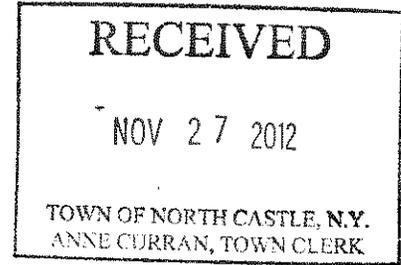




Peter Coviello
4 Valley Lane
Armonk, NY 10504



November 26, 2012

Howard Arden, Supervisor
and Town Board Members

Re: Brynwood Partners Scoping Document

Dear Supervisor Arden and Town Board Members,

I have identified the following issues which I request be included in the scoping document for Brynwood. This is not intended to be a complete list and I plan to add additional comments after tonight's meeting. I understand that the period for public comment will remain open for several days.

1. A full analysis of a development at the as of right number of units which does not include any golf course or high end services and where the selling price of the units is in line with what is typical in developments such as Whippoorwill Ridge and Whippoorwill Hills. This analysis to include number of school age children, tax revenues, traffic, water and all other pertinent information.
2. Analysis of the water source located on the Brynwood property including the economic viability of the proposed development's water system assuming that it is a standalone system which is in no way associated with Water District No. 2.
3. A complete analysis of what is the actual number of as-of-right units permitted on the Brynwood property under current zoning law, taking into account water setbacks, slopes, streets and all other relevant factors.
4. A full tax analysis of the proposed development and any alternatives to be considered including what estimates town employees and officials have developed.

As I said, I may have additional comments but wanted to see what is being covered by the Town at the meeting tonight first.

Sincerely,

Peter Coviello