



# FCWC

Federated Conservationists  
of Westchester County

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Federated Conservationists of Westchester County Statement on the North Castle  
development The Vue

For the Scoping Session for the EIS before the North Castle Town Board  
January 25, 2017

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FCWC is a coalition of individual and organizational members representing a significant number of Westchester County concerned environmentalists. Central to FCWC'S mission over the past 50 years is our work to protect the natural resources of Westchester County. We feel, therefore, the need to comment on the proposed development The Vue, because of its potential impacts on the Kensico Reservoir. As an environmental group, we would prefer no further development in the Kensico watershed as close to the reservoir as is proposed by The Vue. Because of the importance of this reservoir to New York City and to Westchester, the New York City Department of Environmental Protection and other state regulations controlling set backs and buffers in the watershed must be followed to the letter - and the spirit - of the law.

We would request that you require a separate section in the EIS on potential impacts on the Kensico watershed so that all of the potential impacts are thoroughly analyzed. The Vue proposal is large and just the number of trees that would have to be removed to accommodate it are of concern to us. We are concerned that the loss of acres of trees in such close proximity to the reservoir may reduce water quality and habitat functioning. Added to that is the fact that a sizable portion of the property has steep slopes. This, of course, makes any development of the property more difficult, since a major concern is keeping silt and sediment, as well as any type of pollution, for example toxic construction products, out of the reservoir. The soils must be more carefully analyzed than usual, as the impacts could be much more serious than on an ordinary subdivision. Proposed detention basins or underground stormwater facilities may not function adequately to protect the Reservoir. This would be a reason to reduce the footprint of the development to keep the building and disturbance far enough away from the steep slopes.

As the reservoir is so important to thousands of users, the applicant must show that the impacts caused by the development of this site **can** be avoided or mitigated. This must be shown definitively. The analysis of both surface and subsurface runoff to the Reservoir and adjacent regulated wetland must be both thorough and comprehensive. Thank you for considering our concerns in your scoping decision.

Sincerely,

Carole Griffiths, President of FCWC