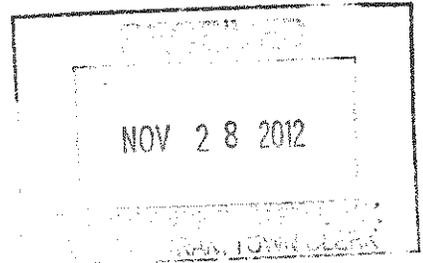


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November 28, 2012

Town Board
Town of North Castle
15 Bedford Road
Armonk, NY 10504

Re: Brynwood Project Scoping Process and Document

Dear Madame and Messieurs:

In my comments before you on Monday, November 26 at the Hergenhan Center during the initial scoping session for the Brynwood project, I asked that questions about potential health hazards to students at Coman Hill School during the various phases of construction be addressed and that proposed precautions be part of the SEQRA review.

To repeat, my request is that the DEIS include in its review the following:

1. The negative effects that construction will have on the school children during construction of each of the project's three phases, namely the golf course, the club house and the proposed housing units;
2. The effects that construction, as cited above, will have on those particular students and adults who have respiratory and other health concerns, specifically when they are both outside the building and inside it, with particular emphasis on the building's interior air circulation system;
3. A full study of the school's atmospheric engineering as it relates to the pollutants and other contaminants that will be generated by the construction, including pollutants that will come from years of pesticides on the golf course that will be disturbed as well as dust and other air-borne contaminants generated in the construction process and found in the construction materials;
4. A detailed study that indicates Brynwood's extensive research of the issue, addressing, among other factors, scientific, legal, environment and social concerns and citing precedents; and
5. A detailed plan that specifies actions Brynwood will take to mitigate the adverse impacts of this disturbance.

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Upon reflection, I found that my request seemed so basic. It seemed that such a notation about the effects construction would have on a neighboring school would be among the categories on their scoping document. It seemed even odder to me, especially since those experts hired by the applicant whose job it is, I would presume, to anticipate such a criterion in the scoping process, would indicate it, if not from past experience, then from a close examination of this particular project. After all, Coman Hill School is the Brynwood Club's next door neighbor and there are court cases where construction has been curtailed and halted due to such health issues and concerns involving school children.

As naïve as I am about the scoping process, I did not think my question naïve, so I wondered why it wasn't part of the materials that were presented to you, the Town Board. Later, I was still bothered that this obvious question was not even enumerated in the Brynwood scoping document. Simply put, if I had thought of it, why hadn't they thought of it?

All of which got me to thinking: why didn't they?

This question then led to a series of other questions: why didn't they even address any issues at all involving the construction? If this group is not addressing this issue, is it because they are not planning to oversee the construction? If they are not planning to oversee construction and take this project to its conclusion, what are their intentions? Is the main intention then just to get the zoning changes and other approvals in place, particularly abundant water, and then to flip it?

These are viable questions to ask, especially the last one.

From my vantage point, only one person would benefit in such an instance which now gets into the issue and legality of spot zoning. However, I digress.

If Brynwood intends not to follow through with construction and to indeed flip it, I want the Town of North Castle and its residents to benefit. Therefore, I have a series of issues that I would like addressed in the Brynwood DEIS document, as follows:

1. A full engineering study of the Byram Lake aquifer from which Brynwood said it would get its water;
2. A full ecological study on the potable water available to Brynwood, independent of Water District No. 2;
3. A full study of the cost to Brynwood to develop its own water system, independent of Water District No. 2, including the costs of studies, reviews, licenses, construction, etc.;

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4. A full study of the cost to Brynwood if it were to become part of Water District No. 2;
5. An ecological study of the possible contamination of the Brynwood water table and/or aquifer due to 40 years of pesticides and chemicals to treat its golf course;
6. A release of existent studies by any and/or all previous owners of the current Brynwood property as to possible contamination of the site's water, ones that may be on file with the Town of North Castle, the County of Westchester, the State of New York, the United States government and/or in possession of the applicant; and
7. A disclosure of the partnerships of the applicant with other interested parties and investors, particularly Troon Golf; in particular, those sections of any agreements that indemnify them of any liability should the Brynwood project not achieve its desired aim.

All of which gets me back to my original question: since the construction aspect of the Brynwood project was not in the original scoping document, did they fail to include it because they had no intention of building the project and will look to flip it once all the approvals and improvements (such as access to Windmill's water) are in place?

Specifically, with that question in mind, I would like the DEIS document to also address the following points:

1. If the applicant is denied its request for a zoning change and/or is unable to achieve its objectives, how will Brynwood address the situation?
2. If the intention by Brynwood is to flip it, who or what are the prospective buyers? Is Brynwood already in such discussions about "alternatives"?
3. If Brynwood is built and then flipped, will all of the previous marketing efforts to potential over-55 residents now be targeted to young families with several children?
4. Will the golf course be sold separately so that further development can occur there as well?
5. What are the contingency plans in place if Brynwood is sold, rezoned or not?

In short, I think that the scoping document should reflect what Brynwood knows but hasn't revealed. That said, why don't I think that Brynwood would reveal anything of the kind even if it could?

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As I said at the outset, I am naïve about the scoping process; however, I don't believe that my questions are.

Respectfully submitted,

A handwritten signature in black ink, appearing to be the initials 'SH' or similar, written in a cursive style.