


## MEMORANDUM

TO: North Castle Planning Board

CC: North Castle Conservation Board  
Adam Kaufman, AICP  
David Lombardi, P.E.  
Paul Sysak, R.L.A.  
Jeffrey Mendell, Summit Club Partners, LLC

FROM: Joseph M. Cermele, P.E., CFM   
Kellard Sessions Consulting  
Consulting Town Engineers

DATE: December 10, 2020

RE: Preliminary Subdivision & Site Development Plan Approval  
Summit Club at Armonk (a.k.a. Brynwood)  
568 & 570 Bedford Road  
Section 101.02, Block 1, Lot 28.1 & 28.2

As requested, Kellard Sessions Consulting has reviewed the plans and application submitted in conjunction with the above-referenced project. The applicant is proposing to develop Lot 2 of the two (2) lot subdivision previously approved for the Brynwood Country Club. As you know, the owner is currently redeveloping the golf course portion of the overall development, located on Lot 1, in accordance with a previously approved Site Plan. The proposed project includes six (6) 3-story and one (1) 2-story multi-family residential buildings with a total of 180 bedrooms within 73 housing units including forty-four (44), 2-bedroom, twenty four (24), 3-bedroom and five (5), 4-bedroom units. Each residential building has proposed at-grade parking in the front of the building and enclosed parking on the lower level with access from the side of the building. The plan also proposes an amenity building with associated parking, 14 tennis courts, a tennis pavilion and a gate house. Included in the application are temporary improvements, located on Lot 1, to support the golf course, including a temporary clubhouse trailer, tent, food truck, patio area and mobile restroom facility, all located within the existing parking lot to the south. Finally, a lot line adjustment is proposed as part of this application which will result in reducing the size of Lot 1 from  $\pm 129.9$  acres, under existing conditions, to  $\pm 127.3$  acres; while Lot 2 is increased from  $\pm 26.3$  acres to  $\pm 28.9$  acres. The  $\pm 156$  acre property is located in the One-Family Residence, R-2A, Golf Course Community Floating Overlay District (GCCFO).

**GENERAL COMMENTS**

1. The submitted residential site plan is considerably different than what was reviewed during the SEQRA process for this development and identified in the adopted Findings Statement, specifically as it relates to the residential building style, quantity and mass. We will defer to the comments provided by the Town Planner in this regard. The Planning Board and Architectural Review Board will need to consider whether the current design is appropriate for the site and consistent with the Adopted Findings Statement.
2. The plan proposes several tennis courts located within the required 100 foot landscape buffer. The plan will require modification to eliminate this condition.
3. The plan proposes a temporary club house trailer, tent, mobile bathroom facility, food truck and patio area to service the existing Golf Course. All of these improvements are proposed within the existing parking lot located on Lot 1. The applicant will need to provide floor plans, design of the various utility services (sewer, water, storm, electric, etc.), construction details, etc., associated with these improvements. An evaluation of the loss of parking associated with the development of the proposed facilities within the parking lot should also be provided. In addition, the plans shall include a phasing plan to clearly illustrate how these facilities are to be developed and appropriately accessed for safe use in the near future, as well as during construction of the residential development and amenities building in the future. A detailed construction sequence and phasing plan shall be developed for review. We would recommend that this plan be referred to the Fire Department for review of adequate emergency access.
4. This office has reviewed the submitted documents and find that the plans lack the details required to perform a complete and proper review of the project. We recommend that once the Planning Board has opined on the appropriateness of the proposed plan, and any resulting modifications are developed, that a fully engineered plan submission be provided for review. At a minimum, this office will require design and details for the following materials and information, and an any updates as it relates to regulatory agency approval, to demonstrate compliance with applicable Town Code, Westchester County Department of Health (WCHD), New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Transportation (NYSDOT) Regulatory Agencies, as follows:
  - Floor plans and utility requirements for the proposed gate house and tennis pavilion;
  - Zoning setbacks illustrated and dimensioned on the Site Plan;
  - Stormwater Pollution Prevention Plan (SWPPP), as required for compliance with the NYSDEC Stormwater General Permit, GP-0-20-001, for Stormwater Discharge from Construction Activity;
  - WCHD and NYSDEC Approval for the expansion to the existing wastewater treatment plant;



- Development of the required water supply to serve the project and WCHD review and approval of same. We note that the applicant recently appeared before the Town Board to request approval to investigate water supply wells on Willow Pond Lane because the investigation at the Windmill Well field did not yield favorable results;
- WCHD Approval for the proposed public water main extension and public sanitary sewer;
- NYSDOT Highway Work Permit and Access Permit for the driveway connection to New York State Route 22;
- Traffic and parking signage, pavement markings and parking plans;
- Sanitary sewer, water and stormwater conveyance/collection profiles;
- Proposed roadway vertical and horizontal geometry and profiles;
- Fire and emergency access vehicle maneuverability plan;
- Demolition and Removals plan;
- Tree removal/tree protection plan;
- Erosion and Sediment Control plan;
- Construction sequencing and phasing plan;
- Stormwater management system design and details;
- Retaining wall elevations, design and details;
- Landscaping and screening plan;
- Site lighting plan
- Soil testing (deep and percolation) to be witnessed by this office.

Once a complete application is submitted, Kellard Sessions Consulting would be pleased to provide a thorough review of the project.

As additional information becomes available, we will continue our review. It is noted that an itemized response to all comments will facilitate completeness and efficiency of review.

**PLANS REVIEWED, PREPARED JMC, DATED NOVEMBER 23, 2020:**

- Cover Sheet (C-000)
- Overall Existing Conditions Map (C-010)
- Existing Conditions Map (South) (C-011)
- Existing Conditions Map (North) (C-012)
- Site Layout Plan (South) (C-100)
- Site Layout Plan (North) (C-101)
- Grading Plan (South) (C-200)
- Grading Plan North (C-201)
- Site Preliminary Utilities Plan (South) (C-300)
- Site Preliminary Utilities Plan (North) (C-301)
- Construction Details (C-900, C-901, C-902, C-903)

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- Integrated Plot Plan (IPP-1)
- Preliminary Subdivision Plat (PSP-1)

JMC/DC

[https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2020-12-10\\_NCPB\\_Summit Club - 568 & 570 Bedford Rd\\_Review Memo.docx](https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2020-12-10_NCPB_Summit Club - 568 & 570 Bedford Rd_Review Memo.docx)