

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

January 19, 2021



APPLICATION NUMBER - NAME
 [#2021-002] – The Summit Golf Club Special Permit and Site Plan

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

MEETING DATE
 January 25, 2021

PROPERTY ADDRESS/LOCATION
 568 Bedford Road

BRIEF SUMMARY OF REQUEST

Town Board Special Use Permit Referral:

600 member golf club and related facilities, amenities building, catering events for 300 people, 12 tennis courts that may be enclosed, 20 guest suites, indoor and outdoor music, children’s summer camp.

Planning Board Site Plan Approval for Temporary Golf Course Improvements:

Trailer with golf course offices and a proshop, a kitchen trailer, a bathroom trailer, a tented food and beverage facility, and a patio with fire pits.



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	Golf Club	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 golf club

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.

Procedural Comments

Staff Notes

1. The Planning Board will need to schedule a Public Hearing regarding the proposed site plan.
2. Pursuant to Section 355-35 of the Town Code, the Planning Board will need to provide a report to the Town Board regarding the proposed special use permit.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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).
8. The Applicant will need to obtain Westchester County Department of Health approval for the water main extension and wastewater treatment plant expansion.
9. The Applicant will need to obtain NYSDEC approval for modification to the wastewater treatment plant.
10. The Applicant will need to obtain a NYSDOT Highway Work Permit for any work within the NYS Route 22 right-of-way.

Town Board Special Use Permit Comment

1. Given the Applicant's desire to obtain a special use permit with temporary facilities for the 2021 spring golf season and the complicated questions associated with the full special use permit request (600 members, 300 seat event space, tennis courts in the front yard, enclosed tennis bubbles, and not yet designed club facilities and guest suites), it is recommended that the Applicant split the requested special use permit into a temporary special use permit for the spring of 2021 and a longer term special use permit request that can be processed during the 2021 golf season.

Temporary 2021 Special Use Permit Comments

2. Given the limited on-site parking (125 spaces), infrastructure and amenities, it is recommended that the number of members for the 2021 season be reduced from the 600 currently proposed. It is recommended that the Applicant propose a more limited 2021 membership count that can be supported by the proposed limited amenities and infrastructure.
3. The proposed site plan depicts 125 off-street parking spaces, the Applicant should provide documentation demonstrating that the proposed amount of off-street parking is sufficient for the operation of the club for the 2021 operating season.
4. Pursuant to Section 355-40.I(4) of the Town Code, the Applicant should submit organizational documents that describe the organizational structure and operating rules of the club.

Temporary 2021 Site Plan Comments

5. The Table of Land Uses references the total number of residential uses on the property. The chart should be revised to reference the number of members proposed. While the Planning Board has the ability to determine the appropriate number of off-street parking spaces associated with the project, the Planning Department recommends using the off-street parking requirements for membership clubs identified in the Town Code – 1 for each three members plus 1 for each 3 seats in meeting/dining rooms.
6. The temporary facilities depict the removal of three Town-regulated trees.
7. The Applicant should give consideration to relocating the proposed bar from the parking lot to the paved area between the pavilion and clubhouse.
8. The site plan should be revised to depict a lighting plan/photometric plan conforming to the standards of Section 355-45.M of the Town Code.
9. The site plan should depict the location and design of a trash enclosure pursuant to Section 355-15.O of the Town Code.

Long Term Special Use Permit Comments

10. The Applicant is seeking a special use permit that would allow for a membership of 600. The Applicant should provide information demonstrating that the site and infrastructure can support a membership of 600. The Applicant should provide information to the Town depicting the proposed facilities (clubhouse, site amenities, etc.) that would support such membership.
11. The proposed site plan depicts 125 off-street parking spaces, the Applicant should provide documentation demonstrating that the proposed amount of off-street parking is sufficient for the operation of a 600 member club.
12. The Applicant is requesting a special permit that would permit catering events for 300 people. The Applicant should provide information to the Town depicting the proposed location and design of the proposed dining/catering facilities. In addition, the Applicant will need to demonstrate that the site and infrastructure can support the proposed intensity of use.
13. The Applicant is requesting a special permit that would permit 20 guest suites. The Applicant should provide information to the Town depicting the proposed location and design of the proposed guest suites. In addition, the Applicant will need to demonstrate that the site and infrastructure can support the proposed intensity of use.
14. The Applicant is requesting a special permit that would permit the operation of a children's summer camp. The Applicant should provide detailed information to the Town describing the activities proposed, number of children participating, whether the camp is open to non-members, and the duration of camp activities. In addition, the Applicant will need to demonstrate that the site and infrastructure can support the proposed intensity of use.
15. The Applicant is requesting a special permit that would permit indoor and outdoor music. The Applicant should provide information to the Town demonstrating how outdoor music would be provided without disturbing adjacent properties. Specific rules and procedures should be proposed to limit impact. All proposed music polices should be designed to demonstrate conformance with Chapter 210 of the Town Code.

The Planning Board will need to determine whether the proposed amount of Town-regulated tree removal is acceptable.

It is recommended that the Applicant comply with the existing off-street parking requirement for membership clubs in the Town Code – 1 for each 3 members, plus 1 for each 3 seats in meeting/dining rooms.

The Town Board may wish to further regulate the number of large scale events that can be held on site and the number of events that can be held by non-members.

The special permit should contain language stating that the suites shall not be used as dwelling units, and that the suites are for use by club members and their guests, guests attending catered special events, and club management and employees, but not the general public. Lodging rooms/suites shall not have kitchens or food preparation facilities.

<p>16. Pursuant to Section 355-40.I(4) of the Town Code, the Applicant should submit organizational documents that describe the organizational structure and operating rules of the club.</p> <p>17. 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.</p> <p>18. The site plan depicts new tennis courts (structures) in the “front yard” of the property. 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.</p> <p>19. The Applicant proposes the installation of tennis court bubbles so that play can occur year-round. However, given the location of the tennis courts, enclosing the courts will not relate harmoniously to the existing residential character surrounding the property.</p> <p>20. 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.</p> <p>21. The Applicant should update the Town regarding the status of providing potable water to the project.</p> <p>22. The Applicant should update the Town regarding the plans to improve the wastewater treatment plant.</p>	<p>Section 355-40.I(4) of the Town Code states, “All active recreational facilities, such as tennis courts and swimming pools, shall be located out of doors and shall be subject to a Town Board special use permit.”</p> <p>Section 355-40.I(4) of the Town Code states, “where the scale of buildings and setbacks are such that placing such uses indoors would relate harmoniously to the existing residential character of the district in which the membership club is located, they may be placed within permanent or temporary structures via Town Board special use permit.”</p>
<p><u>General Special Use Comments</u></p> <p>23. Pursuant to Section 355-37 of the Town Code, the Town Board must determine that:</p> <ul style="list-style-type: none"> • The location and size of the use, the nature and intensity of the operations involved in it or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located. • The location, nature and height of buildings, walls, fences and the nature and extent of existing or proposed plantings on the site are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings. • Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristics than would be the operations of any permitted uses not requiring a special permit. • Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum convenience and safety. • Where required, the provisions of the Town Flood Hazard Ordinance. • The Board finds that the proposed special permit use will not have a significant adverse effect on the environment. 	<p>The Town can't approve the project without a potable water supply.</p> <p>The Town can't approve the project without plans and specifications for the improvement of the plant.</p>