

**To:** Mayor Steven A. Vescio and the Village Board of Trustees

**From:** Sarah K. Yackel, AICP, Principal

**Subject:** Trump National Golf Club – Application for Amended Special Permit

**Date:** November 14, 2024

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As requested, we have reviewed the Application for Amended Special Permit approval submitted by Trump National Golf Course (the “Applicant”) to install a new 2,138 square foot single-story prefabricated storage building and drill and construct up to seven additional irrigation test wells (the “Project”) on their property located at 100 Shadow Tree Lane within the R40B Zoning District in the Village of Briarcliff Manor, NY (the “Project Site”). The new building would be constructed in an existing paved area adjacent to the tennis courts and would be used for equipment and supply storage by the maintenance staff. The seven proposed test well locations are located within existing maintained areas of the golf course and would be used to replenish the Irrigation Pond and reduce the use of purchased municipal water as an irrigation source. Several of the test wells are located in designated wetland buffer areas and areas with steep slopes between 15% - 25%. The BOT will refer the special permit application to the Planning Board for review and recommendation. The Applicant will also apply to the Planning Board for site plan review, a steep slopes permit, and a wetlands permit.

In support of its application, the Applicant has submitted the following documents and plans:

1. Cover letter prepared by Weston & Sampson, PE, LS, LA, PC dated October 31, 2024
2. Board of Trustees Special Use Permit Application dated October 31, 2024;
3. Code of Ethics, dated October 31, 2024;
4. Existing Special Permit Approval, dated May 18, 2011;
5. Property Boundary Survey Prepared by J.W. Delano Surveying Consultants (2 Sheets), dated November 9, 2015;
6. Proposed Building Design Plans prepared by Dimovski Architecture (3 sheets), dated March, 28, 2017, revised October 28, 2024;
7. Stormwater Pollution Prevention Plan for Proposed Building Prepared by Arben Corporation, dated October 28, 2024;
8. Stormwater Pollution Prevention Plan for Proposed Irrigation Test Wells (7 Sheets) prepared by Weston & Sampson Engineers, Inc., dated October 30, 2024;
9. Wetland Permit Report Prepared by KSCJ Consulting, dated October 31, 2024; and
10. Letter from Trump National Golf Club General manager dated October 25, 2024.

**Review Comments:**

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Special Permit Application: The Applicant is seeking an amendment to its existing special permit, which was last amended by resolution dated May 18, 2011. The Golf Club operates as a special permit use within a residential district as regulated under Village Code Chapter 220-6J.(6). Further, the Club currently meets the requirements for special uses within a residential district, as set forth in §220-J.a.-e, except for the required 100-foot setback requirement for the front yard setback (90.3 provide; 100 feet required). This is an existing non-conformity which will not increase because of the proposed project. The proposed storage building is located approximately 162 feet from the property line. Further, the Application is subject to the conditions set forth in Village Code Chapter 220-6D, as outlined below:

*Chapter 220-6.D. Required application submissions.*

**(1)** *A plan for the proposed development of a site for a permitted special use shall be submitted with an application for a special permit. The plan shall be drawn to some convenient scale, and shall show the location of all buildings, parking areas, traffic access and circulation drives, open spaces, landscaping, topography, special features, and any other pertinent information, including such information about neighboring properties as may be necessary to determine and provide for the enforcement of this Zoning Chapter.*

- The Applicant has submitted a Site Plan showing the portion of the Project Site located north of Pine Road. The site plan does not include the two southern sections of the Project Site. The Site Plan only shows the portion of the project related to the proposed storage building and does not include the seven (7) test wells proposed to be located on the southern sections of the Golf Club site.
- One combined site plan showing the entire project Site and all the all the project components should be provided. We understand that the Applicant may seek separate site plan approvals from the Planning Board for the two component parts, but for purposes of the special permit application, one combined site plan should be provided. Additional sheets showing the component details should be provided as appropriate.

**(2)** *A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Chapter 184, Article I, Stormwater Management and Erosion and Sediment Control, shall be required for any special permit approval that qualifies or authorizes a land development activity as defined in Chapter 184, Article I. The SWPPP shall meet the performance and design criteria and standards in Chapter 184, Article I. The approved special permit shall be consistent with the provisions of*

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*Chapter 184, Article I.*

- The Applicant submitted SWPPPs for the two project components.
- The SWPPPs are being reviewed by the Village Engineer and Village engineering consultant.

