

**TOWN OF
NORTH CASTLE
CONSERVATION
BOARD**

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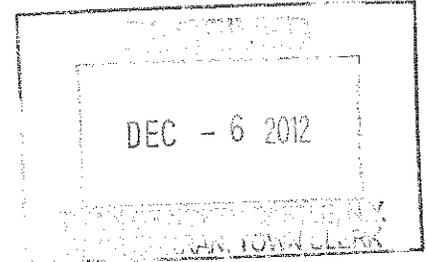
DATE: December 5, 2012

MEMO TO: Howard Arden, Supervisor
And Town Board Members

Adam Kaufman, Town Planner
And Planning Board Members

FROM: John F. Fava, Chair
North Castle Conservation Board

RE: **Brynwood Golf and Country Club
Scoping Document Comment
Draft Environmental Impact Statement**
568 Bedford Road
Town of North Castle, New York



General

First, the area of land disturbance proposed for this project is enormous. The project includes the removal of all existing structures: the main clubhouse and pool complex, all existing outbuildings and 12 tennis courts.

New construction includes a new clubhouse and pool complex, 88 living units of various sizes, access roadways, expanded maintenance facility, expanded sewage treatment facility, new on-site staff living quarters, fairway residences along the first fairway and six new tennis courts.

Golf course improvements include about eight new fairways, 13 new tees, 10 new greens, over 15 new fairway bunkers, a new pond and the enlargement of three existing ponds.

Suggested Additions

The following Conservation Board comment and suggested additions to the scoping document follow the draft outline prepared for the DEIS Scoping Document prepared by Brynwood Partners, LLC (The Applicants).

II. Description of Proposed Action

Page 5, D- 4. Golf Course

d. Include a discussion of the Audubon Sanctuary Program or Wildlife Links program as they relate to an appropriate environmental plan for the course. The former Canyon Club managed the course under an Audubon Certified Program. The course and related wooded and non-play areas provide a corridor of natural area that should be maintained for wildlife habitat.

Page 5, III. Existing Environmental Conditions, Anticipated Impacts and Mitigation.

A-3. – Mitigation

Discuss the options for the Golf Course to remain as Permanent Open Space. The Board suggests a Conservation Easement held by a third party along with the operating golf course.

Page 5, B-1 b-Visual and Community Character

Study the existing and proposed buffer width along Route 22 in the vicinity of proposed living units. The present natural buffer between the tennis courts and Route 22 vary from 40 to 100 feet. The proposed interior loop road which parallels Route 22 is reduced to less than 40 feet.

Page 6, E- Vegetation and Wildlife

b. North Castle Biodiversity Plan – MCA, 2006. This study included 1000 acres west of Route 684.

The Brynwood Golf Course is the largest of several properties that form a wildlife corridor along the east side of Route 684 extending from town park land at Willow Pond Road, and Conservation Easements along the Red Brooke stream on the south to public land “formerly Dubos” to Westmoreland Sanctuary on the north. Identify existing wildlife and methods to protect native habitat on this property.

Page 7, F-3 Mitigation-

Relate mitigation to Audubon Sanctuary Program/Wildlife Links to include environmental planning, wildlife and habitat management, education, chemical use reduction and safety, water conservation and water quality management.

Page 7, G-Stormwater Management

3. Mitigation

a. Include erosion control improvements at the ravine running through fairway No.15. All drainage from the site flows through this eroded tributary to Interstate Route 684 and to the Byram River.

b. A water quality monitoring program should be included at this tributary since it drains into the Byram Wampus Aquifer, the Armonk Water District water supply.

Page 7, G

4. Include a review of the Byram River Watershed Management Plan. This study by interstate agencies identified recommendations to improve the water quality of this river.

Page 8, J. -Cultural Resources

1. Existing conditions

Preserve and protect the Old Post Road stone mile marker at this site. The marker is located along present Route 22 in the vicinity of the tennis courts. The marker should be protected or removed during construction and replaced at an appropriate location.

Page 9, IV.-Significant Adverse Impacts

Noise

a. Demolition of existing structures including tennis courts.

b. Construction of clubhouse, golf course, living units, tennis courts, roads, and removal of existing vegetated buffer along Route 22

There is no mention of noise anticipated during this project. Noise from this project will extend for a period of years, therefore staging sequences and noise abatement procedures should be identified. Existing residences east of Route 22 as well as Coman Hill School will be affected.



John F. Fava, Chairman

JFF:jam

cc: J. Kellard, Kellard Sessions Consulting
R. Baroni, Esq.
A. Curran, Town Clerk
K. Kazak, Open Space Chair
D. Watson, Town Historian
Conservation Board