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January 6, 2021

By Hand Delivery

Michael J. Schiliro, Supervisor
Members of the Town Board
Town of North Castle
15 Bedford Road
Armonk, New York 10504

Re: Application of Summit Club Partners LLC for Special Permit Approval of a Membership Club to be known as "The Summit Club": 568 and 570 Bedford Road (Section 101.02, Block 1, Lot 28.1)

Dear Supervisor Schiliro and Members of the Town Board:

We represent Summit Club Partners LLC (f/k/a Brynwood Partners LLC) (the "Applicant"), the owner of the property known as 568 and 570 Bedford Road, and designated on the Town tax map as Section 101.02, Block 1, Lot 28.1 (the "Membership Club Lot"). The Membership Club Lot is one of the two lots together comprising the former "Brynwood Golf & Country Club," and is improved with the existing golf course proposed to be operated as a for-profit "membership club" known as "The Summit Club." Pursuant to approvals most recently granted by the Town Planning Board on August 3, 2020, the golf course is currently being renovated for anticipated play in April, 2021. On behalf of the Applicant, we are pleased to submit the enclosed application for special permit approval of The Summit Club and its facilities, including the proposed temporary facilities discussed below.

PROJECT APPROVAL HISTORY

The Membership Club Lot and the adjoining lot designated on the Town tax map as Section 101.02, Block 1, Lot 28.2 (the "Development Lot," and collectively with the Golf Course Lot, the "Property") were first approved for use as a membership-based golf and country club pursuant to a special permit granted by the Town Zoning Board of Appeals in 1961. The Property has been continuously used and operated as a golf and country club since 1964 (first known as the Bel-Aire Country Club). The special permit for operation of the club was amended, extended and reissued numerous times by the Zoning Board of Appeals, and then under succeeding Town zoning regulations, by the Town Board. The specific conditions governing the

operation of the club were last imposed by the Town Board by resolution adopted December 20, 1973, a copy of which is attached (the "1973 Special Permit"), and last materially amended in June, 1978, to permit the club to "conduct outside affairs such as dinners, dances, weddings, [and] catering to persons who are not primarily members of the club."

In June, 2011, the Applicant submitted a petition to the Town Board for certain amendments to the Zoning Code of the Town of North Castle (the "Zoning Code") intended to accommodate the development on the Property of a "golf course community" with residences, a golf course, clubhouse, and other facilities and amenities. The petition was subsequently amended in August and September 2012, after which the Town Board, as lead agency, conducted a thorough and rigorous review of the project under the State Environmental Quality Review Act ("SEQRA"), culminating in acceptance of a Final Environmental Impact Statement in April, 2015, and issuance by the Town Board in June, 2015, of its Statement of Environmental Findings under SEQRA (the "Town Board Findings Statement").

On June 10, 2015, the Town Board adopted amendments to the Zoning Code creating a new Golf Course Community Floating Overlay District ("GCCFO District"), and permitting the Property to be developed with a residential community (the "Community") having up to seventy-three (73) dwelling units, of which either (x) sixty-six (66) units would be market-rate for-sale residences, and seven (7) units would be fair and affordable for-sale or rental residences meeting the requirements of the settlement between Westchester County and HUD and applicable provisions of the Town Code of the Town of North Castle (Local Law No. 1 of 2014) (the "Affordable Units"), or (y) if the seven (7) Affordable Units are located off-site, all seventy-three (73) units at the Property would be market-rate for-sale residences. On June 24, 2015, the Town Board amended the Zoning Map of the Town to map the GCCFO District on the Property.

The Planning Board issued its involved agency Statement of Environmental Findings in March, 2016 (the "Planning Board Findings Statement," and collectively with the Town Board Findings Statement, the "Findings Statements"), and on March 7, 2016, granted site plan approval and wetlands, steep slopes, and tree removal permits for certain improvements to the existing golf course on the Golf Course Lot.

On September 25, 2017, the Planning Board adopted a resolution granting final approval of the subdivision of the Property into the approximately 129.96 acre Golf Course Lot, for the membership club golf course and facilities, and the approximately 26.34 acre Development Lot, for the development of the residences of the Community, as shown on a certain map titled "Final Subdivision Plat Prepared for Brynwood Partners LLC," prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC, last dated October 26, 2017, and filed in the Westchester County Clerk's Office on January 31, 2018, as Map No. 29130.

On or about January 4, 2019, the Applicant submitted a petition to the Town Board requesting that the Town Board again amend the Zoning Code, this time to delete Section 355-32D(1) thereof, thereby eliminating the fee-simple requirement for ownership of residences in the GCCFO District, and permitting the for-sale residences of the Community to be condominiums (the "Amendment"). At its meeting on March 27, 2019, the Town Board, acting as lead agency for review of the proposed Amendment under SEQRA, concluded that the Amendment and related actions would not result in any significant adverse environmental

impacts and therefore adopted a Negative Declaration pursuant to SEQRA, and granted the petition and adopted the Amendment as Local Law 2-2019.

On August 3, 2020, the Planning Board granted amended site plan approval, and amended wetlands, steep slope permit, and tree removal permits for improvements to the golf course and related facilities. The work covered by these approvals, is on-going, and includes renovation of all bunkers, construction of three (3) new holes and reshaping of other holes, construction of new tee boxes, and improvements to the driving range and irrigation system.

In conjunction with the approvals granted to date by the Town Board and Planning Board: (i) the Applicant and the Town entered into a certain Community Benefits Agreement, dated as of October 7, 2015, and an in November, 2019, entered into an Amended and Restated Community Benefits Agreement; (ii) the Applicant and the Town entered into a certain Water District Contribution Agreement, dated as of April 13, 2016 (the "Water District Agreement")¹; (iii) in January, 2018, the Applicant recorded a Declaration, pursuant to which the Golf Course Lot can be used only as a golf course and related facilities, or as open space, and a Declaration of access, water and sewer easements required for the future development of the Community on the Development Lot.

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-six (36) residences, which may be fee-simple 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 fee-simple homes and/or condominium units without limitation regarding form of ownership of the residences; provided that unless the aggregate average of the gross sales prices of the market-rate Phase 1 condominium units is \$700.00 per square foot or more, the Phase 2 condominium residences are required to be "55 and older" age-restricted housing as permitted 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 Armonk Hamlet that are served by public sewer and water, and thereby reduce the on-site affordable units and substitute market-rate units therefor 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).

Finally, we note that although the Applicant, in collaboration with the Town, made good faith efforts pursuant to the Water District Agreement to develop additional water supply for Water District No. 2 (the "District") at the Town's existing well-field on Long Pond Road, it was unable to do so. As you know, the Applicant and the Town are currently investigating whether additional supply can be developed at Town-owned properties located on Willow Pond Lane. The Water District Agreement will need to be amended to reflect this alternative source of supply or, if it proves infeasible, either (a) connection of the Applicant's on-site wells to the District, and supply to The Summit Club from the District, or (b) water service for The Summit Club by a duly formed water works corporation, supplied from on-site wells.

¹ On April 13, 2016, the Town Board extended Water District No. 2 to the Property.

THE SPECIAL PERMIT APPLICATION

The Applicant requests “membership club” special permit approval of The Summit Club pursuant to Section 355-40I of the Zoning Code.² Specifically, the Applicant requests approval for:

- Consistent with the Findings Statements, the operation on the Golf Course Lot of the renovated, 18-hole golf course and related facilities, including a future permanent clubhouse (with restaurant/bar, locker rooms, guest suites, and related facilities)³;
- The operation on the Development Lot of an amenities building (the “Amenities Building”), with outdoor pool and hot tubs, and related amenities, for use by residents and other members of The Summit Club.⁴ The Amenities Building will contain a fitness center, wellness spa, a bar & grill, with kitchen facilities, a pro-shop, locker rooms, and administrative office space; and
- In anticipation of opening for play in April, 2021, the placement on the Golf Course Lot of the following temporary facilities: a trailer with golf course offices and a pro-shop, a kitchen trailer, a bathroom trailer, a tented food and beverage facility, and a patio with fire pits.⁵

The proposed special permit use will meet all general requirements under Section 355-37 of the Zoning Code, as well as all specific requirements for a for-profit membership club under Section 355-40I of the Zoning Code. The Applicant proposes that the special permit be expressly made subject to the following conditions:

- In accordance with GCCFO District regulations, owners of the residences of the Community shall be members of The Summit Club, which shall be the “affiliated membership club” for purposes of Section 355-32G of the Zoning Code;
- There shall be a maximum of six-hundred (600) memberships (including Community residents), in any combination of corporate, family or individual golf, sport, and/or social memberships;
- Uses and facilities customarily part of a membership club shall be permitted as accessory uses pursuant to and in accordance with Section 355-40I(2)(b) of the Zoning Code, subject to site plan approval where otherwise required by applicable provisions of the Zoning Code;

² The former special permit use of the Property as a golf and country club expired pursuant to condition 2 of the 1973 Special Permit and Section 355-39 of the Zoning Code.

