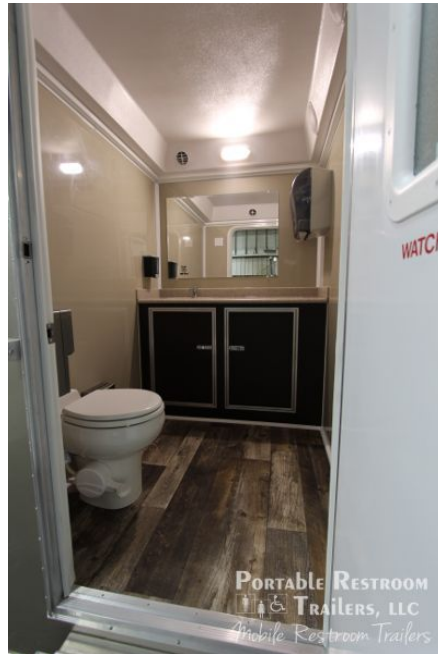
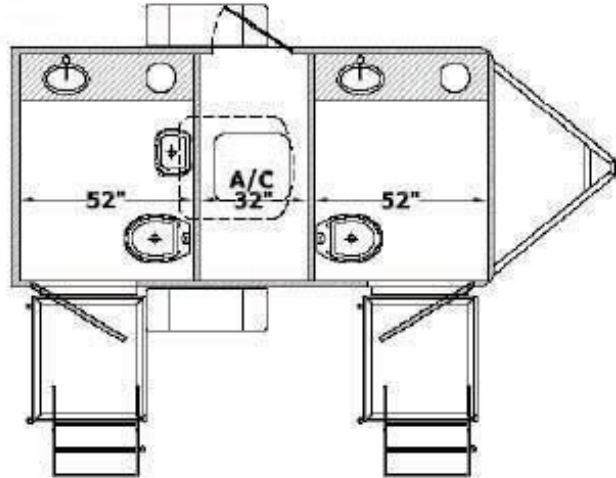
**Prepared For**  
Metropolitan Golf Group  
khoganmagg@gmail.com

***\*Quote good for 10 days. Subject to availability.***

**Created By**  
Scott Comerford  
Portable Restroom Trailers, LLC  
Scott@portablerestroomtrailers.com



# 2 Station Portable Restroom Trailer - Cabo Comfort Series



## 2 Station Portable Restroom Trailer - Malibu Comfort Series

### Features/Specifications:

- Model Year: 2021
- Stations: 2
- Standard Toilets: 2
- Urinals: 1
- Sinks: 2
- Fresh Water Tank (Gallons): 125
- Waste Tank (Gallons): 370
- Hot Water Heater: Yes
- Hot-water Hand-wash
- Smarter Restrooms App: Yes
- Mechanics Room: Yes
- Box Length: 12'
- Box Width: 6'
- Curb Weight (lbs.): 3937
- A/C Unit Type (BTU): 13.5
- A/C Unit Count: 1
- Water Supply: City Water- Pressurized Water System - Garden Hose
- Power Supply/Cords: (3-4) 120 V 30 AMP
- Motion Sensor Step Lights: No
- 3 Season Heat Package

### Option:

- 4 Season Package: \$2,580.00

# Pricing

Name	Price	QTY	Subtotal
2 Station Portable Restroom Trailer - Cabo Comfort - Series SKU# FRA255633  *2-4 weeks availability from funding date	\$24,980.00	1	\$24,980.00
<input checked="" type="checkbox"/> Option: 4 Season Package	\$2,580.00	1	\$2,580.00
Freight-Approximate to zipcode 10504 Actual freight to be determined at time of Bill of Sale	\$1,970.00	1	\$1,970.00

Subtotal **\$29,530.00**

**Total \$29,530.00**

**\*\*This new Comfort Series unit has a 3-year trailer manufacturer warranty on the trailer and a 1-3 year warranty on Individual appliances.** Registration details are provided by their individual appliance manufacturers and are located in the component binder located in the mechanics room on the backside of the trailer.



REALLY



REALLY

A black motorhome is shown from the rear, parked on a paved lot. The word "REALLY" is printed in gold, serif capital letters inside a double-lined circular logo on the back panel. The vehicle has two sets of wheels with stabilizers extended. In the background, there is a white hatchback, a purple bus, an orange forklift, and a person on the left. The scene is outdoors under a clear sky.

