

PUBLIC HEARING

June 24, 2015

At 8:45 p.m. Supervisor Schiliro stated that a Public Hearing would be held in accordance with the Public Notice that follows:

PLEASE TAKE NOTICE that the Town Board of the Town of North Castle, New York will open a PUBLIC HEARING to consider a local law amending the Zoning Map of the Town of North Castle New York to apply the Golf Course Community Floating Overlay District (GCCFO) to a portion of the property known as Brynwood Golf & Country Club, formerly known as Canyon Club, located at 568 Bedford Road, Armonk, New York and known on the North Castle Tax Maps as 101.02-1-28 (Section 2, Block 8, Lot 7.C1A) and located in the R2A Zoning District.

PLACE, DATE AND TIME OF PUBLIC HEARING: The Public Hearing will be held at the Hergenhan Recreation Center, 40 Maple Avenue, Armonk, NY 10504 on Wednesday, June 24, 2015, at 7:30 PM, or soon thereafter.

DOCUMENTS AVAILABLE FOR REVIEW: The proposed local law and referenced zoning map can be viewed on the Town of North Castle's website www.northcastleny.com or in person at North Castle Town Hall at the Office of the Town Clerk, 15 Bedford Road, Armonk, New York between the hours of 8:00 AM and 4:00 PM.

All interested parties are invited to attend and be heard.

By Order of the Town of North Castle Town Board
Anne Curran, Town Clerk

The Public Notice was marked Exhibit "A" for the record.

The Affidavit of Posting calling the Public Hearing was marked Exhibit "B" for the record.

The Affidavit of Publication from The Journal News calling the Public Hearing was marked Exhibit "C" for the record.

Certificates confirming mailing of Notice of hearing to adjacent property owners.

Proposed Local Law and Zoning Map.

With regard to the revised draft of the Conservation Easement to be granted by Brynwood Partners, Town Attorney Roland Baroni said important revisions provide for the potential of a second grantee at a future time, and would require unanimous consent of the Conservation Board and the unanimous vote of the Town Board for substantive changes to the document once it is recorded. Mr. Baroni said that the conservation easement has been agreed to in principle, but the actual specifics of the baseline study will wait until the golf course is renovated, and then the document will be signed and recorded. Peter Wise, Brynwood legal counsel, said that the conservation easement will cover the golf course which is 120 acres of the 156 acre Brynwood property, and not include the club core and residence areas. Mr. Wise said that the buffer area is part of the 120 acres to be covered by the conservation easement.

A stenographer recorded the minutes of the public hearing including the comments and those minutes are attached as an addendum to the year 2015 minutes.

After all persons were heard who desired to be heard, Councilman D'Angelo moved, seconded by Councilman Reiter, that the Public Hearing be closed at 8:52 p.m.

The roll call vote was as follows:

Ayes: Councilmen D'Angelo, DiGiacinto, Reiter, Mezzancello, Supervisor Schiliro

Noes: None

Councilman DiGiacinto moved, seconded by Councilman D'Angelo, the adoption of Local Law 7 of 2015 to amend the Zoning Map of the Town of North Castle, New York to classify a portion of the property located at 568 Bedford Road and designated on the Tax Assessment Map of the Town of North Castle as Section 2, Block 8, Lot 7.C1A, as Golf Course Community Floating Overlay (GCCFO) District.

The roll call vote was as follows:

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Ayes: Councilmen D'Angelo, DiGiacinto, Reiter, Mezzancello, Supervisor Schiliro

Noes: None

The Local Law follows at the end of these minutes.

Anne Curran, Town Clerk

Dated: July 6, 2015

TOWN OF NORTH CASTLE

LOCAL LAW NO. 7 FOR THE YEAR 2015 ADOPTED JUNE 24, 2015

A local law amending the "Zoning Map of the Town of North Castle, New York," to classify a portion of the property located at 568 Bedford Road and designated on the Tax Assessment Map of the Town of North Castle as Section 2, Block 8, Lot 7.C1A, as Golf Course Community Floating Overlay (GCCFO) District.

