

**DELBELLO DONNELLAN WEINGARTEN
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May 22, 2023

By Email and Hand Delivery

Honorable Christopher Carthy, Chair
and Members of the Planning Board
Town of North Castle
15 Bedford Road
Armonk, New York 10504

Re: PB 2020-051: The Summit Club at Armonk.

Dear Chair Carthy and Members of the Planning Board:

This firm represents Summit Club Partners, LLC (the "Applicant") in connection with its property located at 568 and 570 Bedford Road, Armonk, and designated on the tax assessment of the Town of North Castle as Section 101.02, Block 1, Lots 28.1 and 28.2 (the "Property"). The Applicant is currently before the Planning Board for site plan approval, steep slopes permit, tree removal permit, and wetlands permit for the development of a portion of the Property with a proposed golf course community consisting of seventy-two (72) dwelling units in six (6) buildings, a residential amenities complex and pool, six (6) tennis courts and two (2) pickleball courts, a guard house, a new private sewage treatment plant serving the Property, and on-site water supply wells and related improvements ultimately to be dedicated to the Town, for use by Town of North Castle Water District No. 2B as public facilities (collectively, the "Project"). The Applicant is also seeking approvals to construct a new golf course maintenance building.

Since we last met with the Planning Board on February 13, 2023, we have received certain related approvals from the Town Board. On March 22, 2023, the Town Board: (i) adopted a Local Law amending Section 355-32B of the Town of North Castle Zoning Code to permit the public use of the golf club while the residential units of the golf course community are being constructed; and (ii) pursuant to Section 355-32B as amended, granted a temporary special use permit to operate the golf club and a new maintenance building and allow public use of the golf club. On May 10, 2023, the Town Board: (i) approved the Conservation Easement and Declaration of Restrictive Covenants for the Property; and (ii) recommended to the Planning Board that the recreation fee be reduced to \$1,000.00 per residential unit.

Since receiving the approvals from the Town Board, the Applicant has continued to refine the design of the Project and the new maintenance building. Unfortunately, the estimates

the Applicant received for the maintenance building turned out to be cost prohibitive. Consequently, the Applicant now proposes a one (1) story maintenance building with an approximately 5,000 square foot footprint, to be located south of the previously proposed location and the water treatment building and storage tank. In addition, the Applicant is proposing a minor disturbance to the wetland buffer (approximately 500 square feet) in order to replace and upgrade, an existing 30-inch storm drain outlet pipe and install new 12-inch storm outlet pipes with new precast concrete headwall and stone rip-rap for the new water treatment system, as shown on the enclosed drawing Sheet No. 1A prepared by WSP USA Inc., and dated February 7, 2023. We respectfully submit that the replacement and upgrade is an exempt maintenance and repair activity pursuant to Section 340-4(A)(4) of the Town Code, and therefore does not require a wetland permit.

These refinements are shown on the enclosed revised Overall Site Layout Plan dated May 22, 2023, and prepared by JMC Site Development Consultants. We respectfully request that this matter be placed on the June 12, 2023 agenda of the Planning Board for continued review of the Project and review of the proposed modification to the location of the maintenance building. In the interim, please do not hesitate to contact me if you have any questions or need additional information.

Thank you for your consideration, we look forward to meeting with the Planning Board in June.

Very truly yours,



MARK P. WEINGARTEN

Enclosure

cc: Jeffrey B. Mendell
Paul Sysak, RLA, ASLA
Janet J. Giris, Esq.
Peter J. Wise, Esq.

LANDSCAPE AREA LEGEND

- PROPOSED PARKING AREA (±96,121 S.F.)
- PROPOSED INTERIOR PARKING LANDSCAPED AREA (±24,466 S.F.)

PROPOSED INTERIOR PARKING LANDSCAPED AREA CALCULATION:

TOTAL PROPOSED INTERIOR PARKING LANDSCAPED AREA = 24,466 S.F. X 100 = ±25.4%
 TOTAL PROPOSED PARKING AREA = 96,121 S.F.