REALLY



REALLY



REALLY





REALLY



REALLY



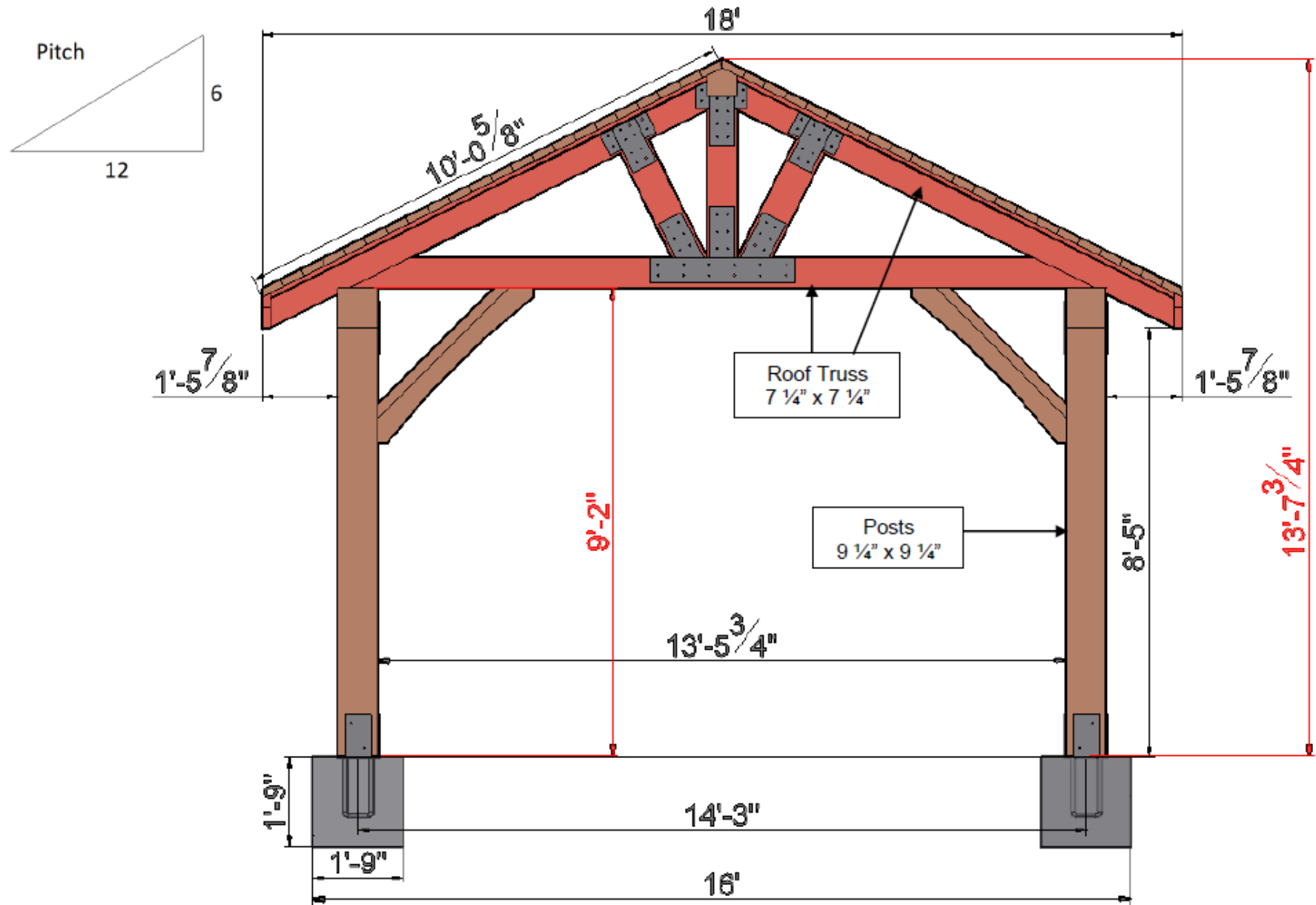
REALLY



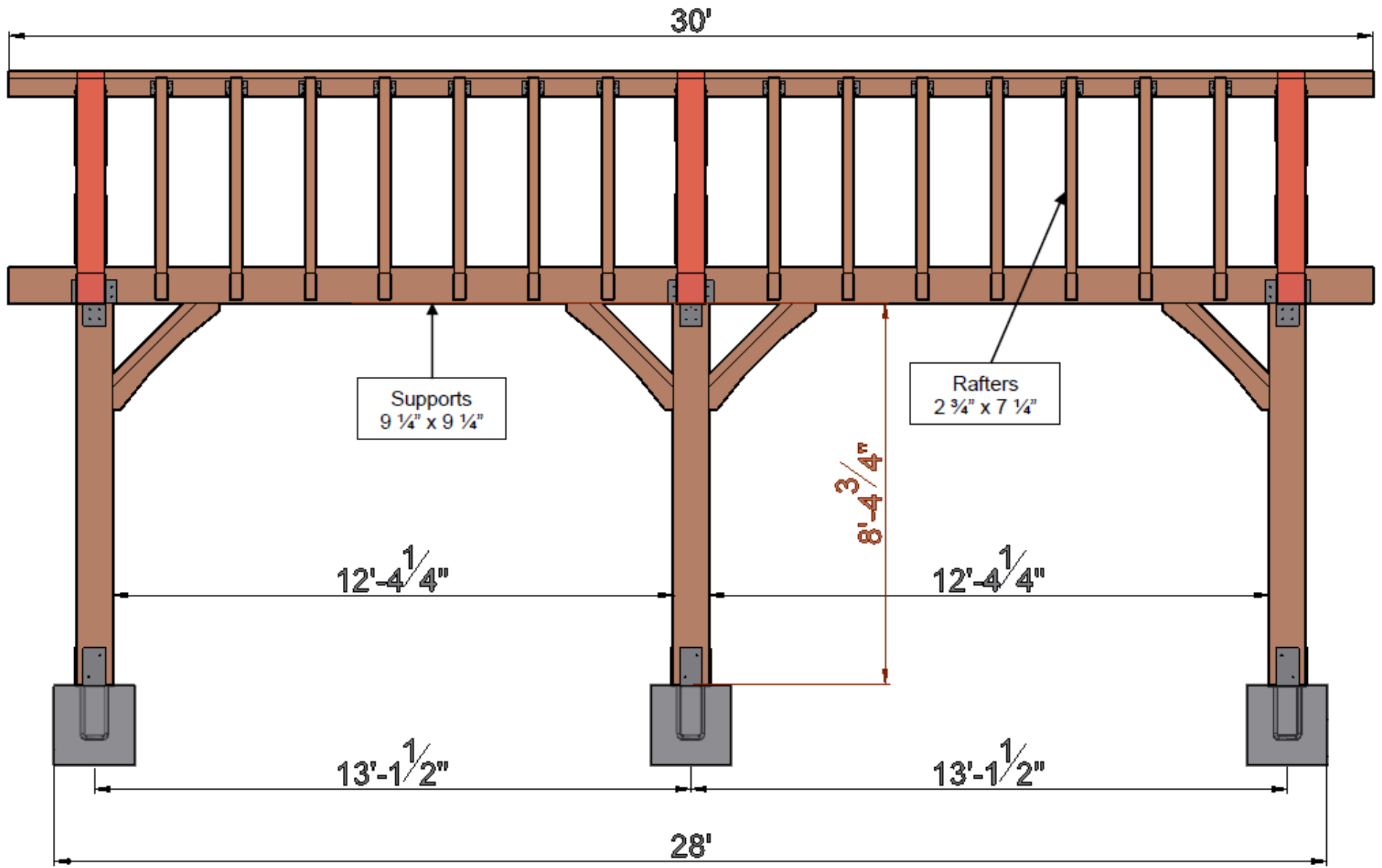


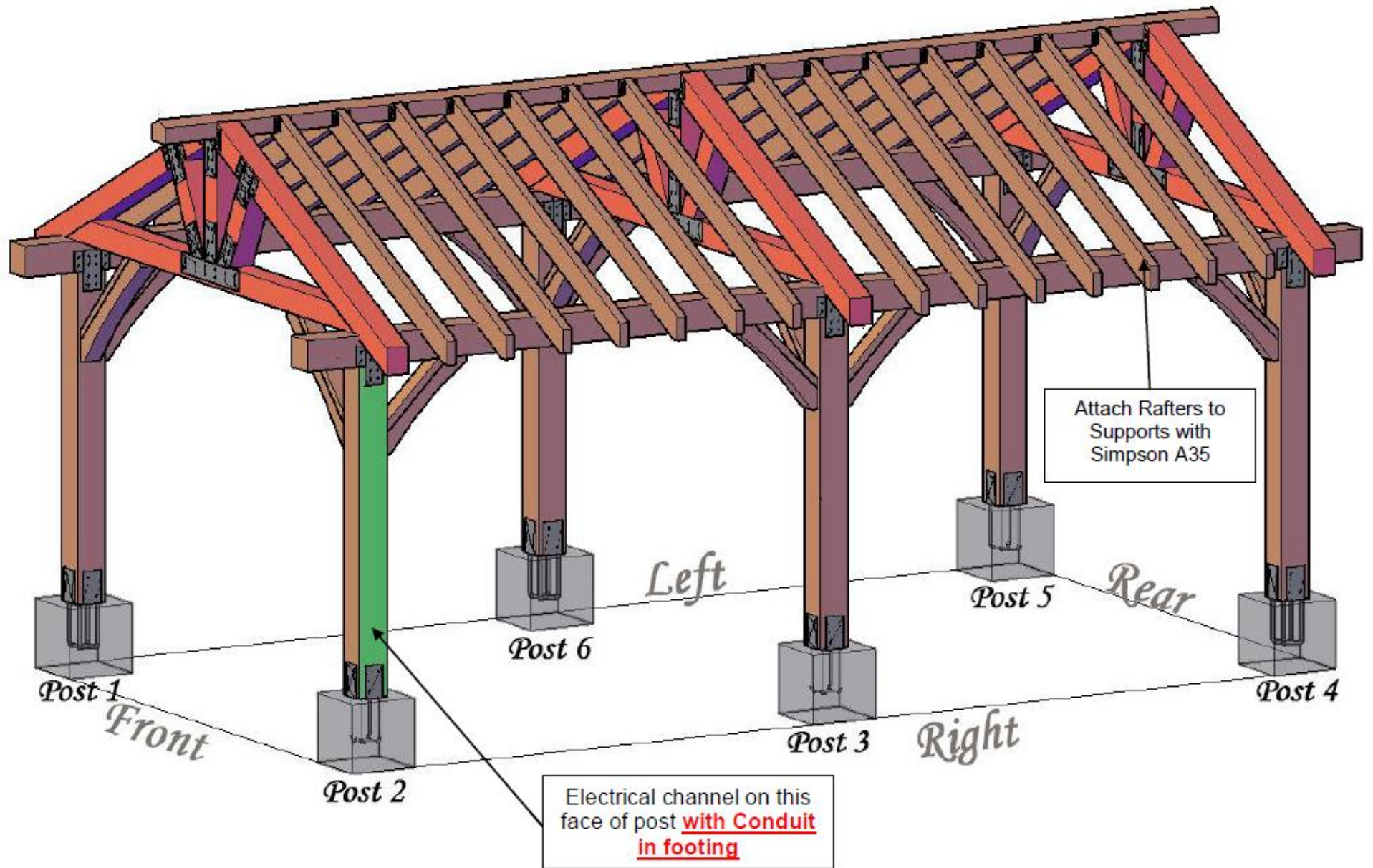


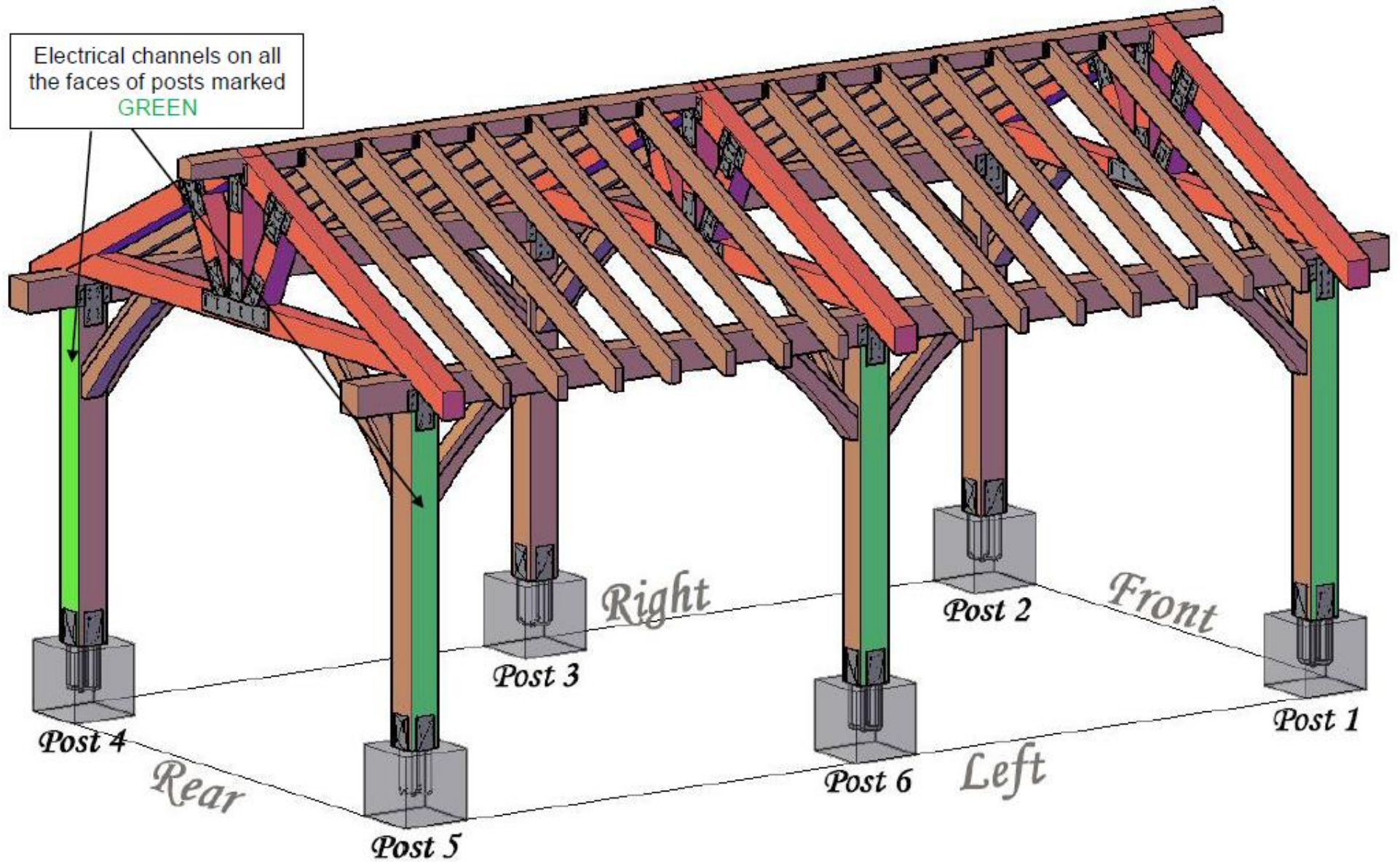