³ It is anticipated that in the future a clubhouse facility will be constructed on the Golf Course Lot, subject to site plan approval by the Planning Board.

⁴ As required by GCCFO District regulations, Community residents will be members.

⁵ Site plan approval of the Amenities Building has been requested as part of the recently submitted application to the Planning Board for approval of the residences on the Development Lot. A separate application for site plan approval of the temporary facilities will be submitted shortly.

- Outings and catered events for non-members shall be permitted. The Summit Club may have one or more restaurants, cafes and other food service facilities which primarily serve club members and their guests but which may also serve the general public at outings and catered events. Restaurant/catering seating capacity shall not exceed three-hundred (300) seats;
- A maximum of twelve (12) tennis courts shall be permitted on the Property, subject to site plan approval.⁶ The tennis courts may be enclosed by temporary air-supported structures for year-round play;
- A maximum of twenty (20) guest suites shall be permitted on the Property pursuant to and in accordance with Section 355-40I(2)(c) of the Zoning Code;
- Members of The Summit Club shall be permitted to use the Amenities on the Development Lot, subject to terms and conditions agreed upon from time to time between the Applicant and its successors, and the Community condominium association;
- Music shall be permitted indoors and outdoors, subject to the Town Noise Law;
- A six (6) foot high privacy fence shall be installed along the southern property line where it adjoins the Coman Hill School; and
- Children's summer camps shall be permitted, subject to all other applicable Town, County and State requirements.

In support of the application and in accordance with the Town's requirements, we respectfully submit one copy set of the following⁷:

1. A completed special permit application form and checklist, dated January 6, 2021;
2. A completed Short Environmental Assessment Form, dated January 6, 2021;
3. The following plans: plan titled "Temporary Clubhouse Facilities Plan," prepared by JMC, PLLC, and dated November 23, 2020; and plan showing the Amenities on the Development Lot, prepared by Granoff Architects, and dated January 6, 2021⁸; and
4. A check made payable to the Town of North Castle, for the special permit application fee.

We respectfully request that the application be placed on the January 13, 2021 agenda of the Town Board for commencement of review.

⁶ The Applicant is currently seeking site plan approval only for the six (6) courts on the Golf Course Lot.

⁷ A thumb-drive with all submitted materials is also enclosed.

⁸ The plans and drawings of the golf course and related facilities on the Golf Course Lot approved by the Planning Board on August 3, 2020, are incorporated by reference. Copies will be provided to the Town Board if requested.

Thank you for your consideration. We look forward to meeting with the Board on January 13.

Very truly yours,



PETER J. WISE

Enclosures

cc: Adam R. Kaufman, AICP
Roland Baroni, Esq.
Jeffrey B. Mendell
Mark P. Weingarten, Esq.
Kenneth S. Andersen, AIA
Paul Sysak, RLA
Anthony Guccione, Jr., RLA



ALISON SIMON
Town Clerk

(914) 273-3000 x42
asimon@northcastleny.com

SPECIAL USE PERMIT APPLICATION

FEE \$200

APPLICANT: Summit Country Club LLC

ADDRESS: 568 Bedford Road Armonk, NY 10504

PHONE: 914.273.9300 E-MAIL jbmendell@greenwichdp.com

PROPERTY OWNER: * Summit Club Partners, LLC

* Property owner must complete Verification form on attached page 2.

ADDRESS: 16 Hobby Farm Drive Bedford, NY 10506

PHONE: 914.391.2900

PREMISES: Tax ID # 101.02 1 28.1

situated on the west side of Bedford Road aka Route 22 (street)

50 feet from the intersection of Upland Road

_____ (street).

Description of proposed use and improvements to the premises:
(Include overall square footage of building(s) when applicable.)

See attached letter dated 01.06.21 from Peter J. Wise, Esq.

Signature of Applicant

Date _____

01/06/21

SPECIAL USE PERMIT APPLICATION

Page 2

VERIFICATION BY PROPERTY OWNER

I, Jeffrey B. Mendell, being duly sworn, depose and say that I am the property owner in the foregoing application, that I have read the same and that the same is true and correct.

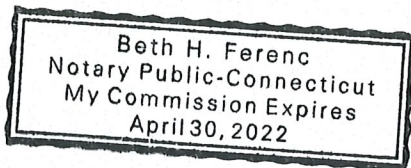
Summit Club Partners, LLC

By: 

Signature of Property Owner

Sworn to before me this 6th
day of January, 2021.


Notary Public



617.20
Appendix B
Short Environmental Assessment Form

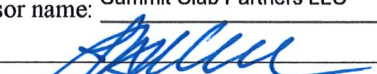
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: The Summit Club (Application of Summit Club Partners LLC)							
Project Location (describe, and attach a location map): 568 Bedford Road, Town of North Castle, New York (Section 101.02, Block 1, Lot 28.1)							
Brief Description of Proposed Action: Application for "membership club" special permit approval for operation of the The Summit Club, pursuant to Section 355-40l of the Zoning Code. Specifically, the Applicant requests approval for: (i) operation at the property of the existing 18-hole golf course and a future clubhouse; (ii) operation on the adjoining lot (Section 101.02, Block 1, Lot 28.2) of an amenities building (the "Amenities Building"), outdoor pool and hot tubs, and related amenities of The Summit Club, for use by residents of the community to be constructed on that lot, and other members of The Summit Club; and (iii) in anticipation of opening the golf course for play in April, 2021, the placement on the property of the following temporary facilities: a trailer with golf course offices and a pro-shop, a kitchen trailer, a bathroom trailer, a tented food and beverage facility, and a patio with fire pits (the "Temporary Facilities"). See SEQRA Findings Statement for the Brynwood Golf & Country Club and affiliated residences, adopted by the Town Board June 10, 2015.							
Name of Applicant or Sponsor: Summit Club Partners LLC		Telephone: 914-391-2900781-250-5930 E-Mail: jbmendell@greenwichdp.com					
Address: 568 Bedford Road							
City/PO: Armonk		State: NY	Zip Code: 10504				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: (i) Site plan approval by the Town Planning Board of the Amenities Building and Temporary Facilities; (ii) Westchester County DOH approvals; and (iii) NYSDEC SPDES permits; (iv) building permit(s) from the Town of North Castle.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ 156 acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 156 acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): Existing golf course and related facilities <input type="checkbox"/> Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ On-site WWTP, to be owned and operated by a sewage works corporation.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	
a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Summit Club Partners LLC</u>	Date: <u>January 6, 2021</u>	
Signature: By: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<hr/> <div style="display: flex; justify-content: space-between;"> Name of Lead Agency Date </div>	
<hr/> <div style="display: flex; justify-content: space-between;"> Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer </div>	
<hr/> <div style="display: flex; justify-content: space-between;"> Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer) </div>	

PRINT

TABLE OF LAND USE

SECTION 101.02, BLOCK 1, LOT 28.1 & 28.2 (2/08/7.C1A)
ZONES "R-2A" - "ONE FAMILY RESIDENCE DISTRICT (2 ACRES)"
"GCCFO" - "GOLF COURSE COMMUNITY FLOATING OVERLAY DISTRICT"
PROPOSED USE: GOLF COURSE COMMUNITY
FIRE/AMBULANCE DISTRICT: ARMONK FIRE DEPARTMENT (NORTH CASTLE DISTRICT #2)
WATER DISTRICT: NORTH CASTLE WATER DISTRICT #2
SCHOOL DISTRICT: BYRAM HILLS CENTRAL SCHOOL DISTRICT
SEWER DISTRICT: ON-SITE SEWAGE TREATMENT PLANT (SPDES PERMIT)