PHASING NOTES:

1. IN DECEMBER, 2019, IN CONSIDERATION OF THE ADOPTION BY THE TOWN OF THE AMENDMENT, THE APPLICANT RECORDED A DECLARATION PURSUANT TO WHICH THE APPLICANT MAY, SUBJECT TO SITE PLAN APPROVAL, CONSTRUCT ON THE DEVELOPMENT LOT A FIRST PHASE OF THE COMMUNITY ("PHASE 1"), WHICH MAY CONSIST OF UP TO THIRTY-ONE (31) RESIDENCES, WHICH MAY BE TEE-SHOPLE HOMES AND/OR CONDOMINIUM UNITS WITHOUT LIMITATION REGARDING FORM OF OWNERSHIP OF THE RESIDENCES, AND A SECOND PHASE OF THE COMMUNITY ("PHASE 2"), WHICH MAY CONSIST OF UP TO THIRTY-SEVEN (37) RESIDENCES, WHICH MAY BE TEE-SHOPLE HOMES AND/OR CONDOMINIUM UNITS WITHOUT LIMITATION REGARDING FORM OF OWNERSHIP OF THE RESIDENCES, PROVIDED THAT UNLESS THE APPLICANT OBTAINS A PERMIT TO CONSTRUCT A CONDOMINIUM UNITS IS POINTED UNDER APPLICABLE FEDERAL LAW AND REGULATIONS, THE DECLARATION ALSO REQUIRES PHASE 1 TO INCLUDE FOUR (4) ON-SITE AFFORDABLE UNITS, AND PHASE 2 TO INCLUDE THREE (3) ON-SITE AFFORDABLE UNITS. HOWEVER, THE APPLICANT IS PERMITTED TO AT ANY TIME ELECT TO RELOCATE ALL OR A PORTION OF THE AFFORDABLE UNITS OFF-SITE WITHIN AREAS IN THE AROUND HOMES THAT ARE SERVED BY PUBLIC SEWER AND WATER, AND THEREBY REDUCE THE ON-SITE AFFORDABLE UNITS AND SUBSTITUTE MARKET-RATE UNITS THEREON ON A ONE-TO-ONE BASIS, PROVIDED THAT IN NO EVENT SHALL THE TOTAL NUMBER OF RESIDENTIAL UNITS ON THE PROPERTY EXCEED SEVENTY-THREE (73).

2. REFER TO DRAWING C-402 FOR SEQUENCE OF CONSTRUCTION.

UNIT / BEDROOM COUNT	PHASE 1	PHASE 2	TOTAL
MARKET RATE CONDOMINIUMS	80	80	160
Fair and Affordable Units	8	8*	16
Total Residential Units	88	88	176
Golf Cottages (4 BR)	5	10	15
Golf Residences (2 BR)	55	70	125
Golf Residences (2 BR)	6	0	6
Club Villa (2 BR)	1	1	2
Affordable Units (2 BR)	6	7*	13
Affordable Units (3 BR)	1	0	1
Affordable Units (4 BR)	1	1*	2
Total Bedrooms	209	198	407
Buffer on Bedford Road	100 feet	100 feet	100 feet
Open Space	141.6 acres	141.6 acres	141.6 acres
Impervious Area	17.5 ac. (6.6 ac. New Impervious)	16.7 ac. (5.8 ac. New Impervious)	11.2 ac. (5.2 ac. New Impervious)
Length of Private Road	3,750 LF	3,258 LF	2,262 LF
Steep Slope Impact	2.75 acres	2.75 acres	±1.42 acres
Trees to be Retained	879 trees	879 trees	738 trees
Wetland Impacts	+add 1.25 acres of new wetland enhancements	+add 1.25 acres of new wetland enhancements	813 trees
Wetland Buffer Impacts	4.34 acres	4.59 acres	N/A
Trip Generation (Peak)	47 AM / 55 PM	47 AM / 55 PM (or less)	47 AM / 55 PM (or less)
Additional Water Demand	29,775 gpd	28,325 gpd	40,903 gpd
Additional Wastewater Generation	29,775 gpd	28,325 gpd	40,903 gpd
Annual Tax and Mitigation Payment Revenue	\$1,483,223	\$2,558,230	\$3,558,230
Total Population	185,204	183,191	156,157 (1)
School Children - Local Experience	10	9	4-5 (2)
School Children - Rutgers & Local Experience	20	17	16-18 (2)
Visual Impacts	4 new residential buildings along Bedford Road, with landscaping in 25-foot buffer.	3 new detached single family Golf Cottages along Bedford Road, portion of internal road close to Road 22 (at main road) landscaping added in 100 foot buffer along Bedford Road. 100' buffer extends around the perimeter of the site. Repair to stone wall on Windmill Farms side of Road 22.	6 new residential buildings with tennis courts and amenities building more than 100 feet from Bedford Road.