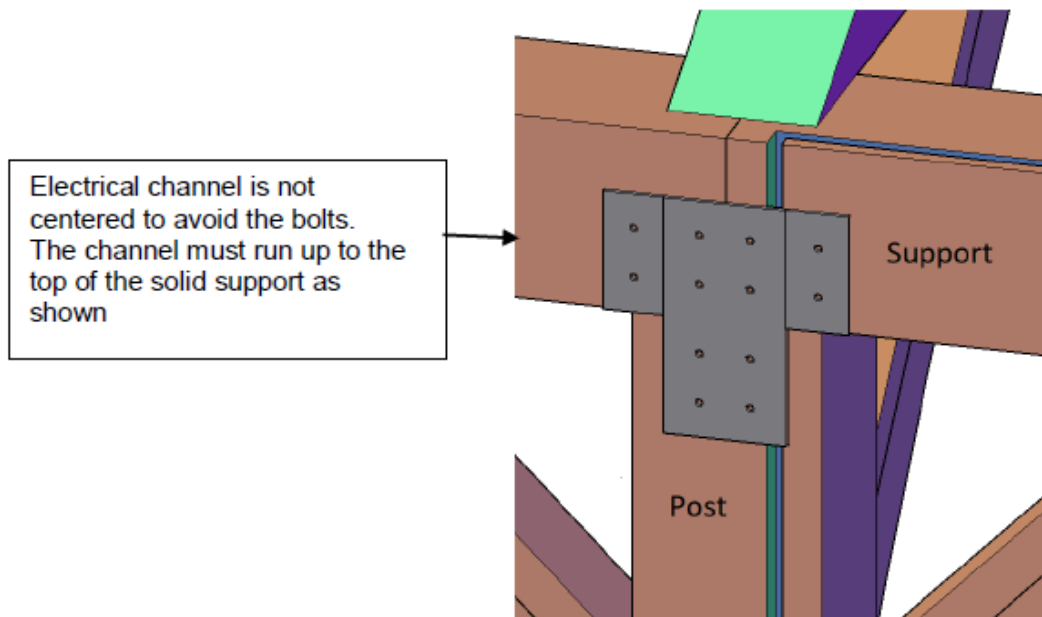
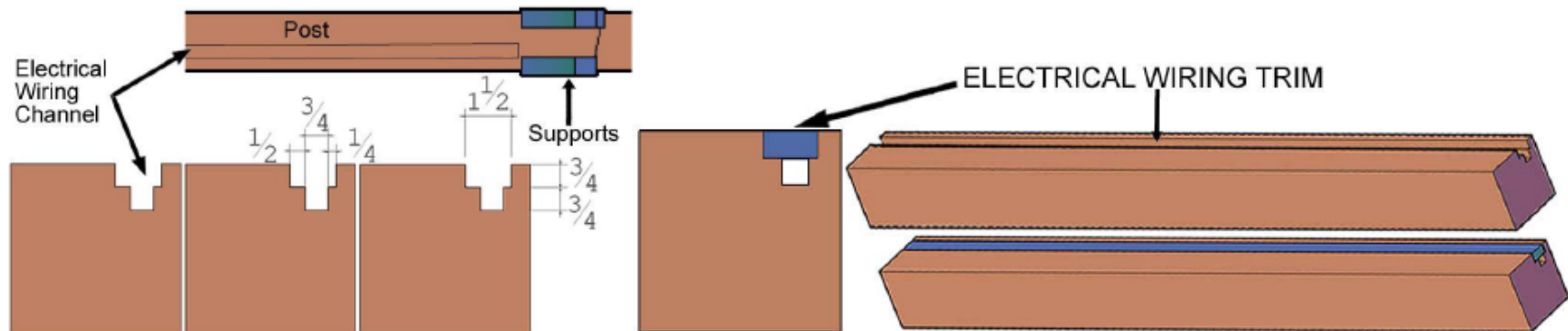


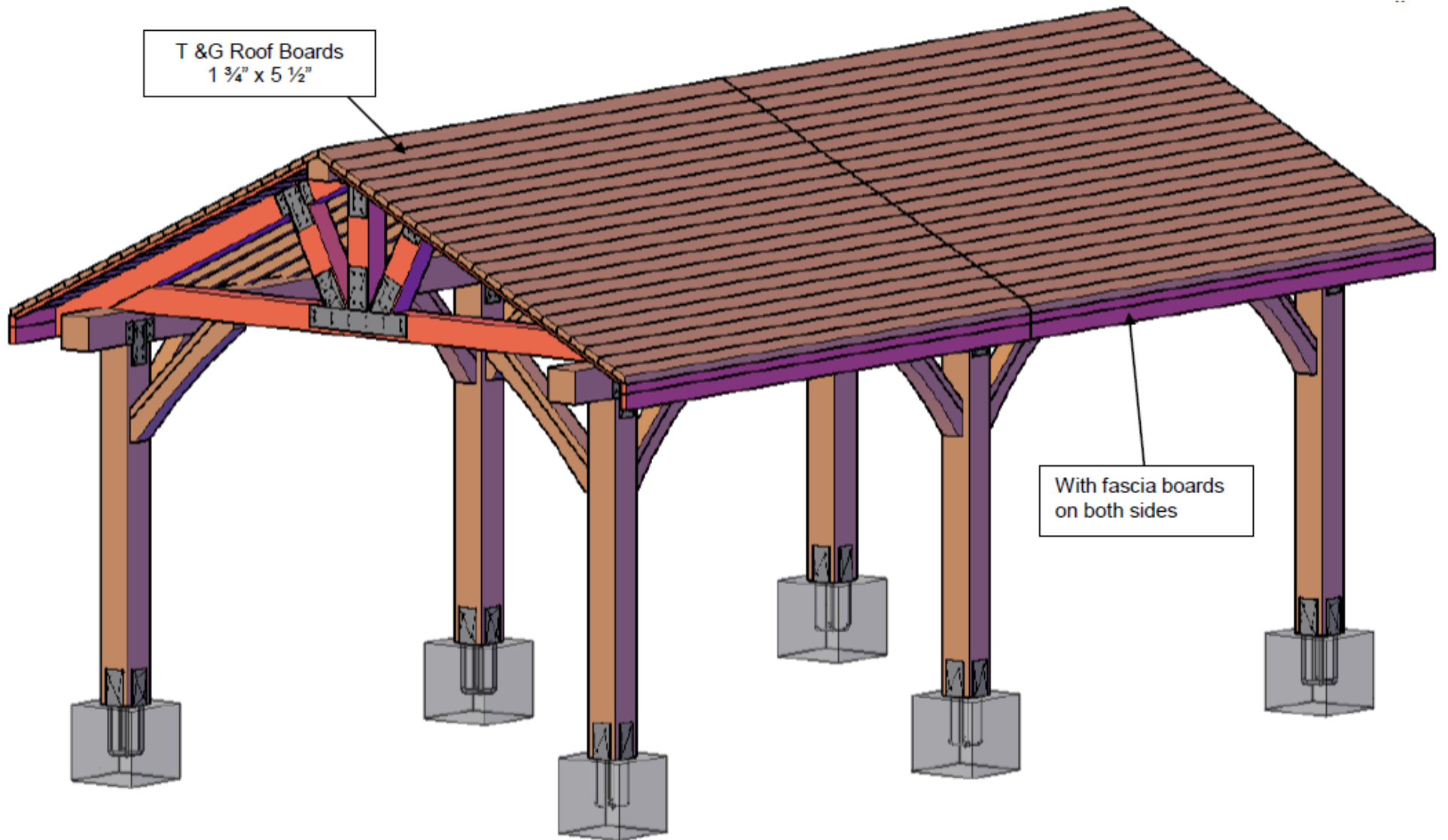




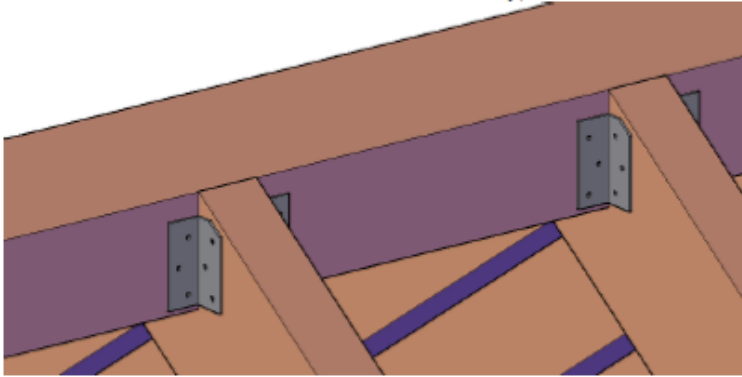
## Electrical Wiring Trim Kit

If you plan to run wiring to add lights or a fan or two to your Pergola, we can add a cutout to your timbers and add a trim piece that will hide the electrical wiring beneath it (see drawings). It is attached with finish nails for a smooth finish.

