



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
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PLANNING BOARD
Christopher Carthy, Chair

R E S O L U T I O N

Action:	Site Plan and Tree Removal Permit Approvals
Application Name:	The Summit Golf Club – Amended Site Plan Approval Temporary Golf Facilities
Applicant/Owner:	The Summit Golf Club
Designation:	101.02-1-28.1 & 101.02-1-28.2
Zone:	GCCFO District - Golf Course Community Floating Overlay District
Acreage:	130 acres
Location:	568 Bedford Road
Date of Approval:	March 8, 2021
Expiration Date:	December 31, 2022

WHEREAS, the Town Board has received an application for a 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, and a children's summer camp; and

WHEREAS, the Applicant has not fully developed the plans for the full build-out of the club; and

WHEREAS, the Applicant wishes to operate a limited golf club on the property for the 2021 and 2022 golf seasons;

WHEREAS, adopting a temporary special use permit and permitting the limited operation of the club will allow use of the existing golf facility while the Town Board and Planning Board review the requested full special use permit request; and

WHEREAS, the Applicant obtained Town Board approval for a temporary membership club on February 24, 2021; and

WHEREAS, the temporary golf club special use permit limited operation of the golf course to a maximum of 300 members, permitted a 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; and

WHEREAS, the special use permit approval of the membership club also required issuance of site plan approval by the Planning Board; and

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WHEREAS, in connection with the proposed development, the Applicant has submitted the following plans:

- Plan labeled “C-100,” entitled “Temporary Clubhouse Facilities Site Plan,” dated January 6, 2021, last revised February 22, 2021, prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
- Plan labeled “C-200,” entitled “Temporary Clubhouse Facilities Grading and Erosion & Sediment Control Plan,” dated January 6, 2021, last revised February 22, 2021, prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
- Plan labeled “C-900,” entitled “Temporary Clubhouse Construction Details,” dated January 6, 2021, last revised February 22, 2021, prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
- Plan labeled “C-901,” entitled “Temporary Clubhouse Construction Details,” dated January 6, 2021, last revised February 22, 2021, prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC

WHEREAS, the application for special use permit was referred to the Westchester County Planning Board pursuant to Section 239 L, M and N of the New York State General Municipal Law and Section 277.61 of the County Administrative Code on February 18, 2021; and

WHEREAS, on March 8, 2021, the Planning Board, conducted a duly noticed public hearing with respect to the site plan, at which time all those wishing to be heard with respect to the plan were given an opportunity to be heard; and

WHEREAS, the site plan depicts the removal of 4 Town-regulated trees; and

WHEREAS, the Planning Board adopted a Statement of Environmental Findings on March 7, 2016; and

WHEREAS, 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; and

WHEREAS, it is not clear whether the proposed temporary buildings require ARB approval; and

WHEREAS, the Planning Board has inspected the site and is familiar with the nature of the site, the surrounding area, and the proposed development; and

WHEREAS, the Planning Board has requested, received, and considered comments from the Town Attorney, Town Engineer, and Town Planner regarding the proposed development; and

WHEREAS, the requirements of the Zoning Ordinance of the Town of North Castle have been met by said application;

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NOW, THEREFORE, BE IT RESOLVED, that the applications for site plan and tree removal permit approvals, as described herein, are hereby conditionally approved, subject to the following conditions and modifications; and

BE IT FURTHER RESOLVED that, this site plan and tree removal permit approvals shall expire on December 31, 2022 as long as all of the conditions and modifications identified below have been completed.

Prior to the Signing of the Site Plan:

(The Planning Board Secretary's initials and date shall be placed in the space below to indicate that the condition has been satisfied.)

- _____ 1. The site plan shall be revised to include a note stating that the temporary facilities will have self-contained potable water and wastewater systems to the satisfaction of the Town Engineer.
- _____ 2. The Applicant shall submit ARB approval for the proposed temporary structures or submit documentation from the Building Department stating that ARB approval is not required.
- _____ 3. The plan shall illustrate all proposed grading, with spot grades as needed, for the proposed patio and walkway, to the satisfaction of the Town Engineer.
- _____ 4. The plan shall illustrate all ADA parking spaces are ADA compliant, as it relates to dimension and maximum allowable grades and include details for all required signage, to the satisfaction of the Town Engineer.
- _____ 5. The plan shall illustrate the location of the proposed wood split rail fence, to the satisfaction of the Town Engineer.
- _____ 6. Include erosion control measures on the plan, including, but not limited to, silt fence and/or haybales and inlet protection, to the satisfaction of the Town Engineer.
- _____ 7. The plan shall include a detail for the proposed concrete sidewalk and curb, to the satisfaction of the Town Engineer.
- _____ 8. Pursuant to Section 127-17 of the Town Code, the applicant shall submit a detailed quantity cost estimate for all site improvements proposed, with the quantities certified to by the applicant's engineer, to the satisfaction of the Town Engineer.
- _____ 4. Payment of all applicable fees, including any outstanding consulting fees.