Project Summary Comparison Table	DEIS plan	FES Alternative 2	Modified Project (New Residential Development)
Market Rate Condominiums	80	80	See Unit/Bedroom Count Table
Fair and Affordable Units	8	8*	See Unit/Bedroom Count Table
Total Residential Units	88	88	See Unit/Bedroom Count Table
Golf Cottages (4 BR)	5	10	See Unit/Bedroom Count Table
Golf Residences (2 BR)	55	70	See Unit/Bedroom Count Table
Golf Residences (2 BR)	6	0	See Unit/Bedroom Count Table
Club Villa (2 BR)	1	1	See Unit/Bedroom Count Table
Affordable Units (2 BR)	6	7*	See Unit/Bedroom Count Table
Affordable Units (3 BR)	1	0	See Unit/Bedroom Count Table
Affordable Units (4 BR)	1	1*	See Unit/Bedroom Count Table
Total Bedrooms	209	198	162
Buffer on Bedford Road	100 feet	100 feet	100 feet
Open Space	141.6 acres	141.6 acres	127.37 acres
Impervious Area	17.5 ac. (6.6 ac. New Impervious)	16.7 ac. (5.8 ac. New Impervious)	11.2 ac. (5.2 ac. New Impervious)
Length of Private Road	3,750 LF	3,258 LF	2,262 LF
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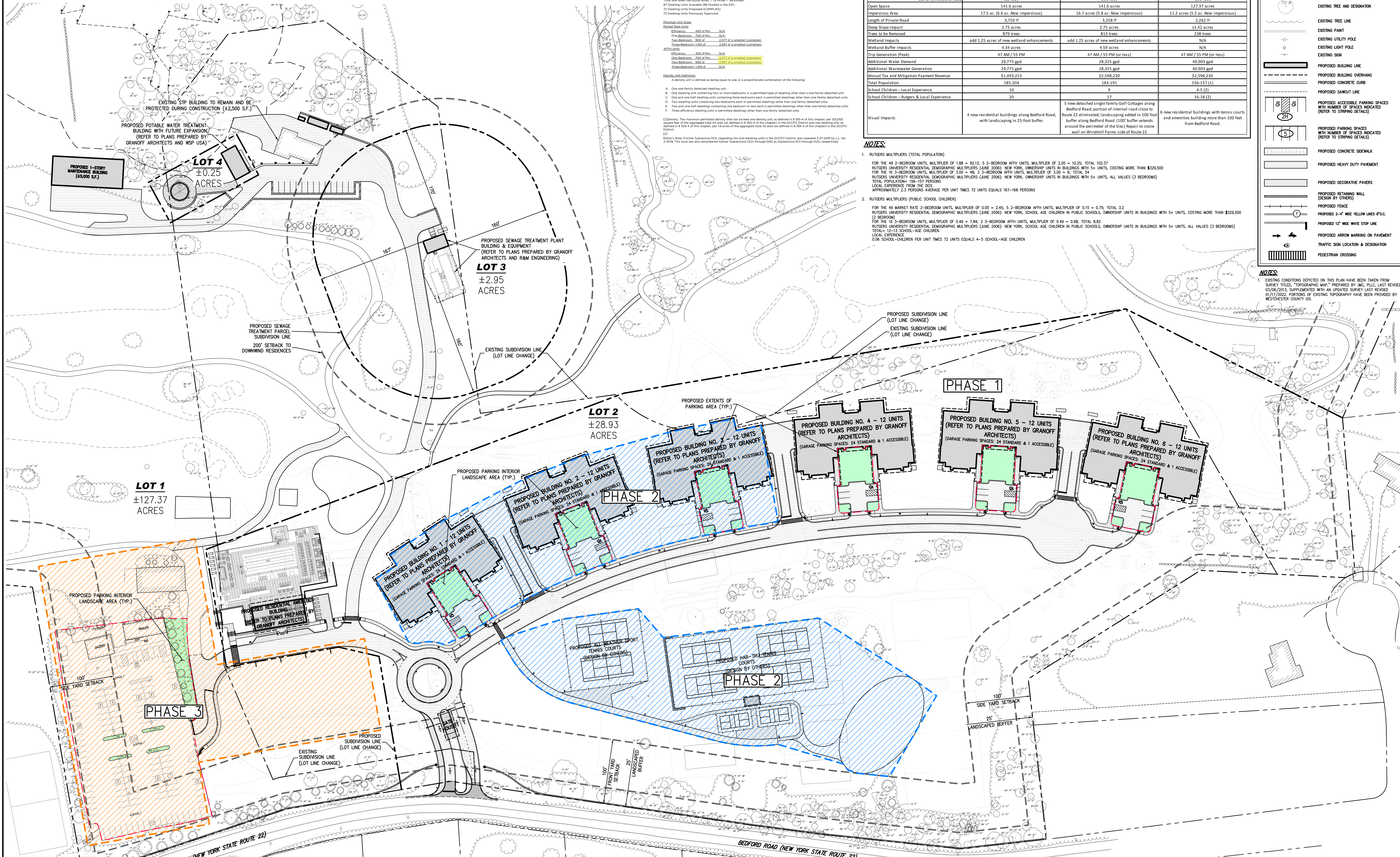
LEGEND