DESCRIPTION	REQUIRED/ PERMITTED (R-2A)	REQUIRED/ PERMITTED (GCCFO)	EXISTING	PROPOSED/ PROVIDED (LOT 1)	PROPOSED/ PROVIDED/ (LOT 2)
LOT AREA (ACRES)	2.0 MIN. (1)	SEE NOTE 1	±156.30	±129.96	±26.34
LOT STREET FRONTAGE (FEET)	150 MIN. (1)	SEE NOTE 1	1,519.70 (1)	1,519.70 (1)	1,519.70 (1)
LOT WIDTH (FEET)	150 MIN. (1)	SEE NOTE 1	±2,300 (1)	±2,300 (1)	±2,300 (1)
LOT DEPTH (FEET)	150 MIN. (1)	SEE NOTE 1	±1,805	±1,805 (1)	±1,805 (1)
PRINCIPAL BUILDING MINIMUM YARDS (FEET)					
FRONT	50 (1)	SEE NOTE 1	±123.1	±313.32 (1)	±310.43 (1)(6)
SIDE	30 (1)	SEE NOTE 1	±287.8	±64.98 (1)	±115.50 (1)(6)
REAR	50 (1)	SEE NOTE 1	±1,645.5	±1,733.58 (1)	±1,052.93 (1)(6)
MAXIMUM BUILDING COVERAGE (%)	8 (1)	3.5 (1)	±0.72 (7)	±0.10 (1)(5)	±0.65 (1)(5)
MAXIMUM BUILDING HEIGHT (STORIES / FEET)	NA / 30	3 / 39.5 (2)	3 / < 39.5	1 / < 39.5	1 / < 39.5
PARKING SPACES					
STANDARD PARKING SPACES	2 PER DWELLING UNIT	SEE NOTE 3	-	120	N/A
ACCESSIBLE PARKING SPACES	N/A	-	-	5	N/A
TOTAL PARKING SPACES	2 PER DWELLING UNIT	-	180	125 (3)	N/A
LOADING SPACES	N/A	SEE NOTE 4	-	1 (4)	N/A

NOTES:

- IN THE GCCFO DISTRICT, THE LOT, DIMENSIONAL, AND PARKING REQUIREMENTS FOR A GOLF COURSE COMMUNITY IN THIS SECTION SHALL SUPERSEDE THE SCHEDULE OF RESIDENCE DISTRICT REGULATIONS (§ 355-21 OF THIS CHAPTER). LOT SIZE, LOT CONFIGURATION AND OTHER LOT DIMENSIONAL REQUIREMENTS WITHIN A GCCFO DISTRICT SHALL BE DETERMINED BY THE PLANNING BOARD IN CONJUNCTION WITH SUBDIVISION APPROVAL. LOT SIZE, LOT CONFIGURATION AND OTHER LOT DIMENSIONAL REQUIREMENTS OF LOTS WITHIN A GCCFO DISTRICT SHALL BE BASED UPON THE PLANNING BOARD'S CONSIDERATION OF THE CHARACTER OF THE NEIGHBORHOOD IN WHICH THE GCCFO DISTRICT WILL BE LOCATED; THE GCCFO DISTRICT'S RELATIONSHIP TO ADJOINING DISTRICTS, PROPERTIES AND LAND USES; THE GCCFO DISTRICT'S TOPOGRAPHY; AND SUCH OTHER FACTORS THE PLANNING BOARD MAY DETERMINE TO BE APPROPRIATE. THE LOTS AND/OR PARCELS THAT TOGETHER COMPOSE A GOLF COURSE COMMUNITY SITE ARE NOT REQUIRED TO BE CONTIGUOUS, PROVIDED THAT EACH SUCH LOT AND/OR PARCEL ADJOINS THE AFFILIATED MEMBERSHIP CLUB. ALL LOT, DIMENSIONAL, AND PARKING REQUIREMENTS IN THIS SECTION, INCLUDING BUT NOT LIMITED TO MAXIMUM DENSITY, MAXIMUM BUILDING COVERAGE, MINIMUM YARDS AND REQUIRED OFF-STREET PARKING, SHALL APPLY TO THE LAND AREA IN THE GCCFO DISTRICT AS A WHOLE. NOTWITHSTANDING THAT THE GOLF COURSE COMMUNITY SITE MAY BE COMPOSED OF MORE THAN ONE LOT AND/OR PARCEL, OR THAT THE SITE MAY FROM TIME TO TIME BE SUBDIVIDED OR RESUBDIVIDED, AND ALL DETERMINATIONS AND CALCULATIONS RELATING TO SUCH REQUIREMENTS SHALL BE MADE WITH REFERENCE TO THE BOUNDARIES OF THE ENTIRE LAND AREA IN THE GCCFO DISTRICT AND AS THOUGH SUCH AREA IS A SINGLE LOT (AS DEFINED IN § 355-4 OF THIS CHAPTER), EVEN THOUGH IT IS OR WILL BE COMPOSED OF MORE THAN ONE LOT AND/OR PARCEL.
- THE MAXIMUM BUILDING HEIGHT SHALL BE THREE STORES AND 39 1/2 FEET TO THE MEAN LEVEL OF THE PRIMARY ROOF, MEASURED FROM THE LEVEL OF THE FINISHED GRADE AT THE MAIN ENTRY TO THE BUILDING.
- FOR GOLF OR COUNTRY CLUBS, 1 SPACE FOR EACH 3 MEMBERS, PLUS 1 SPACE FOR EACH 3 SEATS IN THE MEETING AND/OR DINING ROOMS. PARKING PROVIDED FOR TEMPORARY GOLF COURSE CLUBHOUSE USE IS AS FOLLOWS:
210 MEMBERS (1 SPACE X (210 MEMBERS / 3) = 70 SPACES)
150 DINING SEATS (1 SPACE X (150 SEATS / 3) = 50 SPACES)
TOTAL REQUIRED SPACES FOR TEMPORARY GOLF COURSE CLUBHOUSE: 120 SPACES
- FOR WHOLESALE BUSINESS, INDUSTRY, STORAGE, WAREHOUSE AND OTHER COMMERCIAL ESTABLISHMENTS, A MINIMUM OF ONE SPACE FOR EACH ESTABLISHMENT, AND ONE ADDITIONAL SPACE FOR EACH 10,000 SQUARE FEET OF GROSS FLOOR AREA OR MAJOR PORTION THEREOF IN EXCESS OF 4,000 SQUARE FEET OF GROSS FLOOR AREA.
- BUILDING COVERAGE BREAKDOWN:
LOT 1:
TEMPORARY CLUBHOUSE TRAILER: 1,344 S.F.
TEMPORARY DINING PAVILION: 1,200 S.F.
TEMPORARY MOBILE RESTROOM TRAILER: 72 S.F.
TEMPORARY MOBILE BAR TRAILER: 70 S.F.
TEMPORARY FOOD PREP TRUCK: 250 S.F.
EXISTING CART SHED TO REMAIN: ±2,862.12 S.F.
TOTAL LOT 1 BUILDING COVERAGE: ±5,798.12 S.F.
LOT 2:
EXISTING MAINTENANCE BUILDING AND SHED TO REMAIN: ±4,935.25 S.F.
EXISTING SEWAGE TREATMENT PLANT TO REMAIN: ±2,503.26 S.F.
TOTAL LOT 2 BUILDING COVERAGE: ±7,438.51 S.F.
- THE SETBACKS ON LOT 2 ARE TAKEN FROM THE EXISTING MAINTENANCE BUILDING AND EXISTING SEWAGE TREATMENT PLANT BUILDING TO REMAIN.
- TOTAL EXISTING BUILDING COVERAGE CALCULATED BASED ON ALL EXISTING BUILDINGS ON THE PROPERTY, INCLUDING PREVIOUSLY DEMOLISHED STRUCTURES.