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- _____ 9. The Applicant shall submit to the Planning Board Secretary two sets of plans (with required signature block) incorporating all required amendments to the plans as identified in this resolution of approval to the satisfaction of the Town Planner, Town Engineer and Town Attorney.

- _____ 10. The Applicant shall submit final construction plans for site improvements to the Town Engineer for his approval of driveways, parking areas, storm drainage system, water and sewer connections, sidewalks, erosion and sediment controls and any other information requested by the Town Engineer to the satisfaction of the Town Engineer.

Prior to the Issuance of a Building Permit:

(The Planning Board Secretary's initials and date shall be placed in the space below to indicate that the condition has been satisfied.)

- _____ 1. The approved site plan shall be signed by both the Planning Board Chair and Town Engineer.

- _____ 2. The plans for the temporary structures shall be forwarded to the Building Department so that they may review the plan for conformance with the NYS Building Code.

- _____ 3. The applicant shall submit an engineering inspection fee equal to 3% of the estimated cost of construction.

- _____ 4. Payment of all outstanding fees, including professional review fees.

Prior to the Issuance of a Certificate of Occupancy:

(The Planning Board Secretary's initials and date shall be placed in the space below to indicate that the condition has been satisfied.)

- _____ 1. The applicant shall secure approvals by the Westchester County Department of Health (WCHD) for temporary sanitary services and food handling to the satisfaction of the Town Engineer and Building Department.

- _____ 2. The submission to the Town Building Inspector of an "As Built" site plan.

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Other Conditions:

1. The club shall be limited to a maximum of 300 members.
2. All operations associated with the club shall be in full compliance with the Noise Chapter of the Town Code.
3. Prior to the start of construction and throughout the construction period, area of disturbance lines shall be clearly delineated in the field with snow fence or another demarcation acceptable to the Building Department and Town Engineer, which shall be placed around the entire proposed construction area. Except as necessary to provide mitigation plantings, no encroachment beyond these limits by workers or machinery shall be permitted.
4. Grading and clearing and other construction-related activities shall take place only within the delineated area of disturbance lines. These area of disturbance lines represent the maximum limits of construction activities. Every attempt shall be made to further reduce grading and clearing activities within the area of disturbance lines by maintaining natural vegetation and topography wherever practicable.
5. Prior to the commencement of any site work, the Applicant shall stake the location of the proposed construction for inspection and approval by the Building Department and Town Engineer.
6. All soil erosion and sedimentation control measures shown on this plan shall be in place prior to the start of any site work. The Building Department and Town Engineer shall have inspected the installation of all required soil erosion and sedimentation control measures prior to the authorization to proceed with any phase of the site work.
7. Throughout the construction period, a qualified professional retained by the Applicant shall, on at least a weekly basis, prior to any predicted rain event and after any runoff-producing rain event, inspect the soil erosion and sedimentation control measures to ensure their proper functioning. Soil shall be removed from the silt fence when bulges develop in the fence in accordance with Westchester County recommendations. Records shall be kept onsite and made available for review by Town personnel. Inspections shall be in accordance with the NYSDEC Phase II regulations.
8. If the Applicant, during the course of construction, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, he shall report such conditions immediately to the Building Department and Town Engineer. The Applicant may submit, if he so desires, his recommendations as to the special treatment to be given such areas to secure adequate, permanent and satisfactory construction. The Building Department, without unnecessary delay, shall investigate the condition or

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conditions, and shall either approve the Applicant's recommendations to correct the conditions, order a modification thereof, or issue his own specifications for the correction of the conditions. In the event of the Applicant's disagreement with the decision of the Building Department, or in the event of a significant change resulting to the site plan or any change that involves the wetlands regulated areas, the matter shall be decided by the Planning Board. Any such conditions observed by the Planning Board or its agents shall be similarly treated.

9. Compliance with all applicable local laws and ordinances of the Town of North Castle and any conditions attached to permits issued thereunder.
10. The applicant shall provide sedimentation and erosion control measures to the satisfaction of the Town Engineer and in accordance with the measures set forth in the Westchester County Best Management Practices for Construction and Related Activities.
11. All landscaping shown on this plan shall be maintained in a vigorous growing condition throughout the duration of the use. All plants not so maintained shall be replaced with new plants of comparable size and quality at the beginning of the next immediately following growing season.

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APPLICANT, agreed and understood as to contents and conditions, including expiration, contained herein

Date

The Summit Club, Owner

NORTH CASTLE PLANNING OFFICE,
As to approval by the North Castle Planning Board

Date

Valerie B. Desimone, Planning Board Secretary

KELLARD SESSIONS CONSULTING
As to Drainage and Engineering Matters

Date

Joseph M. Cermele, P.E.
Consulting Town Engineer

STEPHENS BARONI REILLY & LEWIS LLP
As to Form and Sufficiency

Date

Roland A. Baroni, Jr. Esq., Town Counsel

NORTH CASTLE PLANNING BOARD

Date

Christopher Carthy, Chairman