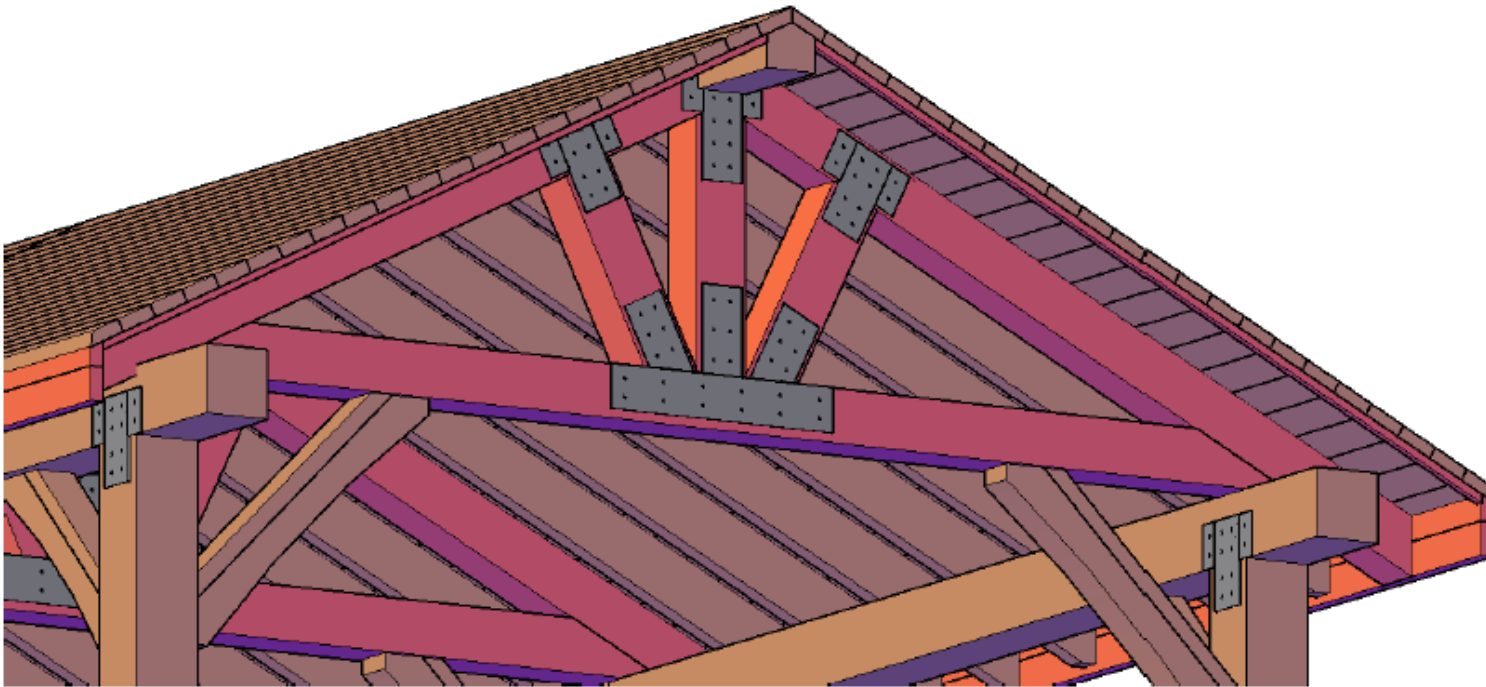




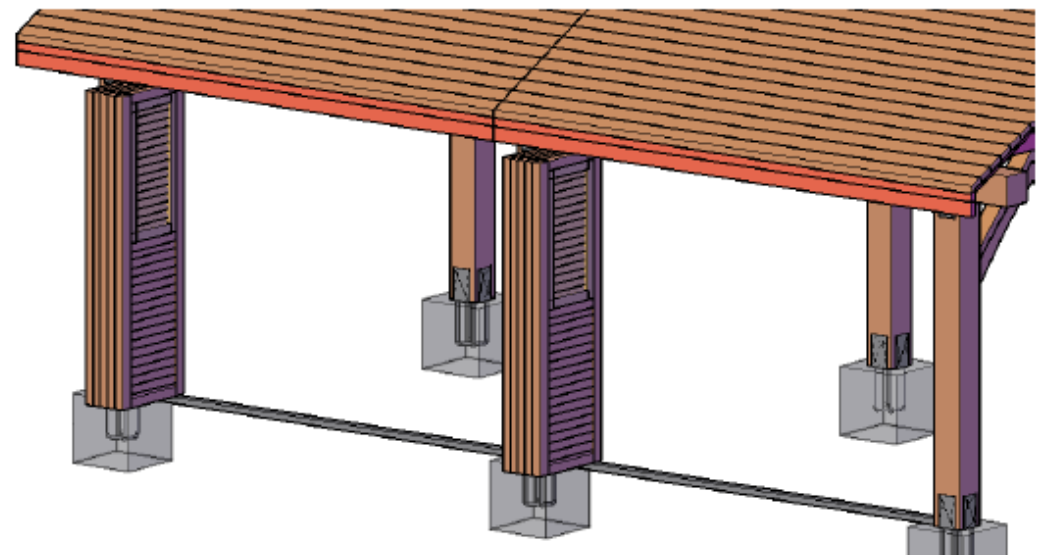
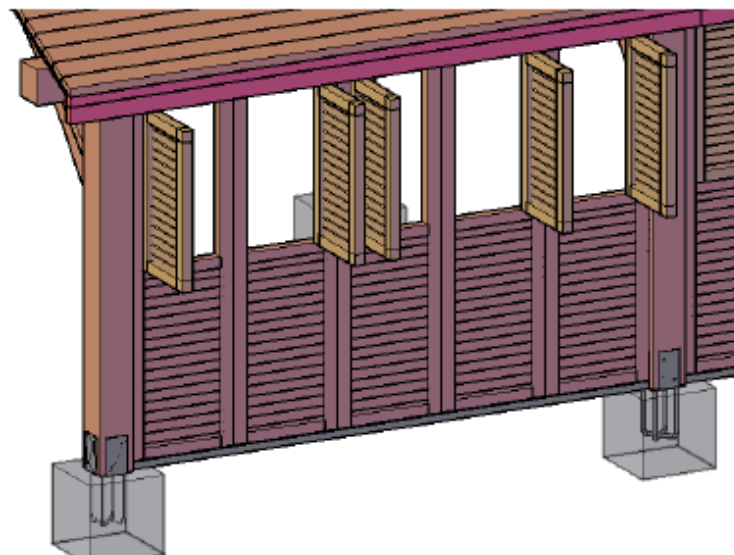
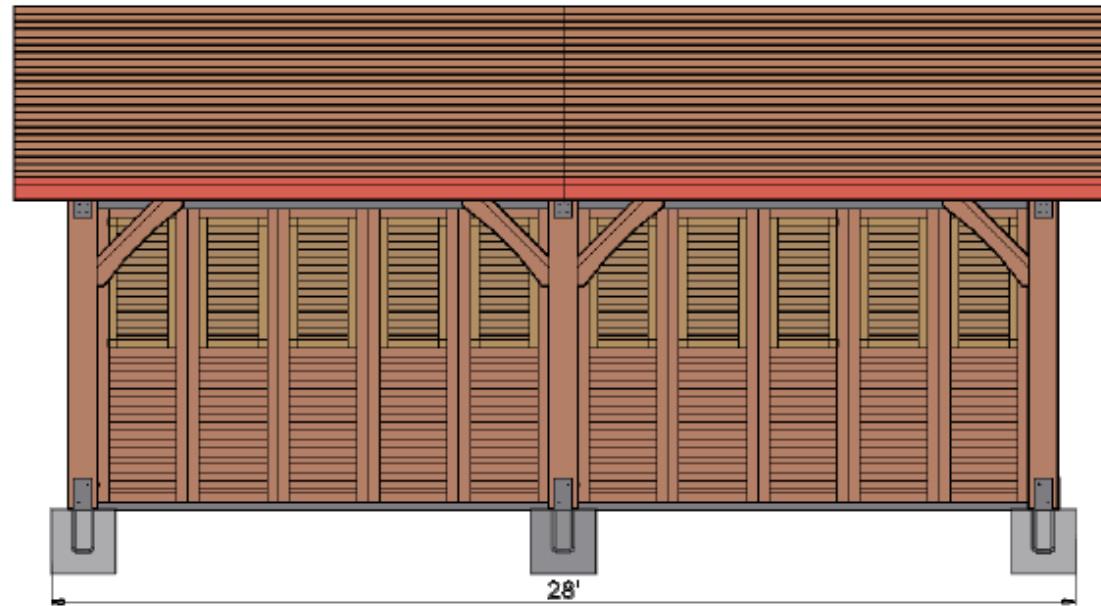
Custom Joists to attach Rafters to Ridge Beam



