

Topic:	Zoning; Environmental Compliance; Drinking Water Protection & Conservation; Transportation & Land Use Planning; Pesticide Management; Accessory Uses
Resource Type:	Regulations
State:	New York
Jurisdiction Type:	Municipal
Municipality:	Town of Blooming Grove
Year (adopted, written, etc.):	1999
Community Type – applicable to:	Suburban; Rural
Title:	Town of Blooming Grove Golf & Country Club Ordinance
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Abstract

In 235-25 of the Town Code for the Town of Blooming Grove, the town creates the Golf and Country Club ordinance which sets forth supplementary requirements pertaining to bulk controls, site requirements, parking requirements, buffers, existing buildings, nuisance, clearance of woodlands, turf management and water quality assurances. The ordinance also requires approval by the Town Board for special events and permitted accessory uses.

Resource

Town of Blooming Grove NY Golf and Country Clubs
Code of the Town of Blooming Grove NY
Chapter 235: Zoning
General Code
Note: integrated pest management; water protections

§ 235-35. Golf and country clubs. [Amended 5-10-1999 by L.L. No. 4-1999]

Golf or country clubs are subject to compliance with the following supplementary requirements:

- A. Bulk controls. Notwithstanding any inconsistent provision herein, the following supplementary requirements shall apply:
- (1) Minimum lot size: 100 acres. [Amended 12-27-2005 by L.L. No. 7-2005]
 - (2) Minimum number of holes for golf course: nine. [Amended 12-27-2005 by L.L. No. 7-2005]
 - (3) Minimum distance to external property lines:

- (a) Buildings: 100 feet (except guard houses and entrance shelters).
- (b) Parking lots: 50 feet (may be reduced to 25 feet if adjacent to nonresidential zoning district).
- (c) Center lines of any golf tee, fairway or green: 100 feet.
- (d) Other recreational uses: 100 feet.

- (4) Maximum impervious surface: 15%.
- (5) Maximum gross floor area of all buildings: 200,000 square feet.
- (6) Maximum height of buildings: 2 1/2 stories or 35 feet.

B. Site requirements. In addition to any other site requirements of this chapter or as may be required by the Planning Board, the Board shall be satisfied that the application achieves the following:

- (1) The integration of the proposed golf or country club with the existing development and land uses adjacent to the site, including safe locations for golf holes (tees, holes and greens) and practice areas, as related to adjacent roads, development and other neighboring site improvements.
- (2) Where a golf course is adjacent to, contains or is within floodplains, open water, waterway corridors, hiking trails, flyways and associated buffers, linkages and conservation areas, the applicant may be required to provide and maintain an adequately designed walking/trail easement within the property open to the public in furtherance of the Town's goal of preserving open spaces for public use and benefit. Such easement shall be located such that it does not interfere with play and shall be appropriately isolated from the general operation of the golf course. In the site plan approval process, consideration shall be given to providing access to any walking/trail easements.
- (3) Assurances that the necessary infrastructure and utilities, including sanitary disposal system, potable water, and irrigation water, are available. The provision of infrastructure and utilities shall not have a detrimental effect on groundwater or surface water resources.
- (4) The golf or country club shall have two safe and adequate access points from one or more public roads. One of the two accesses may be provided only for emergency access. The two means of access shall be connected internally and may be achieved by use of a stabilized surface sufficient to allow passage by emergency vehicles.
- (5) Adequate provisions shall be made for solid waste collection and storage. All solid waste storage facilities shall be adequately screened and buffered.
- (6) All lighting shall be designed to be directed downward and to avoid glare and spill over on adjacent properties. The maximum height of lighting stanchions shall not exceed 20 feet.
- (7) One identification sign not exceeding 40 square feet shall be permitted at the entrance to the golf course. All other signs shall be directional signs and shall not exceed 4 square feet. All signs, including size, location, materials and design, are subject to approval as part of site plan approval.

(8) Amplifier systems shall be designed and used such that no more sound shall carry beyond the property lines than would be inherent in the ordinary residential use of the property.

C. Parking requirements. The number of parking spaces shall be as required for the golf and country club and for accessory uses. The Planning Board may reduce the parking requirements, provided that the club facilities are so laid out that there are lawn areas available to accommodate temporary overflow parking.

D. Buffers.

(1) A minimum buffer of thirty-five-foot width, consisting of planted materials, trees, berms, fences or combinations of the above, shall be located between buildings, parking, recreation facilities and the exterior property line to shield and block such buildings, parking and recreational uses.

(2) A vegetative buffer area shall be maintained between any turf area which is to be chemically treated and any nonintermittent stream. The buffer area shall be of sufficient size and design to protect the stream from chemicals carried by stormwater runoff.

E. Existing buildings. The Planning Board may permit the use of any existing building which meets the yard requirements of this chapter for club purposes, provided that the club meets all other standards and requirements of this chapter.

F. Nuisance. No club shall be operated so as to create a nuisance to surrounding properties. The Planning Board may require such facilities as are necessary to protect neighbors from any nuisances or hazards which would be inherent in or may be caused by operation of the club.

G. Clearance of woodlands. The course shall be designed, to the extent possible, to preserve existing woodlands and wooded corridors. Clearance of mature woods shall not exceed 50% of the total acreage of land within the tract.

H. Turf management and water quality assurances.

(1) As part of the application for site plan approval, the applicant shall submit an integrated turf management plan and an integrated pesticide and pest management plan specific to the operation and maintenance of the proposed golf course. These plans shall be prepared in accordance with guidelines established by federal or state agencies and shall also take into account guidelines promulgated by the United States Golf Association. These plans shall include best management practices (BMP's) to prevent or minimize any adverse impacts of chemical applications on the groundwater and surface water resources.

(2) Assurances shall be provided that any adverse impacts on groundwater or surface water quality resulting from the golf course will be mitigated by the owner. The applicant shall provide for the monitoring of water quality of the groundwater

and surface water resources. The monitoring program, including the timing and frequency of testing and the identification of chemical parameters to be tested, shall be established at the time the integrated turf management plan and integrated pesticide and pest management plan are approved as part of the conditional use application. The monitoring program shall be consistent with the guidelines established for monitoring plans by federal or state agencies. The results and findings of any water quality monitoring shall be submitted by the owner to the Town for information purposes. The Town may require the owner to post a performance/maintenance guaranty to assure proper testing, monitoring, control and remediation.

I. Special events. Special events, such as tournaments, are subject to approval by the Town Board. There shall be written assurances by the property owner and event sponsor/organizer that adequate provisions will be made by the golf course to handle the crowd generated by such an event and to satisfactorily mitigate off-site impacts, including traffic management, transportation services, parking, trash removal and waste disposal, security and safety and sanitary effluent treatment. The golf course may be required to post a performance guaranty for these purposes. All local applications and permits for events or assemblies shall be made and obtained prior to the event.

J. Permitted accessory uses. The following uses shall be permitted as accessory uses to a golf course or country club: clubhouses (including dining rooms, common rooms, pro shops, social rooms, kitchen and locker rooms), snack bar/refreshment stands, restaurants, residences for employees engaged in the maintenance and operation of the golf club facility, putting greens, practice range, cart paths, parking lots, maintenance facility/garage, cart storage facility, water supply impoundments/hazards, tennis and other game courts, swimming pools, conference centers, banquet facilities, hotels, inns, and bed-and-breakfasts. [Amended 12-27-2005 by L.L. No. 7-2005]