**(3)** *A marketing study shall be provided demonstrating that a viable and robust market exists for the proposed use.*

- The Golf Club is an existing use; the storage building, and test wells will help with the continued viability of the use. The Club General Manager submitted a letter stating the continuing vitality of the Golf Club.

**(4)** *An infrastructure and utility study shall be provided demonstrating that the infrastructural and utility network serving the site is in good working order, and that adequate capacities exist to support the proposed use. This study shall include an Inflow and Infiltration (I&I) analysis and shall document how I&I will be reduced by a 3:1 ratio, either on or in the immediately vicinity of the site, or elsewhere in the Village.*

- The Applicant submitted a memorandum including an Infrastructure and Utilities narrative.
- The proposed new building would not be connected to municipal water or sewer and the proposed wells are to reduce demand for municipal water.
- The proposed building would be located upon an existing impervious surface so won't be increasing stormwater runoff from the site. Drainage from the roof will be routed to an existing catch basin. The applicant submitted SWPPPs for both project components to address any issues related to stormwater. See review memo from the Village Engineering Consultant, DTS Provident.

**(5)** *A traffic study shall be provided documenting existing traffic operating conditions in the vicinity of the site, potential traffic related impacts of the proposed use, and necessary mitigation measures. This study shall include measures to enhance public transit to and from the site.*

- The Applicant has submitted a traffic impact narrative and concludes that the proposed project will not have any impacts. See review memo from the Village Engineering Consultant, DTS Provident.

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**(6)** *A municipal service impact study shall be provided documenting impacts of the proposed use on municipal services.*

- As detailed in the letter from the Club General Manager, neither the proposed storage building nor proposed irrigation wells will impact the local fire, police or EMS services. The Club's security logs indicate minimal assistance from these services of the past year, which is expected to continue following construction of the building and installation of the wells. The project will not result in any additional population or visitors to the Club.

**(7)** *An educational resources impact study shall be provided documenting impacts of the proposed use on local public schools.*

- The proposed project is not a residential project and will have no impact on the Village's educational resources.

**(8)** *A fiscal impact analysis shall be provided showing the likely assessed revenue flowing to the municipality from the proposed development, compared with the public services and infrastructure costs of the proposed development to be borne by the municipality. Any proposed use shall not negatively impact the financial stability of the Village, or impacted Village school districts, by reducing the anticipated ten-year tax revenue that would likely be generated by the proposed use when compared to the likely alternative of rejecting the proposed use.*

- The Applicant submitted a fiscal impact narrative and concluded that neither the proposed wells nor proposed building will have a fiscal impact to the Village. The narrative goes on to state that the addition of the storage building would have a positive value to the Village in the form of increased tax payments. Can the Applicant provide an estimate of the increased tax revenue to the Village from the proposed building?

### Planning Board Approvals:

**Site Plan** – the Applicant has asked that the Planning Board separate the project into its two component parts for site plan review – the proposed prefabricated storage building and the seven test wells – given the differences in the scope and scale of the two projects. As long as the Special Permit covers both

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component parts, we don't see any problem with the Planning Board reviewing the two project components individually.

**Wetlands** – the cover letter indicates that four of the wells will be drilled within the buffer area of a delineated wetland boundary. A permit from the Planning Board is required for work within a Village-delineated wetland area. The Village's wetlands consultant will provide comments under separate cover.

**Steep Slopes** – As noted in the Application, two of the proposed test wells are located in areas with mapped steep slopes ranging between 15% - 25%. The Village Engineer and engineering consultant will provide comments on the steep slopes-related issues under separate cover.

SEQR: The Proposed Action is classified as an Unlisted Action under SEQR. However, since the proposed project also requires Site Plan Approval from the Planning Board and permits from the Westchester County Department of Health, New York State Department of Environmental Conservation (NYSDEC), the Board should undergo a coordinated review under SEQR. This will require the Board to declare their intent to serve as lead agency for the SEQR review and circulate a Notice of Intent to all Involved Agencies for a period of 30-days. We note that the Applicant did not submit an Environmental Assessment Form (EAF) for the project. The Applicant should submit a Short EAF to enable the Board of Trustees to declare its Intent to be Lead Agency for the project and to circulate a Notice of Intent to be Lead Agency to the Planning Board, Westchester County and NYSDEC.

CC: Joshua Ringel, Village Manager  
Christine Dennett, Village Clerk/Assistant Village Manager  
Kevin Leddy, Village Engineer  
Josh Subin, Village Attorney