

Barbara Pesquera

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From: Michael Oestreich <MAO@benbrooke.com>
Sent: Friday, December 28, 2012 3:05 PM
To: Town Clerk External Account
Subject: Brynwood

Ms. Curran:

Please allow this email to register my comments concerning the scoping document for the Brynwood Project. My principal concern is the developer's refusal to age restrict the project. Their project has the potential to dramatically affect the school and town's budgets. Therefore, please have the EIS include:

- A careful and in depth review of existing clustered housing projects in the county should be included in the EIS.
- The EIS should not be limited to a projection based on their calculations of adults vs. children head count. As an example, the Arbors in Rye Brook was initial marketed to empty nesters. Nonetheless the project now has many families in occupancy with school age children. I will send the Board supporting documentation of the Arbors marketing program next week under separate cover.
- Additionally, since they are asking for a variance/change of zoning - I would like the EIS to address remedies should their projections differ from actual. What sort of control mechanisms can be imposed to hold the developer to its projections? Is it possible to require them to bond against a deviation based on the impact on our taxes? Can the Town or school impose a special assessment if there is a deviation?

Thank you.

Michael Oestreich
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