

Anne Curran

From: robert greene <rmgclg@aol.com>
Sent: Wednesday, December 05, 2012 10:35 AM
To: howardarden48@gmail.com; Michael Schiliro; John Cronin; Stephen D'Angelo; Diane DiDonato Roth; aadelman@optonline.net; jpdpe@optonline.net; stevesauro@optonline.net; gmezzncplanningbd@gmail.com
Cc: pjweiller@aol.com; hpsydne@sydneyfirm.com; Earle.Yaffa@skadden.com; petecoviello@gmail.com; jvincequerra@gmail.com; jessica.tabankin@nyumc.org; janmbernstein@yahoo.com; hidales@optonline.net; goldmankl@yahoo.com; skovensky67@gmail.com; elan.keller@gmail.com; s.yackel@bfjplanning.com; f.fish@bfjplanning.com; rbaroni@prodigy.net; Adam Kaufman; Anne Curran; rmgclg@aol.com
Subject: Brynwood -- determining the as-of-right development number
Attachments: As of right subdivision plan.pdf

December 5, 2012

To: North Castle Town Board
North Castle Planning Board

Re: Suggested additions to the Brynwood Scoping document - Determining the AOR development potential

Brynwood is required to provide a subdivision site plan that shows the maximum number of 2-acre home sites that can be created on its property. The resulting number will be known as Brynwood's "As-Of-Right" (AOR) development potential. The accuracy of the AOR number is critical to the SEQRA process because all comparisons required by SEQRA, (including tax impacts, school impacts, traffic and other environmental impacts) are based on the AOR.

Brynwood has submitted a Conceptual Subdivision Plan (attached) prepared by John Meyer Consulting (JMC) which indicates the possibility of dividing the property into 49 two-acre lots. Brynwood's public presentations to date have used economic and environmental comparisons based on 49 single family homes as its AOR development potential.

However, the JMC plan does not provide sufficient detail to support 49 lots as the AOR for this property. The scope and resulting DEIS should require the applicant to justify its AOR by providing the same level of detail as is routinely required by the North Castle Planning Board when it considers approval of a subdivision. It is quite possible that the AOR number will be significantly diminished once all the normal subdivision requirements are met.

Additional information that is needed includes:

1. Wetland boundaries and the 100' setback shown on the JMC site plan should be verified by North Castle's wetland consultant.
2. The site plan does not identify and highlight areas defined by the Town code as steep slopes.
3. The site plan does not identify continuous building areas for each proposed lot.
4. In order to determine the viability of each proposed lot, a septic system that meets Westchester County regulations must be shown.
5. Unless a public water supply and distribution system is proposed, the location of a well on each lot must be shown with approved setbacks from the septic areas.
6. Deep-hole and percolation tests must be made and witnessed by the North Castle town engineer to verify the accuracy of the proposed size and location of each septic system.
7. The proposed location, footprint, total potential building size and bedroom count should be provided for each lot.
8. If a sanitary sewer system is proposed, its layout and engineering requirements should be provided.
9. A schedule of values (cost estimate) for all proposed improvements should be provided for the purpose of tax analysis.
10. Evaluation by the North Castle town engineer, the NC Highway Department and NC Fire Chief to verify that the proposed road system meets Town access and safety standards.

Thank you for considering this request.

Robert M. Greene
42 North Lake Road
Armonk, NY 10504

914-273-9426
914-273-4227 fax
914-582-7300 cell

Cc; ROWI Board