

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

April 10, 2020



APPLICATION NUMBER - NAME
 #2020-015– Brynwood Golf Course Site Plan,
 Wetlands Permit, Tree Removal Permit, and
 Steep Slopes Permit Amendments

SBL
 101.02-1-28.1

MEETING DATE
 April 13, 2020

PROPERTY ADDRESS/LOCATION
 568 Bedford Road

BRIEF SUMMARY OF REQUEST

The project obtained Site Plan Approval from the Planning Board for the full scope (Phase B) golf course improvements on 03/07/2016. At this time, the applicant would like to pursue Amended Site Plan Approval for a reduced scope (Phase A) of golf course improvements which significantly reduces the work area (from 72.90 acres to approximately 9.80 acres) and subsequent environmental impacts. Improvements now focus on select tees, bunkers & greens along with limited work to fairways and the driving range. There is reduced tree removal and Town-regulated wetland buffer disturbance associated with this proposal. In addition, the applicant would like to preserve the previously granted approval for the full build (Phase B) golf course improvement as part of this Amended Site Plan application in order to reserve the right to implement the full scope improvements at its discretion in the future.



PENDING ACTION: ☒ Plan Review ☐ Town Board Referral ☐ Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-2A & GCCFO	Golf Course	Education and Residential	Improvements to golf course	130 acres

PROPERTY HISTORY

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.

COMPATIBILITY with the COMPREHENSIVE PLAN**Preservation of Existing Privately Owned Open Spaces**

North Castle contains several privately owned large open space areas, including golf courses, membership clubs and research institutions, which contribute to its natural and scenic character. Although there are no significant changes expected with these properties, the Town should closely monitor their status and take advantage of opportunities to preserve them, either through acquisition or public-private partnership, when possible.

STAFF RECOMMENDATIONS

1. The Applicant should be directed to address all outstanding staff and consultant's comments.
2. The Planning Board will need to determine whether the project is compatible with the Comprehensive Plan.

<u>Procedural Comments</u>	<u>Staff Notes</u>
<p>1.A Public Hearing for the proposed site plan and wetlands permit application will need to be scheduled.</p> <p>2.The Proposed Action would be classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA).</p> <p>3.Pursuant to Section 340-5.B of the Town Code, the Conservation Board is required to review the proposed wetland application and, within 45 days of receipt thereof, file a written report and its recommendation concerning the application with the Planning Board. Such report is required to evaluate the proposed regulated activity in terms of the findings, intent and standards of Chapter 340.</p> <p>4.The application for site plan approval requires referral to the Westchester County Planning Board pursuant to § 239-m of New York State General Municipal Law (GML). This referral is required because the subject site is located within 500 feet of NY Route 22.</p> <p>5.The Planning Board may wish to schedule a site walk.</p> <p>6.The Applicant may need to obtain a flood development permit from the Building Department.</p>	
<p><u>General Comments</u></p> <p>1. Clearly the proposed action has significantly less impacts as compared to the previously approved golf course reconstruction plan. However, it is recommended that the applicant prepare a matrix that quantifies environmental impacts of the previously approved plan with the proposed phase (area of disturbance, tree removal, steep slope disturbance, wetland disturbance).</p> <p>2. The site plan depicts 8,936 square feet of Town-regulated steep slope disturbance.</p> <p>3. The site plan depicts 76,670 square feet of Town-regulated wetland buffer disturbance. The Planning Board and Conservation Board will need to review the proposed amount of disturbance and decide upon an appropriate mitigation plan. Of particular note, the Applicant should distinguish between proposed disturbance of previously disturbed areas vs. proposed disturbance of undisturbed land.</p> <p>4. The site plan depicts the removal of 37 Town-regulated trees in addition the 68 trees recently approved.</p>	<p>The Planning Board will need to determine whether the proposed amount of Town-regulated steep slope disturbance is acceptable.</p> <p>The Planning Board will need to determine whether the proposed amount of Town-regulated wetland buffer disturbance is acceptable.</p> <p>The Planning Board will need to determine whether the proposed amount of Town-regulated tree removal is acceptable.</p>