- EXISTING PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EXISTING SETBACK LINE
- - - EXISTING WETLAND LINE AND DELINEATION
- - - 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 UTILITY POLE
- - - EXISTING LIGHT
- - - PROPOSED BUILDING LINE
- - - PROPOSED BUILDING OVERHANG
- - - PROPOSED CONCRETE CURB
- - - PROPOSED SIDEWALK LINE
- - - PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- - - PROPOSED CONCRETE SIDEWALK
- - - PROPOSED HEAVY DUTY PAVEMENT
- - - PROPOSED DECORATIVE PAVERS
- - - PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- - - PROPOSED FENCE
- - - PROPOSED 2'-4" WIDE YELLOW LINE #10/C
- - - PROPOSED 12" WIDE WHITE STOP LINE
- - - PROPOSED ARROW MARKING ON PAVEMENT
- - - TRAFFIC SIGN LOCATION & DESIGNATION
- - - PEDESTRIAN CROSSING

NOTES:

- RUTGERS MULTIPLIERS (TOTAL POPULATION)
 - FOR THE 49 2-BEDROOM UNITS, MULTIPLIER OF 1.88 = 92.12; 5 2-BEDROOM AFFH UNITS, MULTIPLIER OF 2.05 = 10.25; TOTAL 102.37
 - RUTGERS UNIVERSITY RESIDENTIAL DEMOGRAPHIC MULTIPLIERS (JUNE 2009): NEW YORK, OWNERSHIP UNITS IN BUILDINGS WITH 5+ UNITS, COSTING MORE THAN \$328,500
 - FOR THE 16 3-BEDROOM UNITS, MULTIPLIER OF 3.00 = 48; 2 3-BEDROOM AFFH UNITS, MULTIPLIER OF 3.00 = 6; TOTAL 54
 - RUTGERS UNIVERSITY RESIDENTIAL DEMOGRAPHIC MULTIPLIERS (JUNE 2009): NEW YORK, OWNERSHIP UNITS IN BUILDINGS WITH 5+ UNITS, ALL VALUES (3 BEDROOMS)
 - TOTAL POPULATION = 167 PERSONS AVERAGE PER UNIT TIMES 72 UNITS EQUALS 167-168 PERSONS
- RUTGERS MULTIPLIERS (PUBLIC SCHOOL CHILDREN)
 - FOR THE 49 MARKET RATE 2-BEDROOM UNITS, MULTIPLIER OF 0.05 = 2.45; 5 2-BEDROOM AFFH UNITS, MULTIPLIER OF 0.15 = 0.75; TOTAL 3.2
 - RUTGERS UNIVERSITY RESIDENTIAL DEMOGRAPHIC MULTIPLIERS (JUNE 2009): NEW YORK, SCHOOL AGE CHILDREN IN PUBLIC SCHOOLS, OWNERSHIP UNITS IN BUILDINGS WITH 5+ UNITS, COSTING MORE THAN \$328,500
 - FOR THE 16 3-BEDROOM UNITS, MULTIPLIER OF 0.49 = 7.84; 2 3-BEDROOM AFFH UNITS, MULTIPLIER OF 0.49 = 0.98; TOTAL 8.82
 - RUTGERS UNIVERSITY RESIDENTIAL DEMOGRAPHIC MULTIPLIERS (JUNE 2009): NEW YORK, SCHOOL AGE CHILDREN IN PUBLIC SCHOOLS, OWNERSHIP UNITS IN BUILDINGS WITH 5+ UNITS, ALL VALUES (3 BEDROOMS)
 - TOTAL = 12.02 SCHOOL-AGE CHILDREN
 - APPROXIMATELY 2.3 PERSONS AVERAGE PER UNIT TIMES 72 UNITS EQUALS 4-5 SCHOOL-AGE CHILDREN