SIGN TABLE

DISCREPANCY NUMBER	SIGN	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REGULATORY	RELEASED
A	REGULATORY	12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8	X
B	REGULATORY	12"x18" 12"x30"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8 R7-8A	X
C	ANY TIME	12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYP1-2	X

LEGEND

---	EXISTING PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING SETBACK LINE
---	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 POLE
---	EXISTING SIGN
---	PROPOSED BUILDING LINE
---	PROPOSED SPLIT RAIL FENCE
---	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO SHIPPING DETAILS)
---	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO SHIPPING DETAILS)
---	PROPOSED PAVERS
---	TRAFFIC SIGN LOCATION & DESIGNATION
---	EXISTING TREE TO BE REMOVED

NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC/PLC, LAST REVISED 03/09/2015.
- THE CONTRACTOR SHALL COORDINATE TEMPORARY ELECTRICAL CONNECTIONS WITH CON ED AND THE TOWN OF NORTH CASTLE.
- ALL ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS. ALL ACCESSIBLE ROUTES SHALL BE IN ACCORDANCE WITH AMERICANS WITH DISABILITY ACT (ADA) AND TOWN OF NORTH CASTLE REQUIREMENTS.



NOT FOR CONSTRUCTION

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

ARCHITECT: JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
PHONE: 914.233.2223 • FAX: 914.233.2102
WWW.JMCPAC.COM

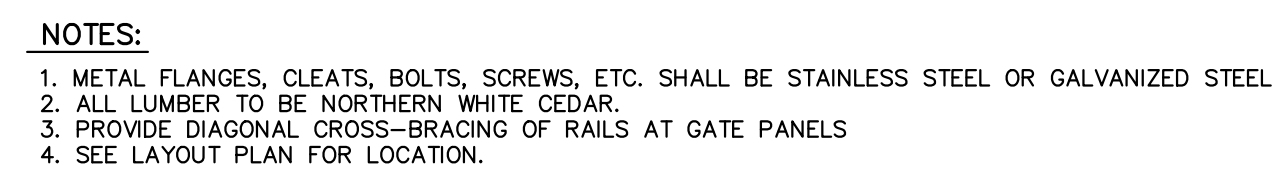
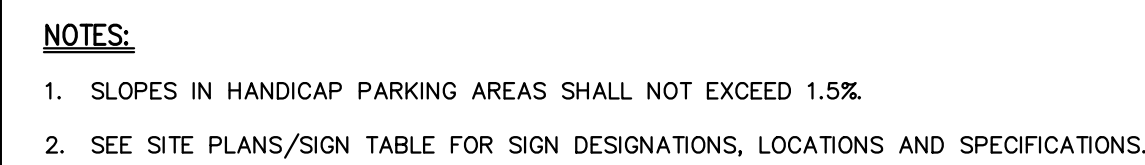
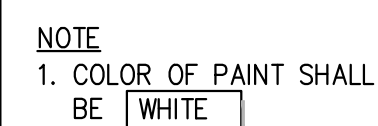
TEMPORARY CLUBHOUSE FACILITIES SITE PLAN
THE SUMMIT CLUB AT ARMONK
568 & 570 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

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.



Drawn: NC Approved: AG
Scale: 1" = 20'
Date: 01/06/2021
Project No: 20101
Site No: 001
Drawing No: LAY

C-100



x



4

Drawn:	NC	Approved:	AG
Scale:	NOT TO SCALE		
Date:	01/06/2021		
Project No:	20101		
REV. DATE	DESCRIPTION	BY	DATE
	C-900	-	
Drawing No:			
C-900			

HOT FOR CONSTRUCTION



REALLY







REALLY



REALLY



REALLY



REALLY



REALLY



CASSONE

YOUR SOURCE FOR SPACE

SIGNATURE SERIES TO 2460



MODEL TO 2460 FEATURES:

SIZE

- 60' Overall, 56' x 24' Box
- 8' Ceiling Height
- 4' Hitch

INTERIOR

- 5 Rooms (4 Private Offices)
- 1/2 Bath
- Vinyl Covered Gypsum Walls
- Carpet
- Recessed Ceiling

ELECTRIC

- Recessed Fluorescent Ceiling Lights
- 100 Amp Breaker Panel

HEATING AND COOLING

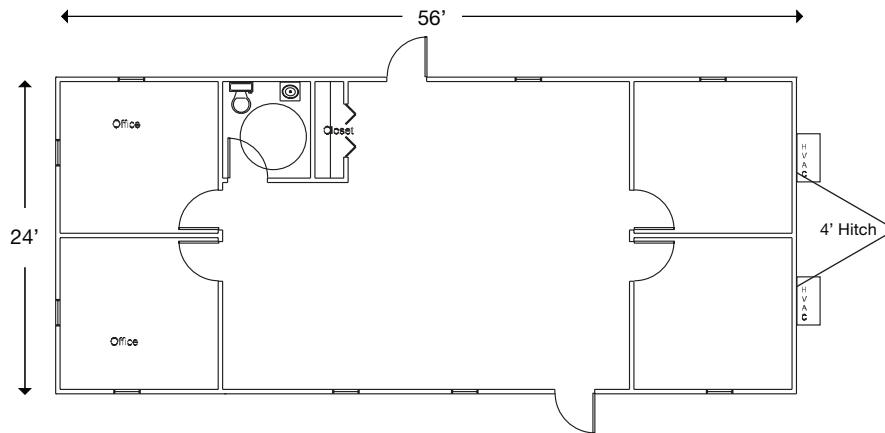
- Central HVAC
- Electric Baseboard Heat

WINDOWS AND DOORS

- 23" x 53" Vertical Sliding Windows
- Glass Storefront Door

EXTERIOR

- Textured Wood Siding



**WE SELL
OFFICE
FURNITURE!**

NOTES: _____

CUSTOMER APPROVAL

Customer Signature _____ Date _____

Print Name _____

ADDITIONAL FLOOR PLANS ARE AVAILABLE. FLOOR PLANS AND SPECIFICATIONS MAY VARY FROM THOSE SHOWN ABOVE AND ARE SUBJECT TO AVAILABILITY.