¼" Thick metal plaques detail:



SHUTTERS: On one 30' side, and open accordion style as Jose Gil's order:

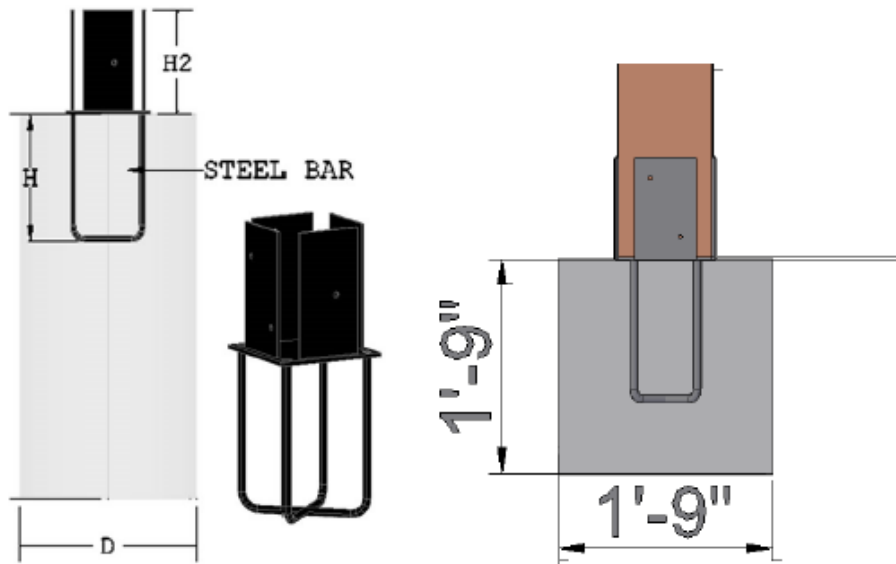


The Thick Timber Toledo Wood Pavilions

Custom Drawings

**Gale-Wind Anchor Kit**

Will be adding a flagstone patio after installation Please place gale wind anchors 2 inches above concrete footings to allow flagstone to be placed above concrete footing to butt up against the posts. Set footing top 2" below grade.



**Anchorage Table 1**

Posts	Steel Bar Diameter	D	H	Base Steel Gauge	H2
3 3/4" x 3 3/4"	1/2"	10"	8"	3/16"	6"
5 1/2" x 5 1/2"	1/2"	14"	10"	3/16"	8"
7 1/4" x 7 1/4"	5/8"	16"	12"	1/4"	8"
9 1/4" x 9 1/4"	5/8"	18"	14"	1/4"	10"
11 1/4" x 11 1/4"	5/8"	20"	16"	1/4"	10"





# CASSONE

YOUR SOURCE FOR SPACE

## SIGNATURE SERIES TO 2460



### MODEL TO 2460 FEATURES:

#### SIZE

- 60' Overall, 56' x 24' Box
- 8' Ceiling Height
- 4' Hitch

#### INTERIOR

- 5 Rooms (4 Private Offices)
- 1/2 Bath
- Vinyl Covered Gypsum Walls
- Carpet
- Recessed Ceiling

#### ELECTRIC

- Recessed Fluorescent Ceiling Lights
- 100 Amp Breaker Panel

#### HEATING AND COOLING

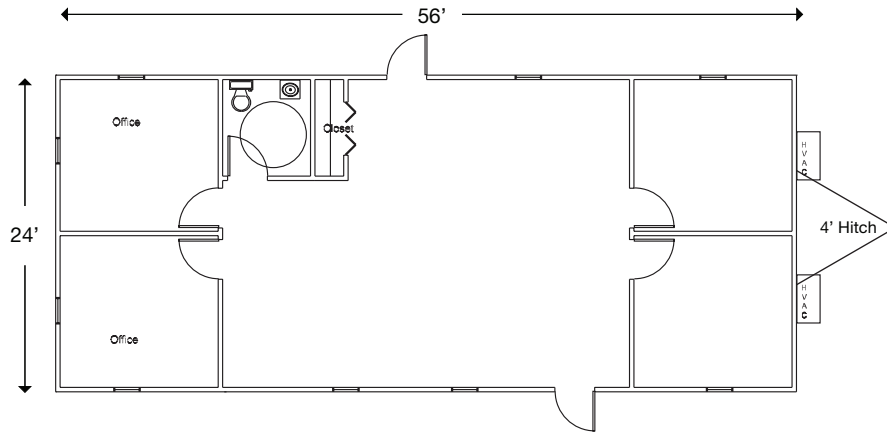
- Central HVAC
- Electric Baseboard Heat

#### WINDOWS AND DOORS

- 23" x 53" Vertical Sliding Windows
- Glass Storefront Door

#### EXTERIOR

- Textured Wood Siding



**WE SELL  
OFFICE  
FURNITURE!**

NOTES: \_\_\_\_\_

### CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_

ADDITIONAL FLOOR PLANS ARE AVAILABLE. FLOOR PLANS AND SPECIFICATIONS MAY VARY FROM THOSE SHOWN ABOVE AND ARE SUBJECT TO AVAILABILITY.