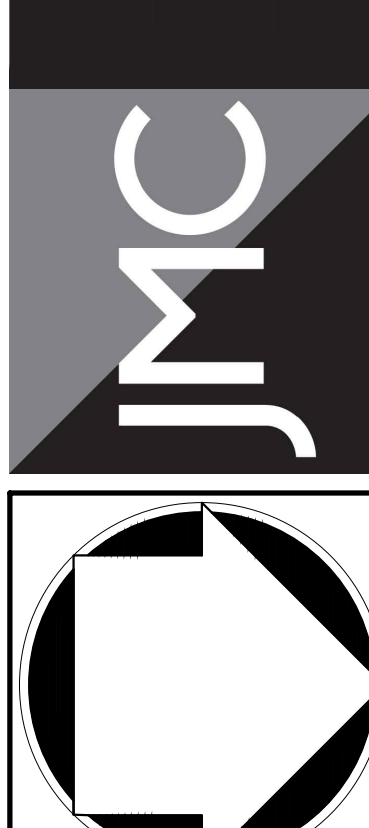
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY FILES, "TOPOGRAPHIC MAP" PREPARED BY JMC, PLLC, LAST REVISED 03/04/2013, SUPPLEMENTED WITH AN UPDATED SURVEY LAST REVISED 07/17/2022. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY US.



Rev.	Date	Description
1	07/17/2022	RESPONSE TO TOWN COMMENTS
2	03/08/2023	RESPONSE TO TOWN COMMENTS
3	06/14/2023	RESPONSE TO TOWN COMMENTS
4	07/07/2023	RESPONSE TO TOWN COMMENTS
5	08/29/2023	RESPONSE TO TOWN COMMENTS
6	05/02/2024	GENERAL REVISIONS
7	05/22/2024	GENERAL REVISIONS

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

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



OVERALL SITE LAYOUT AND PHASING PLAN
 THE SUMMIT CLUB AT ARMONK
 (RESIDENTIAL PHASE)
 568 & 570 BEDFORD ROAD (NY-22)
 TOWN OF NORTH CASTLE, NEW YORK

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.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____ DATE: _____

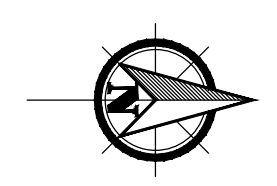
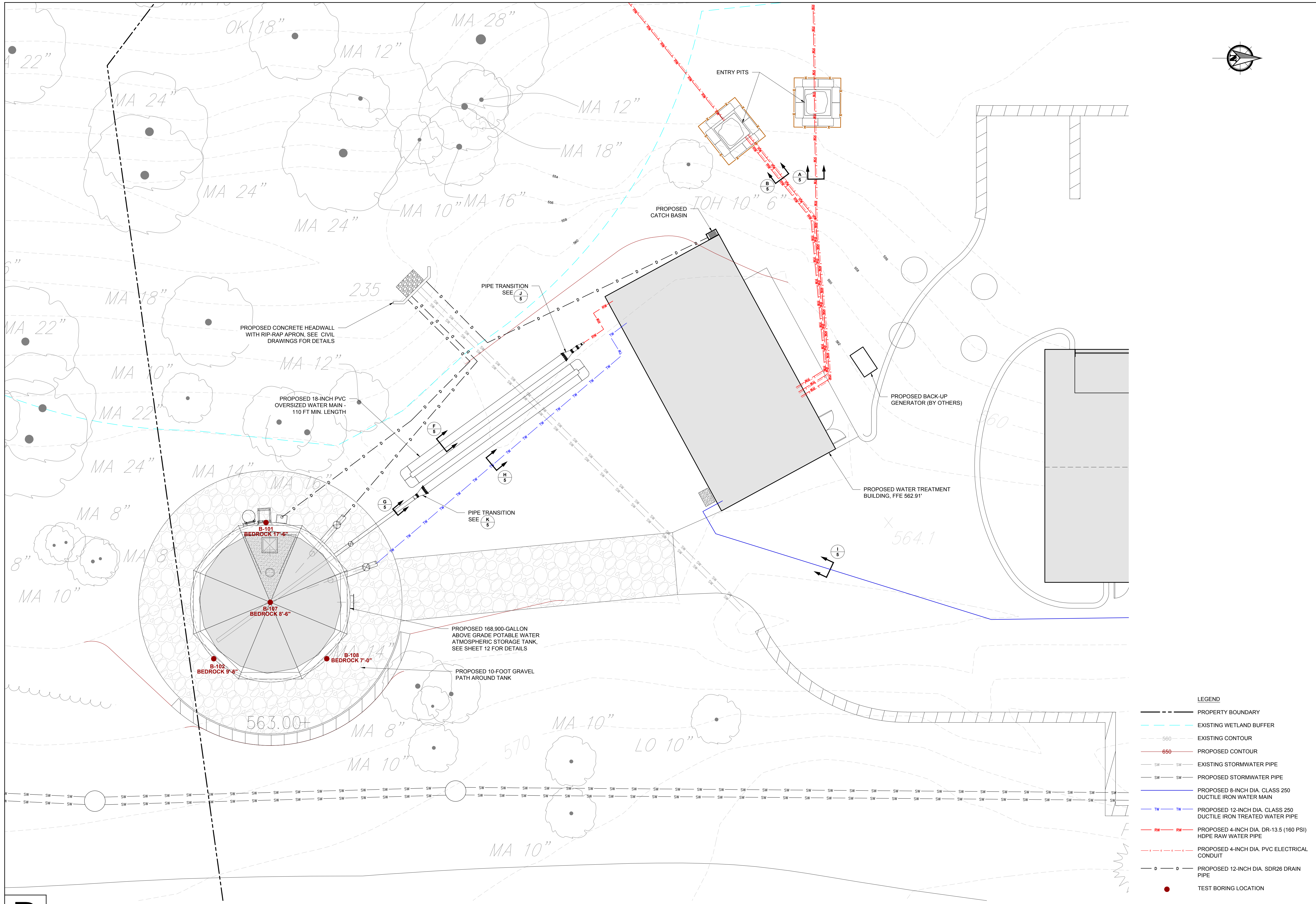
CHRISTOPHER CARRHY, CHAIRMAN,
 TOWN OF NORTH CASTLE PLANNING BOARD
 ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