1.800.640.8844 or 631.585.7800

1950 Lakeland Ave., Ronkonkoma, N.Y. 11779 • FAX: 631.585.7895

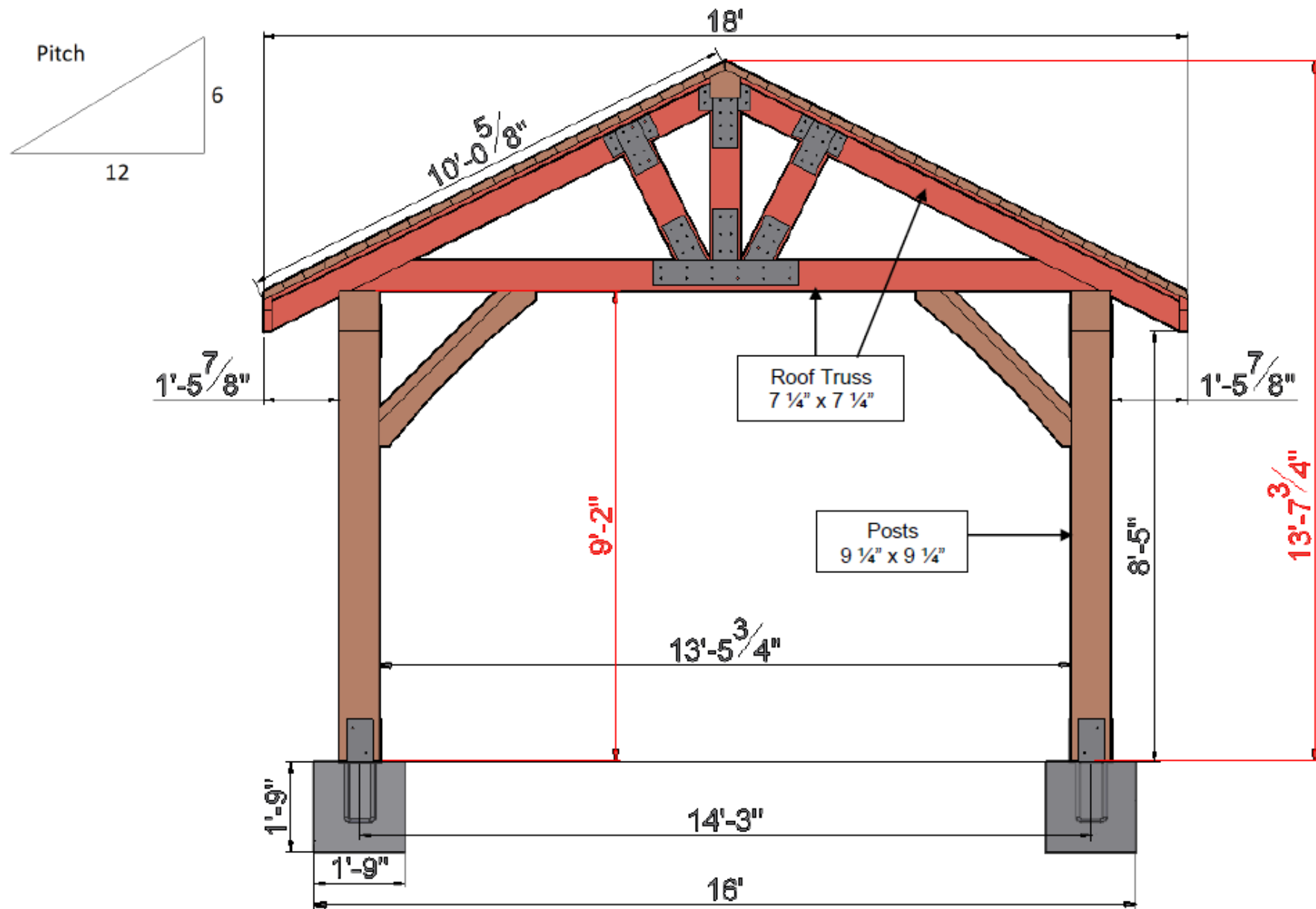
WWW.CASSONE.COM • WBE & DBE CERTIFIED

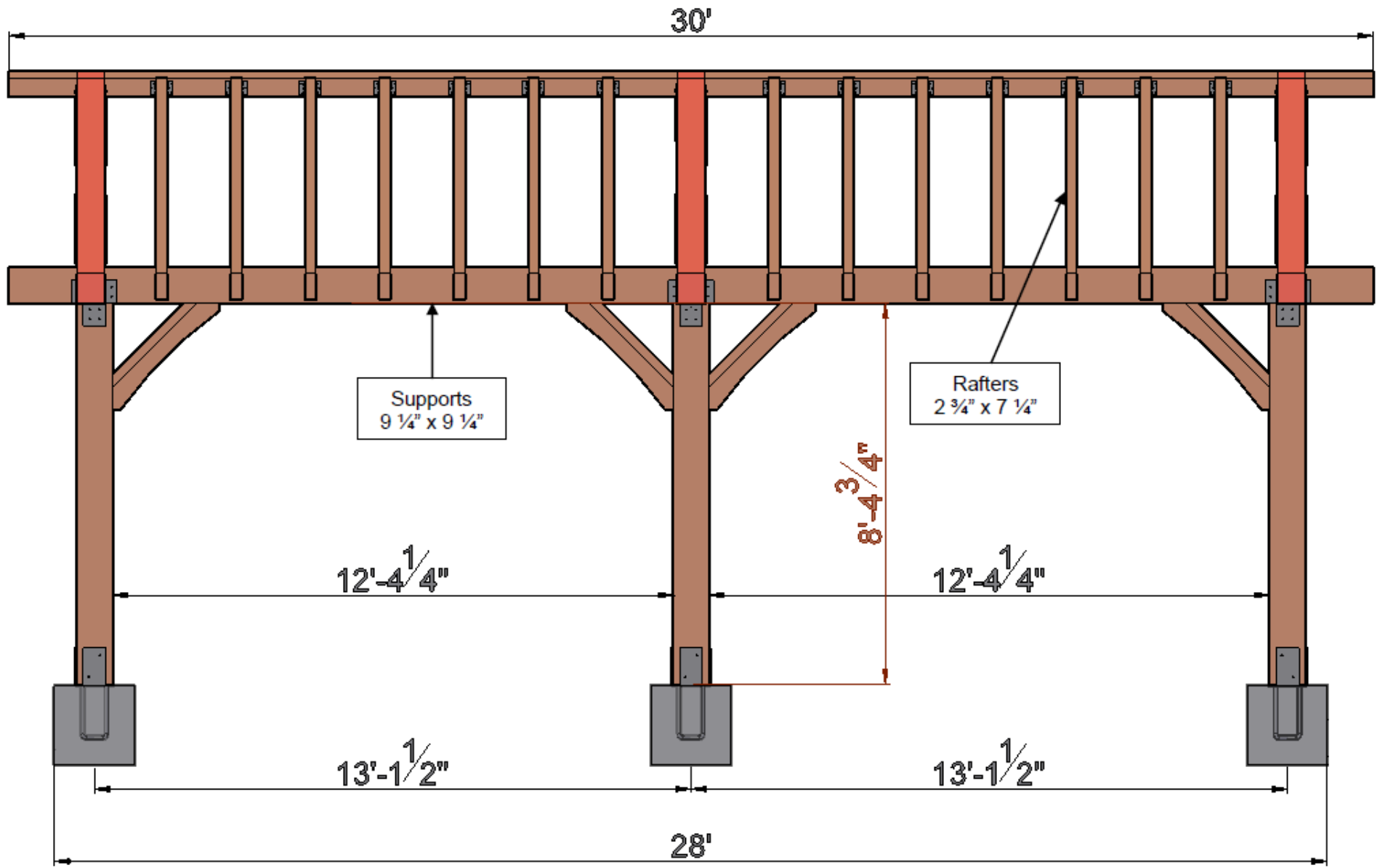