**1.800.640.8844 or 631.585.7800**

1950 Lakeland Ave., Ronkonkoma, N.Y. 11779 • FAX: 631.585.7895

**WWW.CASSONE.COM • WBE & DBE CERTIFIED**



## **Town of North Castle Building Department**

17 Bedford Road

Armonk, New York 10504-1898

Telephone: (914) 273-3000 ext. 44 Fax: (914) 273-3554

[www.northcastleny.com](http://www.northcastleny.com)

### **TOWN OF NORTH CASTLE TREE REMOVAL APPLICATION PERMIT**

#### **WHEN A PERMIT IS REQUIRED**

The Town of North Castle finds and declares that the preservation of Trees is necessary to protect the health, safety and general welfare of the Town of North Castle because trees provide shade, impede soil erosion, aid water absorption and retention, inhibit excess runoff and flooding, enhance air quality, offer a natural barrier to noise, provide a natural habitat for wildlife, provide screening, enhance property values and add to the aesthetic quality of the community.

#### **A tree removal permit is required under the following circumstances:**

1. Removal of a tree within a property's regulated setback zone or landscape buffer zone (All trees 8" or greater DBH - Diameter at Breast Height).

The regulated setback zone refers to the area of vegetative screening or landscaping measured from each property line of a residentially zoned property toward the interior of such property.

R-4A One-Family Residence District: 25 feet.

R-2A One-Family Residence District: 15 feet.

R-1.5A One-Family Residence District: 12 feet.

R-1A One-Family Residence District: 10 feet.

All other residential districts: 5 feet

2. Removal of a Significant Tree that's 24 inches or greater DBH at 4 feet.
3. Removal of any tree in wetlands, within clearing lines, or Conservation Easements.
3. Any cutting of more than 5 trees of 8 inches in diameter or more in any one quarter-acre area, within a 12 month period with such area being measured as a square with each side measuring 104 feet.
4. Removal of any street tree within the Right of Way.
5. Removal in any calendar year of more than ten (10) trees on any lot.



**Town of North Castle Building Department**

17 Bedford Road

Armonk, New York 10504-1898

Telephone: (914) 273-3000 ext. 44 Fax: (914) 273-3554

www.northcastleny.com

**Tree Removal Application**

NOTE: TWO (2) SETS OF ALL REQUIRED DOCUMENTS MUST BE SUBMITTED WITH THIS APPLICATION

**Section I-** PROJECT ADDRESS: 568 & 570 Bedford Road, Armonk, NY DATE: 01/11/2021

**Section II-** CONTACT INFORMATION: (Please print clearly. All information must be current)

APPLICANT: Summit Country Club, LLC, Attn: Mr. Jeffrey B. Mendell

ADDRESS: 568 Bedford Road, Armonk, NY 10504

PHONE: (914) 391-2900 MOBILE: \_\_\_\_\_ EMAIL: jbmendell@gmail.com

PROPERTY OWNER: Summit Country Club, LLC, Attn: Mr. Jeffery B. Mendell

ADDRESS: 568 Bedford Road, Armonk, NY 10504

PHONE: (914) 391-2900 MOBILE: \_\_\_\_\_ EMAIL: jbmendell@gmail.com

Tree Company: TBD

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**Section III-** REGULATED ACTIVITY: (Check all that apply)

\_\_\_\_ Removal of a tree within a property's regulated setback zone or landscaped buffer zone.

\_\_\_\_ Removal of a significant tree.

\_\_\_\_ Removal of any tree in the wetlands, within clearing lines, or conservation easements.

Clearing/Thinning.

\_\_\_\_ Removal of any tree within the right of way.

\_\_\_\_ Removal in any calendar year of more than ten (10) trees on any lot.

**Section IV-** DESCRIPTION OF WORK: ( Please include how many trees will be removed)

Tree removal associated with installation of temporary golf course clubhouse facilities. 4 trees to be removed: 16" Pine, 12" Pine, 14" Pine, and Twin 14" & 16" Ash.

**Section V-** FUTURE PLANS:

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

# Town of North Castle Building Department

## Section V- FUTURE PLANS: (Continued)

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

## Section VI- RESTRICTION:

Is there any conservation easements on your deed?  Yes  No

## Section VII- PERMIT FEES: (\$50 application fee and a \$25 Certificate of Compliance fee)

## Section VIII- APPLICANT CERTIFICATION

I hereby certify that I have read the instructions & examined this application and know the same to be true & correct. All provisions of laws & ordinances covering this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or land use or the performance of construction.

Signature: [Signature] Date: 1/7/21

## Section IX- AFFIDAVIT OF OWNER AUTHORIZATION: (To be notarized)

STATE OF NEW YORK }  
COUNTY OF WESTCHESTER } SS:

The applicant Summit Country Club, LLC has proper consent from said owner to make this application as submitted and said owner agrees to all terms and conditions placed upon same.

Owner's Name (PRINT) Jeff Mendell Owner's Signature [Signature]

Sworn to before me this 7th day of January, 2021

[Signature]  
KIMBERLY ROMANINO  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01RO6134291

Qualified in Putnam County  
My Commission Expires September 26, 2021

### OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

Zone: \_\_\_\_\_ Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

## Building Department Checklist:

Does this permit require RPRC approval?  Yes  No

Has a plan delineating all improvements, site grading and disturbance proposed on the subject property.  Yes  No

GC License      Work. Comp.      Liability. Ins.      Disability      Two sets of documents

Permit Fee \$75.00    Payment type:      Check #: \_\_\_\_\_      Cash

Name on check: \_\_\_\_\_ Received By: \_\_\_\_\_ Date: \_\_\_\_\_

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_

Building Inspector Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Conditions: \_\_\_\_\_

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

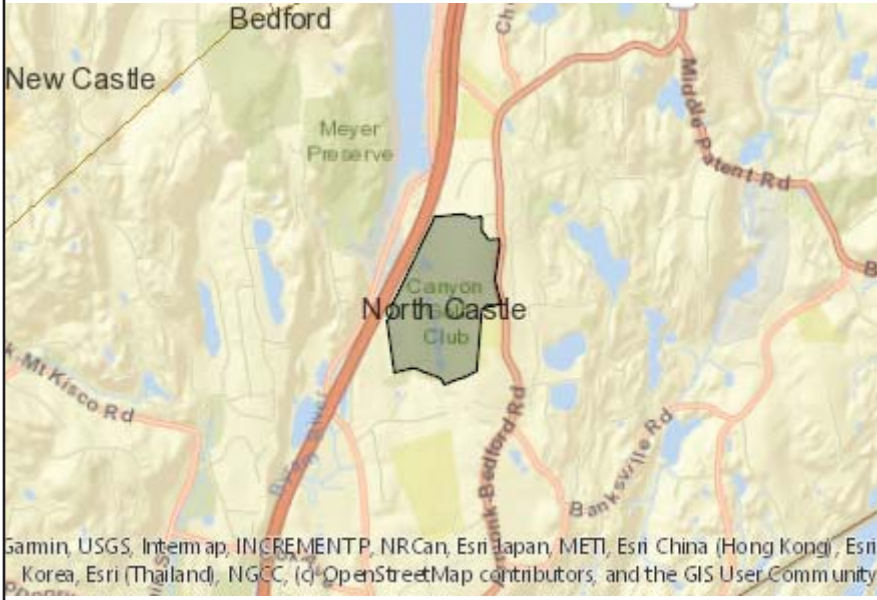
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