JOSEPH M. GEMELLE, P.E.
 KELLARD SESSIONS CONSULTING, P.C.
 CONSULTING TOWN ENGINEER

Drawn: NC Approved: AG
 Scale: 1" = 50'
 Date: 11/23/2020
 Project No: 20101
 SHEET NO. LAYOUT BY LAYOUT

C-100A

NOT FOR CONSTRUCTION



REV	DESCRIPTION
1	CHG
2	CHG
3	CHG

DATE

DRAWN BY: RAC
 CHECKED: MS
 APPROVED: SR
 DRAWING DATE: 02/07/23
 IMPORTANT: THIS DRAWING IS LOANED FOR MUTUAL ASSISTANCE ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF WSP USA INC. THE USER OF THIS DRAWING AGREES TO HOLD WSP USA INC. HARMLESS FROM ANY AND ALL LIABILITY ARISING FROM THE USE OF THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PARTIAL SITE PLAN: PROPOSED TREATMENT BUILDING AREA
Summit Club Residential
 568 Bedford Road (Route 22)
 Town of North Castle, New York

WSP USA Inc.
 6 Research Drive, Suite 260
 Shelton, Connecticut 06484
 (203) 929-8555

- LEGEND**
- PROPERTY BOUNDARY
 - - - - - EXISTING WETLAND BUFFER
 - - - - - EXISTING CONTOUR
 - 650 --- PROPOSED CONTOUR
 - SW --- SW EXISTING STORMWATER PIPE
 - SW --- SW PROPOSED STORMWATER PIPE
 - 12" --- 12" PROPOSED 12-INCH DIA. CLASS 250 DUCTILE IRON WATER MAIN
 - 12" TW --- 12" TW PROPOSED 12-INCH DIA. CLASS 250 DUCTILE IRON TREATED WATER PIPE
 - 4" RW --- 4" RW PROPOSED 4-INCH DIA. DR-13.5 (160 PSI) HDPE RAW WATER PIPE
 - 4" --- 4" PROPOSED 4-INCH DIA. PVC ELECTRICAL CONDUIT
 - 12" --- 12" PROPOSED 12-INCH DIA. SDR26 DRAIN PIPE
 - TEST BORING LOCATION

D
 SOURCE: JMC "LAV-GRAD-UTIL_2022-05-11.dwg" EMAILED AUTOCAD FILE.