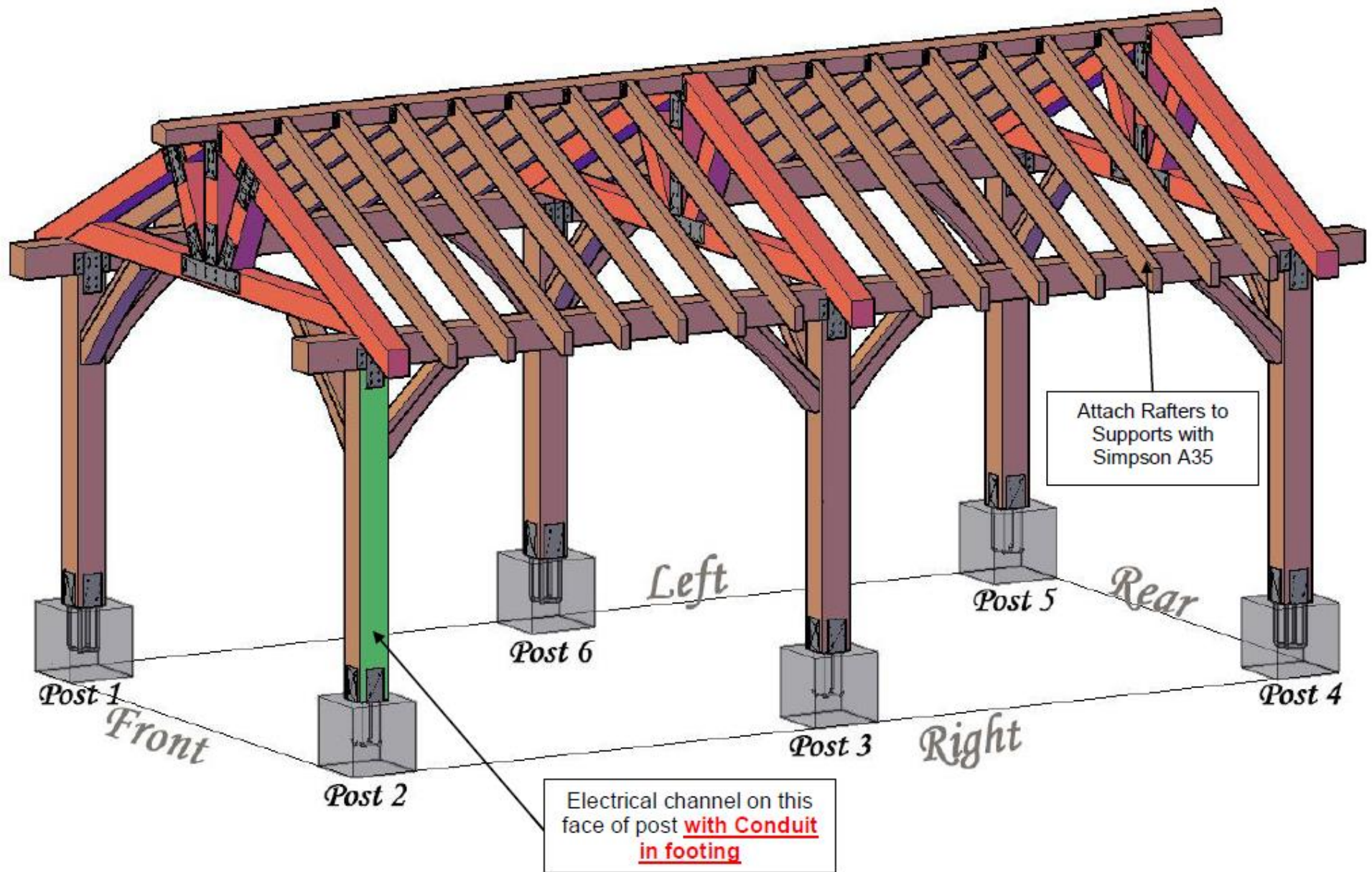


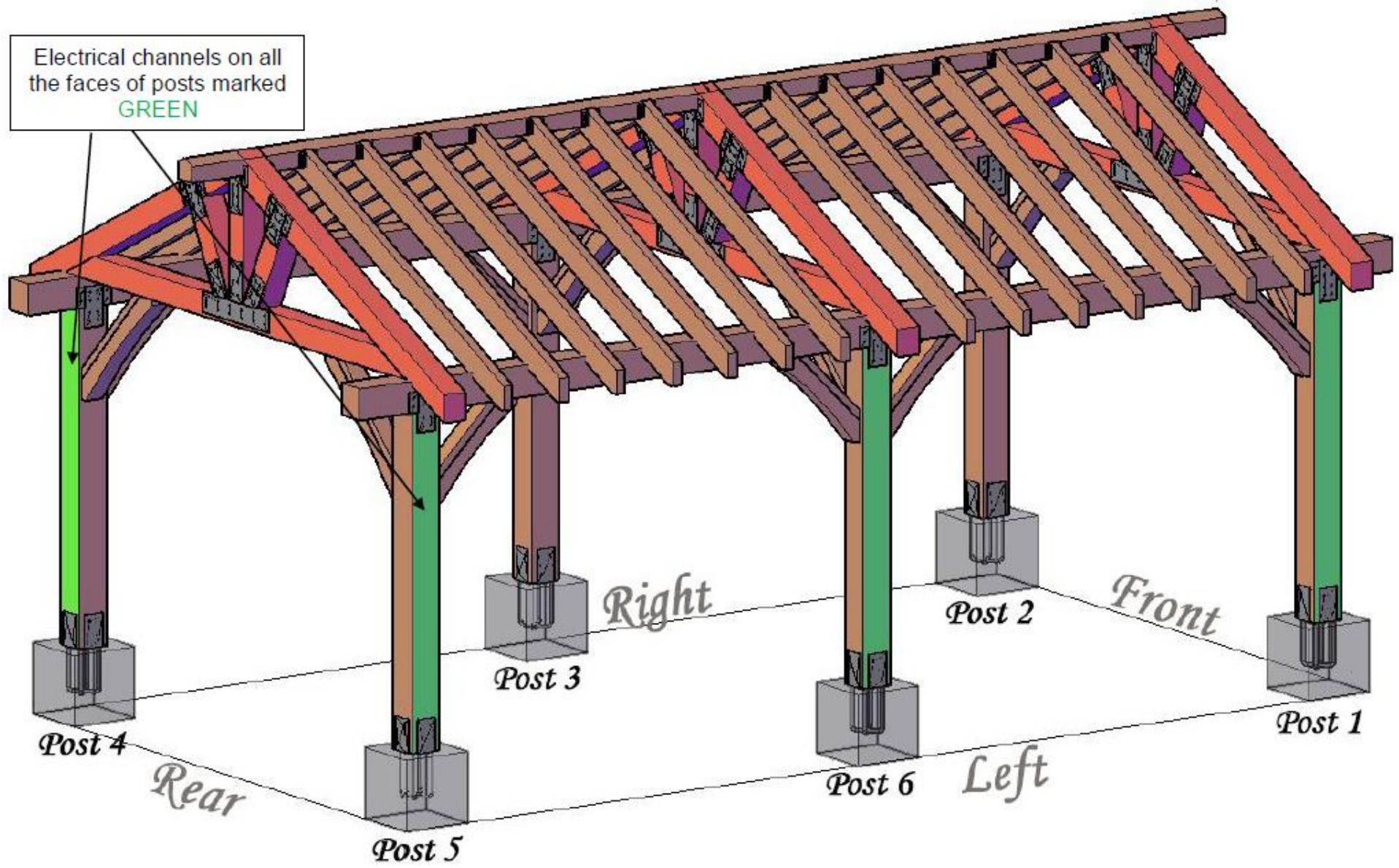






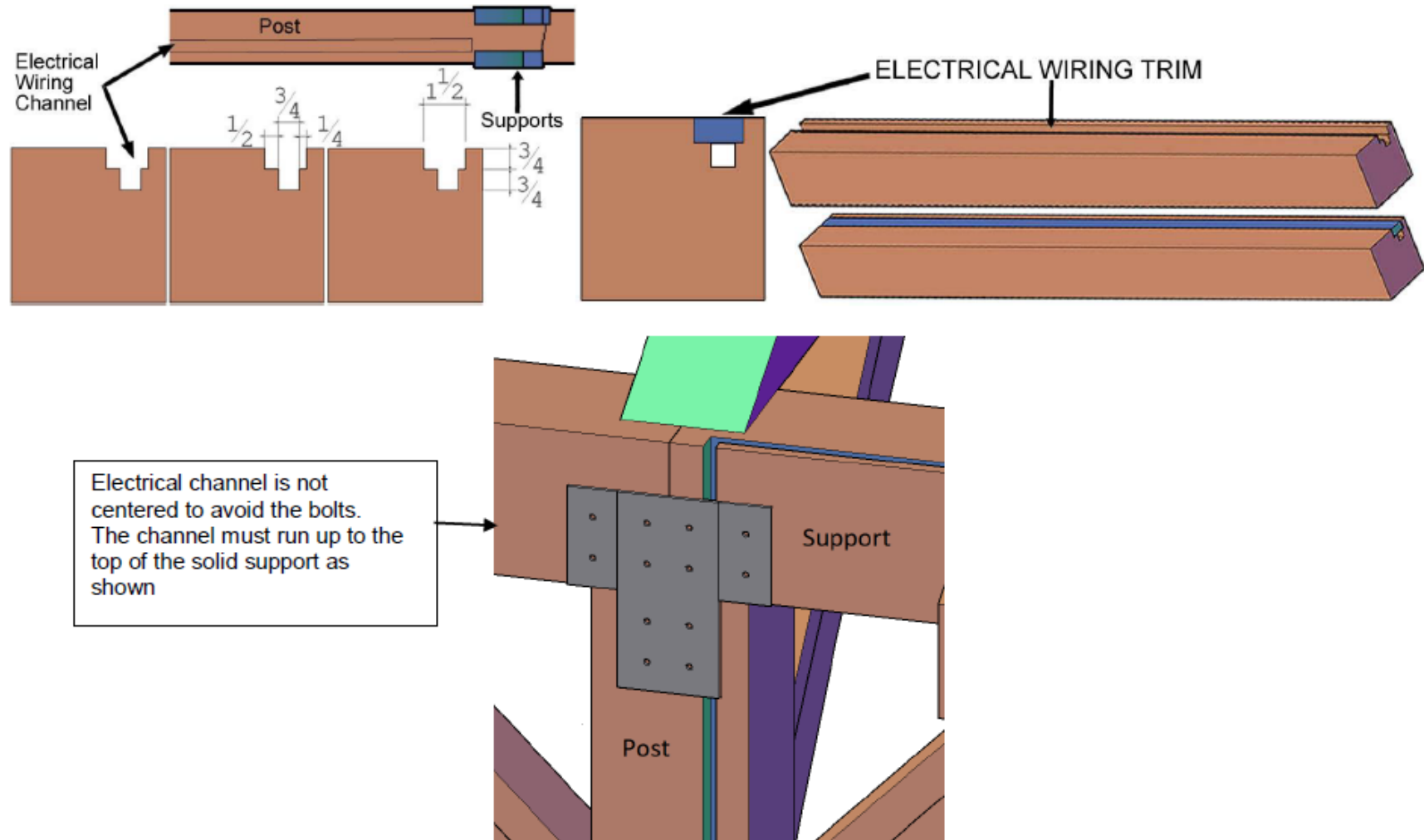


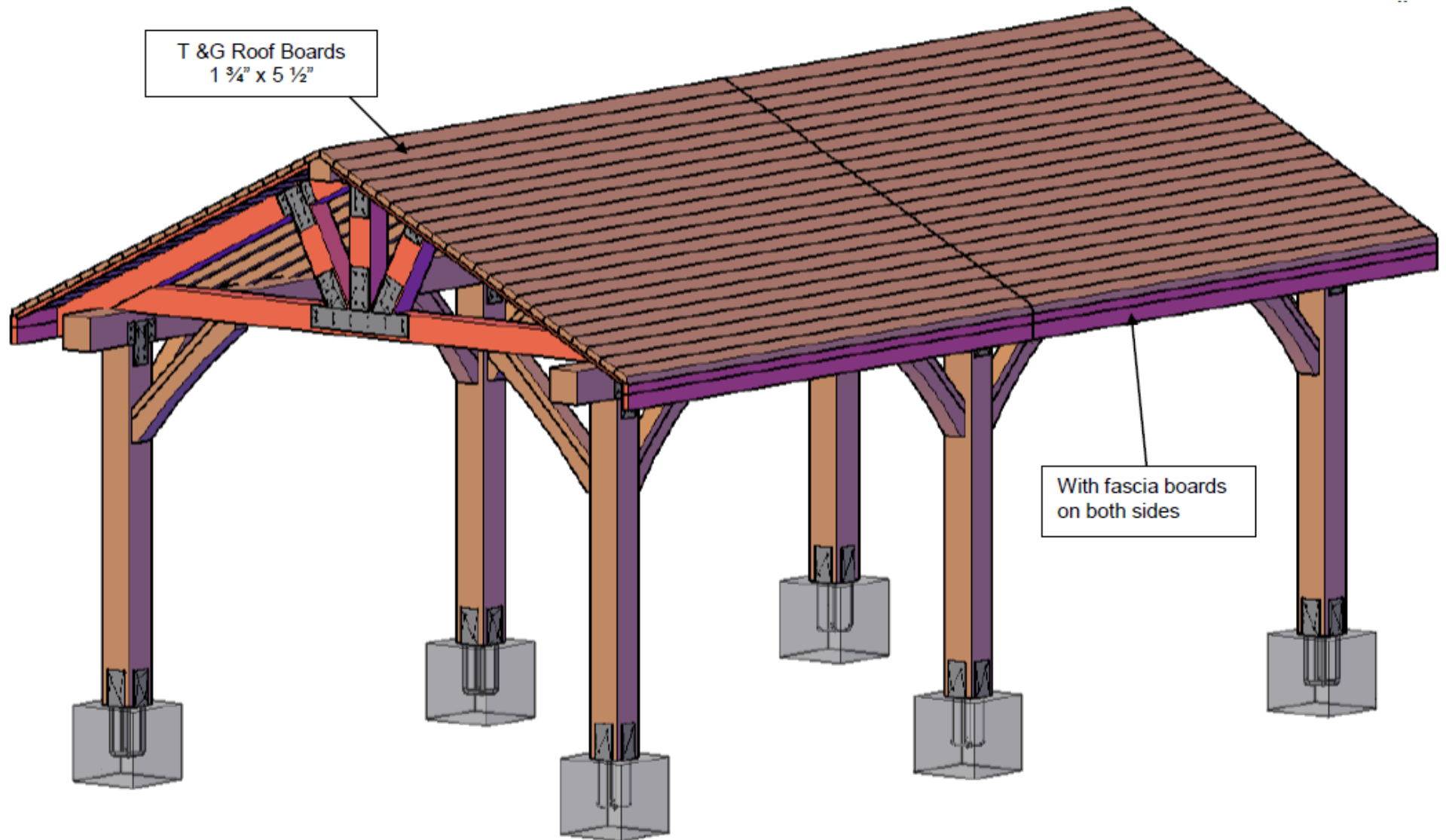




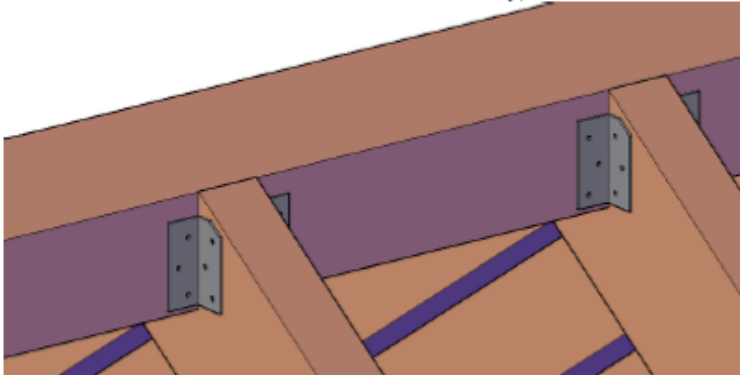
Electrical Wiring Trim Kit

If you plan to run wiring to add lights or a fan or two to your Pergola, we can add a cutout to your timbers and add a trim piece that will hide the electrical wiring beneath it (see drawings). It is attached with finish nails for a smooth finish.