<b>Part 1 – Project and Sponsor Information</b>			
<small>"An Environmental Impact Statement (EIS) was prepared for the project and the Planning Board issued their New York State Environmental Quality Review Act (SEQRA) Findings Statement on April 22, 2015</small>			
Name of Action or Project: <b>The Summit Club at Armonk</b>			
Project Location (describe, and attach a location map): <b>568 &amp; 570 Bedford Road (NY-22), Armonk, NY 10504</b>			
Brief Description of Proposed Action: <b>Installation of temporary clubhouse improvements associated with The Summit Golf &amp; Country Club (formerly Brynwood Golf &amp; Country Club). The temporary facilities consist of a trailer with golf course offices and a pro-shop, a kitchen trailer, a bathroom trailer, a beverage trailer, a pavilion structure and a patio with seating and fire pits.</b>			
Name of Applicant or Sponsor: <b>Summit Country Club, LLC (Mr. Jeffery Mendell)</b>		Telephone: <b>(914) 391-2900</b>	
		E-Mail: <b>jbmendell@gmail.com</b>	
Address: <b>568 Bedford Road</b>			
City/PO: <b>Armonk</b>		State: <b>NY</b>	Zip Code: <b>10504</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Site Plan Approval (Town of North Castle Planning Board) Building Permit (Town of North Castle Building Department)		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		±156.3* acres 0 acres ±156.3* acres	<b>*The existing golf course lot is approximately 129.96 acres and the existing residential lot is approximately 26.34 acres.</b>
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): <b>Golf Course &amp; Community/Institutional (School)</b> <input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <b>Stormwater runoff will be conveyed into existing stormwater infrastructure or continue to flow overland on the golf course.</b>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>JMC, PLLC (Paul R. Sysak, RLA) (As owner's/applicant's agent)</u> Date: <u>01/11/2021</u>  Signature: <u>Paul Sysak</u> Title: <u>Project Manager</u>		



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



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





## Town of North Castle Planning Department

17 Bedford Road Armonk, New York 10504

(914) 273-3542 (914) 273-3554 (fax)

### PRELIMINARY SITE PLAN COMPLETENESS REVIEW FORM

*This form represents the standard requirements for a completeness review for all preliminary site plans. Failure to provide all of the information requested will result in a determination that the site plan application is incomplete. The review of the site plan for completeness will be based on the requirements of the Town of North Castle Town Code.*

Project Name on Plan:

**The Summit Club at Armonk (Temporary Clubhouse Facilities)**

Initial Submittal  Revised Preliminary

Street Location:

**568 & 570 Bedford Road (NY-22)**

Zoning District: **R-2A/GCCFO** Property Acreage: **+/-156 Acre** Tax Map Parcel ID: **101.02-1-28.1 & 28.2**

Date: **01/11/2021**

#### DEPARTMENTAL USE ONLY

Date Filed: \_\_\_\_\_ Staff Name: \_\_\_\_\_

#### Preliminary Plan Completeness Review Checklist

Items marked with a "☒" are complete, items left blank "☐" are incomplete and must be completed, "NA" means not applicable.

- 1. A complete application for site development plan approval form
- 2. Plan prepared by a registered architect or professional engineer
- 3. Map showing the applicant's entire property and adjacent properties and streets
- 4. A locator map at a convenient scale
- 5. The proposed location, use and design of all buildings and structures
- 6. Proposed division of buildings into units of separate occupancy, detailed breakdowns of all proposed floor space by type of use and floor level
- 7. Existing topography and proposed grade elevations
- 8. Location of drives

**PRELIMINARY SITE PLAN COMPLETENESS REVIEW FORM**

Page 2

- 9. Location of any outdoor storage
- 10. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences
- 11. Description of method of water supply and sewage disposal and location of such facilities
- 12. Location, design and size of all signs
- 13. Location and design of lighting, power and communication facilities
- 14. In an industrial district, specific uses proposed, number of employees for which buildings are designed, type of power to be used for any manufacturing process, type of wastes or by-products to be produced by any manufacturing process and proposed method of disposal of such wastes or by-products
- 15. In a multifamily district, floor plans of each dwelling unit shall be shown, and elevations and cross sections also may be required
- 16. The name and address of the applicant, property owner(s) if other than the applicant and of the planner, engineer, architect, surveyor and/or other professionals engaged to work.
- 17. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 18. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.
- 19. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastleny.com>

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

THIS CHECK IS PROTECTED BY A VOID PANTOGRAPH, MICROPRINT SIGNATURE LINE AND A HEAT SENSITIVE PADLOCK ICON. ADDITIONAL SECURITY FEATURES ARE LISTED ON BACK.

**SUMMIT COUNTRY CLUB LLC**  
375 FORSGATE DRIVE  
MONROE TWP., NJ 08831

JPMorgan Chase Bank,  
National Association

51-36/211

No. **0053**

DATE	CHECK NO.	AMOUNT
1/6/2021	53	\$ 325.00

PAY EXACTLY Three Hundred Twenty-Five Dollars and Zero Cents \*\*\*\*\*VOID AFTER 90 DAYS

PAY TO THE  
ORDER OF: Town Of North Castle  
17 Bedford Road  
Armonk, NY 10504

*[Handwritten Signature]*



AUTHORIZED SIGNATURE

Memo:

⑈000053⑈ ⑆021100361⑆661595865⑈

THIS CHECK IS PROTECTED BY A VOID PANTOGRAPH, MICROPRINT SIGNATURE LINE AND A HEAT SENSITIVE PADLOCK ICON. ADDITIONAL SECURITY FEATURES ARE LISTED ON BACK.

**SUMMIT COUNTRY CLUB LLC**  
375 FORSGATE DRIVE  
MONROE TWP., NJ 08831

JPMorgan Chase Bank,  
National Association

51-36/211

No. **0054**

DATE	CHECK NO.	AMOUNT
1/6/2021	54	\$ 3,000.00

PAY EXACTLY Three Thousand Dollars and Zero Cents \*\*\*\*\*VOID AFTER 90 DAYS

PAY TO THE  
ORDER OF: Town Of North Castle  
17 Bedford Road  
Armonk, NY 10504

*[Handwritten Signature]*



AUTHORIZED SIGNATURE

Memo:

⑈000054⑈ ⑆021100361⑆661595865⑈