

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

May 6, 2024



APPLICATION NUMBER - NAME
 [#2024-010] – The Summit Golf Course Site Plan
 & Special Use Permit

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

MEETING DATE
 March 13, 2024

PROPERTY ADDRESS/LOCATION
 568 Bedford Road

BRIEF SUMMARY OF REQUEST

Town Board special use permit application for the amendment to the Summit Club golf club special use permit. Specifically, the Applicant is seeking amended approval to operate a golf club, amenities and pool complex, tennis and pickleball courts along with a sewage treatment plant and on-site water system along with a new Turf Management & Maintenance Facility that replaces the existing outdated facility.

Site Plan Application for a proposed 9,240 s.f. maintenance building and chemical storage, vehicle/equipment fueling and chemical mixing station with wash water recycle system (Carbtrol) and chemical mix/load recapture system (PlantStar), on the golf course parcel that replaces the existing outdated facility.



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	Golf Club	Educational Uses, Single Family Residential Uses	New Golf Course Maintenance Facility.	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.

<p><u>Procedural Comments</u></p> <ol style="list-style-type: none"> 1. The Planning Board will need to schedule a Public Hearing regarding the proposed site plan. 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. 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. 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. 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. 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). 7. The proposed changes to the golf course operations will require the issuance of a Town Board special use permit for the golf club. 8. It is recommended that the proposed plans be referred to the North Castle Building Department/Fire Inspector so that he may make any pertinent recommendations to the Planning Board including, but not limited to, the type of chemicals proposed to be stored on site and proposed chemical storage. 	<p><u>Staff Notes</u></p> <p>The Town Board referred the SUP request to the Planning Board for review and report on April 10, 2024.</p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. The Applicant previously provided a detailed narrative describing the proposed operation of the golf club that included the following parameters: <ul style="list-style-type: none"> • 500 members • 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. • 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. • 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. • Social events will be held during the season for members & guests typically Fridays-Sundays. The number of social events will be determined by member interest and may vary from year to year. • 10 guest cottages may be built on the property containing a mix of five (5) 2-bedroom & 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. 2. The site plan depicts the location of proposed chemical storage and chemical mixing. The Applicant has proposed to install a PlantStar system that permits the recovery/reuse or treatment of spills, and minimize personnel chemical exposure. This system allows for sprayer tanks to be pumped out, washed, drained and material collected and also ensures the total recapture and containment of any spills. 	<p>The Town Board and Planning Board will need to closely review the entire narrative description in the Applicant's January 30, 2023 Cover Letter 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>

3. The site plan depicts an outdoor vehicle and equipment washing location. The Applicant has proposed to install the Carbtrol advanced wash water recycle system. This system collects, screens, clarifies and treats all wash water so that it can be recycled. The system uses sand filtration and activated carbon adsorption as well as final water polishing using ozone and hydrogen peroxide. The proposed system is integrated with the proposed chemical mixing/load recapture system.
4. The Applicant has indicated that small engine maintenance work will occur on site. The plans have been revised to indicate that all fluid would be collected and put into an oil/water separator and discharged into the sewage system of directed to the Carbtrol system.
5. The site plan depicts a 500 gallon diesel tank and 1,500 gallon gasoline tank. The Applicant should also demonstrate that the proposed fuel storage is adequately isolated from the proposed chemical storage to the satisfaction of the Building Department.
6. The Applicant has submitted a list of chemicals. The list should be updated to also include chemical quantities and the form of the chemical (solid, liquid, etc.) as well as all MDS sheets. In addition, the area for chemical storage should be alarmed and monitored by a central station. Furthermore, the Applicant should indicate whether fertilizer would be stored, and if so, what type, quantity and form of fertilizer.
7. Pursuant to Section 355-40.1(5) of the Town Code, the Applicant provided the town with organizational documents that describe the organizational structure and operating rules of the club.
8. The site plan should demonstrate that the club contains adequate off-street parking facilities for the propose 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 is seeking a variance from the Zoning Board of Appeals.
9. 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 Surface-Water Sampling Program that includes the monitoring of surface water exiting the site during construction and a few years after the completion of construction.

The Applicant will need to obtain Westchester County Petroleum Bulk Storage permit for the proposed storage tanks.

The Town Attorney has reviewed the document and finds it acceptable.

The Town Code requires 1 space for each 3 members, plus 1 for each 3 seats in meeting and/or dining rooms.

A September 11, 2020 letter from the Town's hydrogeologist to the Town Engineer recommends that the previously required groundwater sampling should not be required based upon the revised scope of the project and the continuation of the ongoing herbicide and pesticide application regimen.

The Applicant should indicate whther the Town Board amended the findings to eliminate water sampling program. If not, the Applicant would need to comply with the Findings Statement water sampling protocol.