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December 20, 2012

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

Re: Brynwood DEIS Document dated 7 December 2012

Dear North Castle Town Board:

Please consider the following questions, notes, comments and/or suggestions as you review and augment this document:

page 3, REQUIRED APPROVALS

Please delineate and expound on the item "Possible Water District No. 2 extension and approval of sewer and water works corporations." Detailed explanations and discussions, as well as cost estimates, would be helpful.

page 3, GENERAL GUIDELINES

Last line of second paragraph: "In addition, all project correspondence from involved and interested agencies will be included in an appendix to the DEIS." I would ask that that appendix also include project correspondence from individuals and groups who live in the Town of North Castle, and that such correspondence be restricted to those such residents of the town.

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Section III. B. 1. a. SITE ACCESS AND CIRCULATION

Regarding the third bullet: Potential alternative access, including alternatives to Tripp Lane access to Byram Hills High School. This item begs the question: Why is this access being considered if there is no concern for school-aged children in the proposed residences?

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Section III. B. 2. b. ZONING

Please delineate and specify in this item on "Proposed Zoning" what are "the standards to be used in approving such special permit and a list of other areas in the Town that would be subject to such special permit use."

Section III. B. 3. SITE ACCESS AND CIRCULATION

Please delineate and specify what the options and personnel are in the term "proposed management."

Further in that item, please delineate and specify possible predictions or adaptations to market forces inferred in the statement, "how these roles may change over time."

Does the last line in this item which mentions "successor owners or developers" indicate the current applicant's intention to flip the project? If so, at what step in this process does the applicant intend to do so? If the zoning change is granted? Not granted? What are the contingencies in each of the possible scenarios? How will such contingencies and decisions affect the citizens of the Town of North Castle? What safeguards are in place to minimize detrimental effects, either to the town's quality of life, its landscape and/or tax structure?

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Section III. C. PROJECT PURPOSE, NEEDS AND BENEFITS

At the end of this item is the following statement: "justification with sources should be provided." It doesn't say that they have to be provided. Might such agreement with the town's current Comprehensive Plan be a requirement?

Section IV. A. 1. b. ENVIRONMENTAL ANALYSES

The term within the parentheses "as much as possible" is nebulous. Might the summarization requirement be an in-depth discussion?

Also within that section, the mention of two properties, Armonk Tennis Club and Benedict Nursery, hints at future development of those sites. If so, it behooves the DEIS to specify what such development might entail. Further, the DEIS should delineate and specify the last bullet, "surrounding residential areas."

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Section IV. A. 2. POTENTIAL IMPACTS

I propose the addition of a fifth subsection, a Section IV. A. 2. e., to paraphrase as follows: Discuss the effects internally and externally of construction on areas in Section IV. A. 1 a-b. above, in particular Coman Hill School. Construction to include that done on the golf course, club house and residential units.

I realize that the school is mentioned in Section IV. Q. 2. e.; however, it should be mentioned earlier and be more at the front of this analysis. This location of the document of that additional discussion might be appropriate here.

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Section IV. C. HISTORICAL, ARCHAEOLOGICAL AND CULTURAL RESOURCES

(NOTE: This section should be labelled D; there are two B sections.) Mention should be made in this section about the historic mile marker on the property that dates to the Revolutionary War.

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Section IV. G. 1. a. EXISTING CONDITIONS

(NOTE: This section is mislabelled or has information missing; the numbering omits 4 and 5). In this section, there should be a section discussing revelations of previous studies of water quality as well as current water quality after 40+ years of pesticides on the golf course. Specifically, what is the history of pesticide use on this property for the past 40 years?

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Section IV. G. 1. b. POTENTIAL IMPACTS

(NOTE: This section is mislabelled and has information missing; was there a subsection omitted? The numbering is as follows: 1, 2, 3, 4, 2, 3, 4, 5, 6, 7, 8, 9, 10). Regarding the second 2 in this subsection that calls for a description for groundwater pollution from future use of pesticides, etc., again there should be a discussion of the previous use of such chemicals in the past, specifically in what quantity and over what time period.

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Section IV. K. 1. b. 2. POTENTIAL IMPACTS

Top of page 31: The statement "consideration potential changes in state aid" may be moot due to the variables involved, particularly the year such aid would be sought and/or the administration in power in Albany at that time.

Last line in that section: The statement "potential impacts of seasonal Brynwood residents voting on school budgets from existing published data or studies" is a possible misnomer and could be illegal; if they are not permanent residents, their voting qualifications could be questioned. This impact requires a thorough discussion of state law.

Section IV. K. 2. OPEN SPACE AND RECREATION

A simple question that needs to be addressed in this section: If the "open space" is not open to the public, specifically the residents of the Town of North Castle, can it be determined to be "open space"?

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Section IV. L. 1. b. 1. EXISTING CONDITIONS

The ATR should be placed closer to Tripp Lane and beyond Sniffen Road to record the traffic that goes to the high school using that street from Banksville Road.

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Section IV. M. 1. d. EXISTING CONDITIONS

The last line of that subsection: The statement "discuss any previous experience with residential/golf course development held by the Applicant" could be interpreted as to be worded or slanted to favor the applicant. Will the discussion of the lack of any such experience by the applicant also be discussed?

Section IV. M. 2. c. POTENTIAL IMPACTS

In the discussion on calculating the "income to the local economy from sales of construction material, construction labor and sales tax," would the DEIS also calculate the damage(s) to the roads and the surrounding area by delivery of said material and said

labor force. Also, with the school so nearby, will there be background checks of the labor force as to prior offenses, particularly sex offenders and pedophiles?

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Section IV. M. 2. f.

The statement "calculate projected tax revenues" could be a misnomer. Possible "tax deals" may be put in place at any of the levels mentioned in this subsection. Are projections "in a perfect world"? What of "fee simple" taxation?

Section IV. M. 2. i.

I propose the addition of a subsection so referenced that would address the following questions regarding the applicant and this project: What happens if the applicant walks away from the project or flips it? What if the funding goes away? What if the project is unfinished or abandoned?

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Section IV. N. 1. EXISTING CONDITIONS

Add to this section a discussion of the pesticides and other pollutants to the golf course over the years and how their disruption, by being unearthed, will make them air-borne and thus affect the health of students at Coman Hill School, specifically those who suffer from respiratory afflictions.

Again, Section Q. 2. e. needs to be re-emphasized here in this section.

page 48, CONTENTS OF DEIS

Section IX. C. 8. APPENDICES

I propose an appendix containing Correspondence from Others which addresses omissions in the DEIS and/or topics requiring further study.

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LIST OF INVOLVED AND INTERESTED AGENCIES

This section should not be restricted to local officials, boards and political appointees, but should include specifically any local group authorized to represent a group of local

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residents, particularly the Residents of Windmill Inc., or any such local group (based in the Town of North Castle) formed with regard to this project and restricted to North Castle residents only.

Thank you for your consideration.

Respectfully submitted,