

George Latimer
County Executive

April 19, 2024

Alison Simon, Town Clerk
Town of North Castle
15 Bedford Road
Armonk, NY 10504

**County Planning Board Referral File NOC 24-002 – The Summit Club at Armonk
568 & 570 Bedford Road
Special Use Permit Amendment and Site Plan Approval**

Dear Ms. Simon:

The Westchester County Planning Board has received a site plan (dated March 11, 2024), Special Use Permit Amendment, and related materials for a proposed maintenance building for the Summit Club golf course. The proposed building would be constructed on a 1.23-acre portion of the 156-acre property, located at 568 & 570 Bedford Road (SBLs 101.02-1-28.1 & 28.2) within the R-2A – One-Family Residence district and GCCFO – Golf Course Community Floating Overlay district. The project site currently hosts a sewage treatment plant for the golf course, which would be relocated.

The proposed maintenance building would be two stories and 9,240 square feet. Chemical storage tanks and facilities would be positioned behind the building. A water treatment plant would be located south of the proposed building, and the replacement sewage treatment plant would be located to the northeast. All three structures would be connected by an access driveway that would join to the existing roadway network of the golf course, and would also connect to a future residential subdivision that was previously approved to the east. A 15 space parking lot would run along this driveway. An underground retention basin would be included to manage stormwater, and landscaping is proposed around the site.

The applicant has also petitioned the Town to convert an ongoing temporary Special Use Permit for the golf course into a permanent Special Use Permit. The location and design of the maintenance area was a Town prerequisite for this permit conversion.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we offer the following comments:

1. Construction within a regulated stream/wetland buffer.

The referred project, as submitted, involves the disturbance of 250 square feet of wetlands buffer area to accommodate site regrading.

2. Stormwater management.

As the proposed site plan includes subsurface stormwater quality and retention infrastructure, we point out that subsurface methods of stormwater management can be of diminishing effectiveness over time if not properly cleaned and maintained. To ensure the continued operability of this stormwater management system into the future, the applicant should provide an enforceable maintenance program that will prevent the system from being clogged with sediment, and in turn force a higher amount of stormwater runoff offsite or into the nearby wetland. As there is abundant land available near the site, the applicant should be encouraged to explore at-grade stormwater management solutions that treat runoff on-site wherever possible, such as using pervious paving for parking areas, or the installation of vegetative rain gardens. We note that managing stormwater on-site is of heightened importance due to the pollution risks associated with the chemical storage and maintenance use of the proposed building.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD



Richard Hyman
Chair, Westchester County Planning Board

RH/dw

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning