

**STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT**

January 11, 2023



APPLICATION NUMBER - NAME  
 [#2023-009] – The Summit Golf Course Special Use Permit and Site Plan

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

MEETING DATE  
 February 13, 2023

PROPERTY ADDRESS/LOCATION  
 568 Bedford Road

**BRIEF SUMMARY OF REQUEST**

**Town Board Special Use Permit for the Operation of a Membership Club.**

In addition, the Applicant has petitioned the Town Board to amend Section 355-32.B of the Town Code to permit the temporary public use of the golf course during construction of the residences of the golf course community.



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	Multifamily Housing Development with associated appurtenances.	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 residential community having up to seventy three dwelling units residences.

**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.

<u>Procedural Comments</u>	<u>Staff Notes</u>
<ol style="list-style-type: none"> <li>1. The Planning Board will need to schedule a Public Hearing regarding the proposed site plan.</li> <li>2. 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.</li> <li>3. 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.</li> <li>4. 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.</li> <li>5. 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.</li> <li>6. 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).</li> <li>7. The Planning Board recommended that the Town Board modify the temporary golf course special use permit to accommodate the proposed maintenance facility and modify the Town Code to permit public use of the course while the residential portion of the project is constructed.</li> </ol>	
<p><u>General Comments</u></p> <ol style="list-style-type: none"> <li>1. The Applicant has provided a detailed narrative describing the proposed operation of the golf club: <ul style="list-style-type: none"> <li>• 500 members</li> <li>• Activities of the club will be limited to golf, swimming, tennis, pickleball, basketball, and other indoor activities such as a health club, exercise and fitness training, group classes along with spa services.</li> <li>• Additional golf course improvements are not proposed at this time.</li> <li>• The facilities of the club may be used as a day camp for children of members limited to no more than 100 children at any one time.</li> <li>• Golf outings will be held during the golf season typically Mondays-Wednesdays. The number of outings will be determined by market conditions and golf course capacity.</li> <li>• Social events will be held during the season for members &amp; guests typically Fridays-Sundays. The number of social events will be determined by member interest and may vary from year to year.</li> <li>• 10 guest cottages may be built on the property containing a mix of five (5) 2-bedroom &amp; five (5) 4-bedroom designs for seasonal use by invited guests and guests of members. Said cottages may be leased, licensed or sold as investments to members or third-party investors and will be managed by the club. They will not have full kitchens and cannot be used as permanent residential units.</li> </ul> </li> </ol>	<p>The Town Board and Planning Board will need to closely review the entire narrative description in the <a href="#">Applicant's January 30, 2023 Cover Letter</a> and determine whether the Applicant's operational parameters are acceptable.</p> <p>The Town will need to give consideration as to whether the proposed number of members is acceptable, whether additional information regarding the day camp is warranted and whether the Town wishes to further regulate golf outings and social events.</p> <p>The Town will also need to determine whether the proposed golf cottages are acceptable.</p>

<p>2. Pursuant to Section 355-40.I(3) of the Town Code, the Applicant shall demonstrate that a landscape buffer of at least 25 feet in width is proposed along all lot lines adjoining or across the street from properties in residence districts.</p> <p>3. Pursuant to Section 355-40.I(5) of the Town Code, the Applicant provided the town with organizational documents that describe the organizational structure and operating rules of the club.</p> <p>4. The site plan should demonstrate that the club contains adequate off-street parking facilities for the proposed use. The golf club and residential requires 477 spaces and 431 are provided. The Applicant is seeking a 65 space credit for residential club members. The Applicant should reference the section of the Town Code that permits the requested credit. If the Town Code does not permit the requested credit, the Applicant will need to obtain a variance from the Zoning Board of Appeals.</p> <p>5. The site plan shall depict details of the proposed/existing refuse/recycling enclosure.</p> <p>6. The Applicant has submitted a golf course Integrated Turfgrass and Pest Management Plan (ITPMP) for review as discussed in the adopted Findings Statement. The ITPMP has been referred to the Town's hydrogeologist, HES, to review the plan with respect to potential impacts upon surface water and groundwater. However, the Applicant should also submit the related <u>Surface-Water Sampling Program</u> that includes the monitoring of surface water exiting the site during construction and a few years after the completion of construction.</p>	<p>The Applicant referred the Town to plan GSCP-4.0A, however, this plan does not dimension the required 25 feet.</p> <p>The Town Attorney has reviewed the document and finds it acceptable.</p> <p>The Town Code requires 1 space for each 3 members, plus 1 for each 3 seats in meeting and/or dining rooms.</p> <p>The Applicant should discuss whether the Applicant has secured qualifying the club as a Certified Audubon International Cooperative Sanctuary as discussed in the Findings Statement.</p>
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