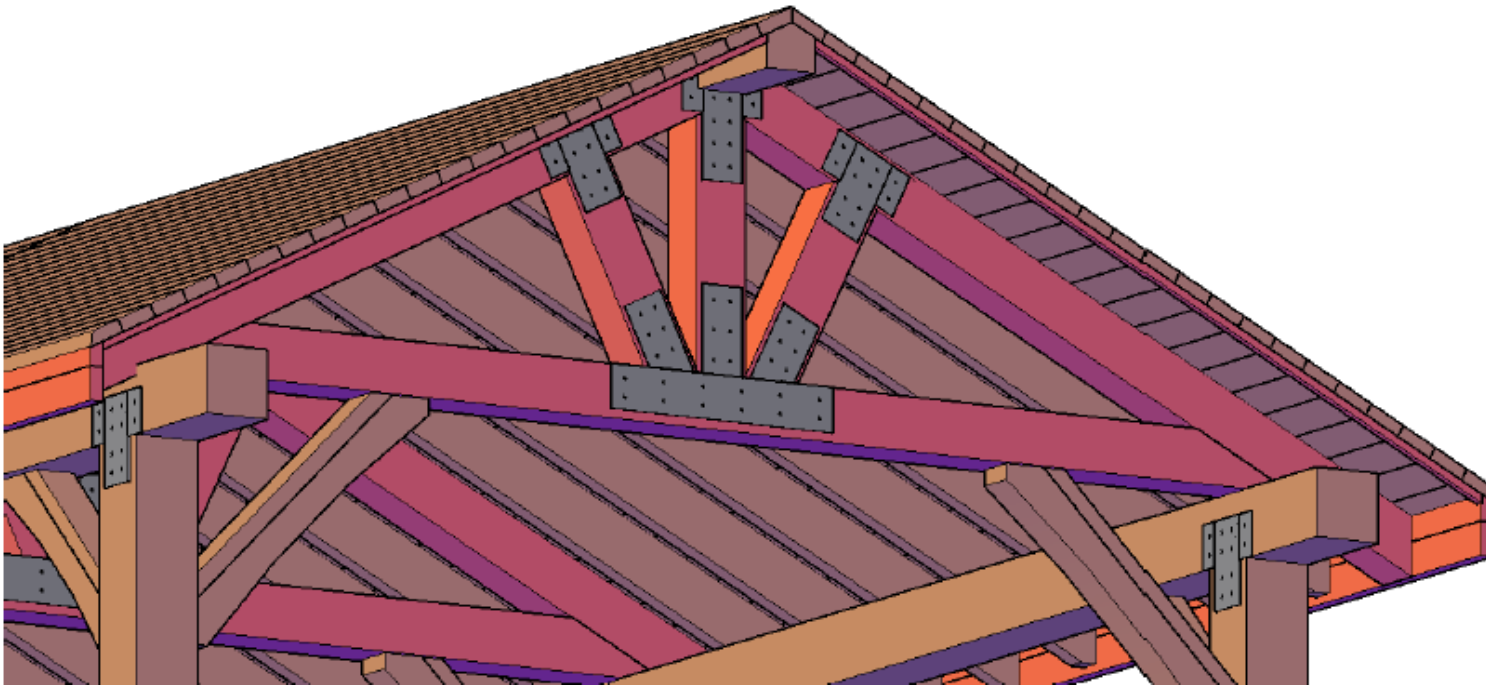




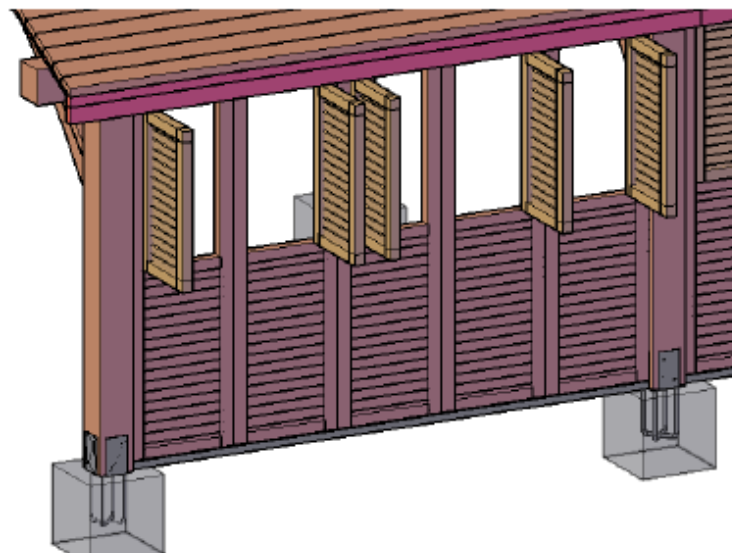
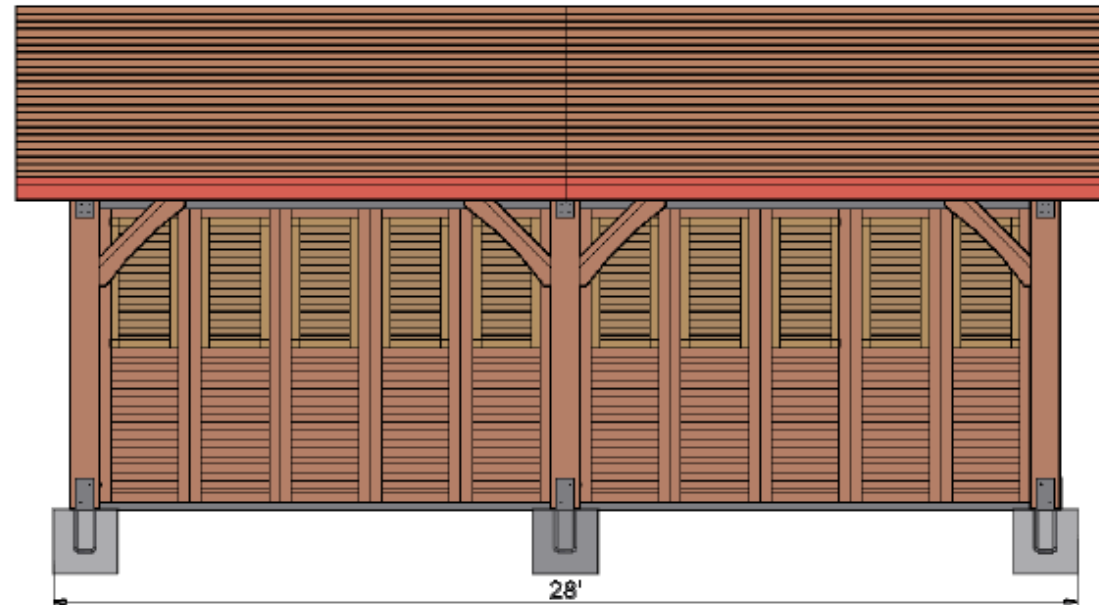
Custom Joists to attach Rafters to Ridge Beam



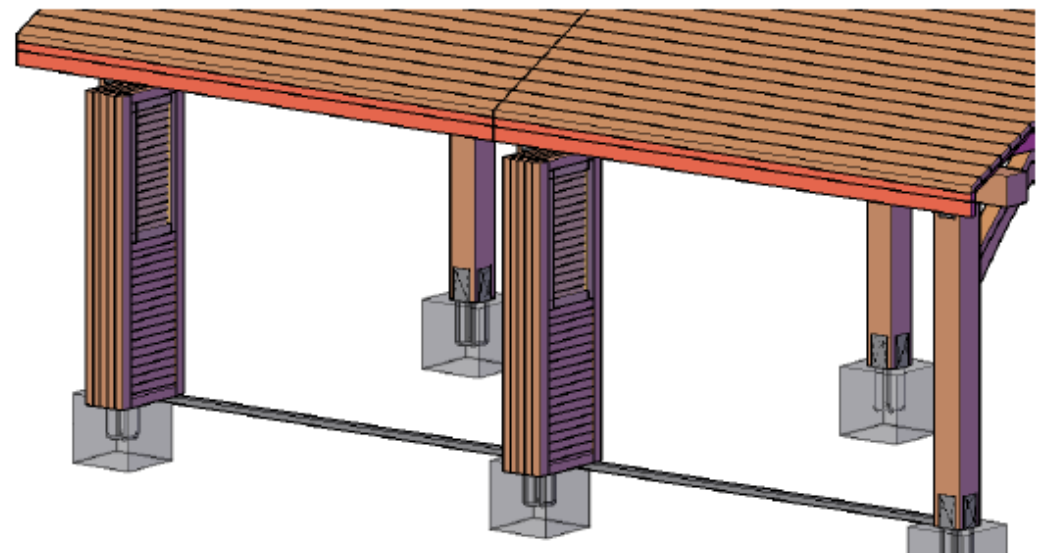
¼" Thick metal plaques detail:



SHUTTERS: On one 30' side, and open accordion style as Jose Gil's order:



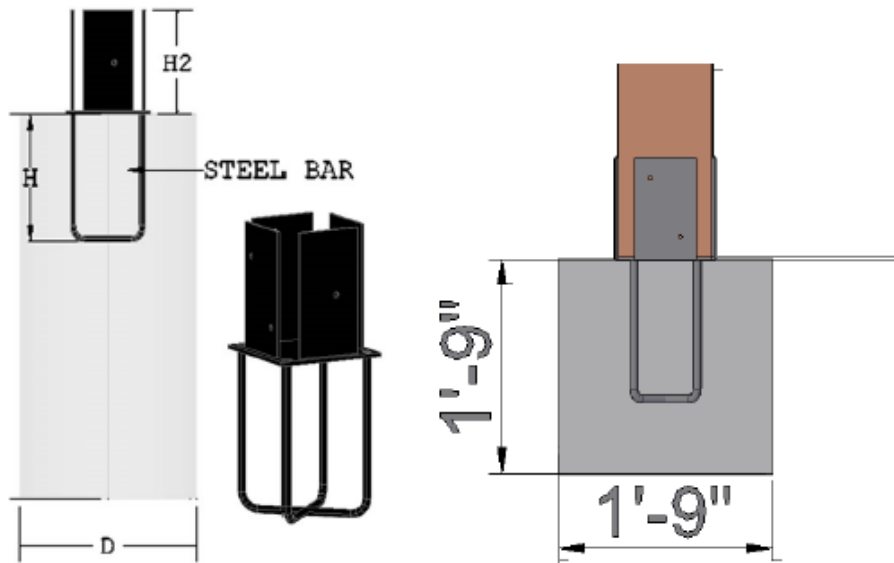
The Thick Timber Toledo Wood Pavilions



Custom Drawings

Gale-Wind Anchor Kit

Will be adding a flagstone patio after installation Please place gale wind anchors 2 inches above concrete footings to allow flagstone to be placed above concrete footing to butt up against the posts. Set footing top 2" below grade.



Anchorage Table 1

Posts	Steel Bar Diameter	D	H	Base Steel Gauge	H2
3 3/4" x 3 3/4"	1/2	10"	8"	3/16"	6"
5 1/2" x 5 1/2"	1/2"	14"	10"	3/16"	8"
7 1/4" x 7 1/4"	5/8"	16"	12"	1/4"	8"
9 1/4" x 9 1/4"	5/8"	18"	14"	1/4"	10"
11 1/4" x 11 1/4"	5/8"	20"	16"	1/4"	10"