BE IT ENACTED by the Town Board of the Town of North Castle as follows:

Section 1. Amend the "Zoning Map of the Town of North Castle, New York" as established in Section 213-5 of the Code of the Town of North Castle, to classify as Golf Course Community Floating Overlay (GCCFO) District a portion of the property located at 568 Bedford Road and designated on the Tax Assessment Map of the Town of North Castle as Section 2, Block 8, Lot 7.C1A, which portion is shown on the map titled "Zoning Map Brynwood Club" prepared by John Meyer Consulting, P.C. and dated October 29, 2013, and described as follows:

That certain parcel of land situate, lying and being in the Town of North Castle, County of Westchester and State of New York, being a portion of the lands now or formerly of Canyon Club Partners II LLC as described in a deed recorded as Control Number 493500238, and more particularly bounded and described as follows:

COMMENCING at a point along the westerly line of Bedford Road (Armonk-Bedford State Highway; New York State Route 22) at its intersection with the division line between said lands now or formerly of Canyon Club Partners II LLC. on the north and lands now or formerly of Byram Hills School District on the south as shown on map titled "Subdivision of Property Belonging to Byram Hills School District (Coman Hill School)" prepared by Ralph L. MacDonald, Surveyor, dated January 31, 1979 and recorded in the Westchester County Clerk's Office as Map No. 19978;

Thence running from said POINT OF COMMENCEMENT and through said lands now or formerly of Canyon Club Partners II LLC., North 58 degrees 08 minutes 05 seconds West, 150.96 feet to the POINT OF BEGINNING;

Thence running from said POINT OF BEGINNING and continuing through said lands now or formerly of Canyon Club Partners II LLC the following forty-two courses and distances:

- 1) South 80 degrees 12 minutes 40 seconds West, 124.98 feet;
- 2) Southwesterly on a curve to the left having a radius of 100.50 feet, a central angle of 75 degrees 29 minutes 40 seconds and an arc length of 132.42 feet;
- 3) South 04 degrees 43 minutes 00 seconds West, 1348.52 feet;
- 4) South 61 degrees 54 minutes 40 seconds West, 234.19 feet;
- 5) South 71 degrees 01 minutes 10 seconds West, 416.65 feet;
- 6) North 33 degrees 14 minutes 40 seconds West, 72.98 feet;
- 7) Northwesterly on a curve to the left having a radius of 100.50 feet, a central angle of 36 degrees 07 minutes 00 seconds and an arc length of 63.35 feet;

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- 8) North 69 degrees 21 minutes 40 seconds West, 648.07 feet;
- 9) Westerly on a curve to the left having a radius of 100.50 feet, a central angle of 34 degrees 40 minutes 00 seconds and an arc length of 60.81 feet;
- 10) South 75 degrees 58 minutes 20 seconds West, 333.41 feet;
- 11) North 08 degrees 14 minutes 40 seconds West, 1020.04 feet;
- 12) North 31 degrees 32 minutes 30 seconds East, 171.63 feet;
- 13) Northerly on a curve to the left having a radius of 100.50 feet, a central angle of 35 degrees 03 minutes 10 seconds and an arc length of 61.48 feet;
- 14) North 03 degrees 30 minutes 40 seconds West, 150.67 feet;
- 15) North 25 degrees 40 minutes 51 seconds East, 1395.77 feet;
- 16) North 26 degrees 07 minutes 37 seconds East, 749.63 feet;
- 17) North 84 degrees 04 minutes 40 seconds East, 15.64 feet;
- 18) North 81 degrees 59 minutes 00 seconds East, 58.82 feet;
- 19) North 81 degrees 19 minutes 40 seconds East, 67.92 feet;
- 20) North 83 degrees 43 minutes 30 seconds East, 70.69 feet;
- 21) North 81 degrees 15 minutes 10 seconds East, 51.20 feet;
- 22) North 83 degrees 10 minutes 30 seconds East, 42.84 feet;
- 23) North 83 degrees 52 minutes 00 seconds East, 74.97 feet;
- 24) North 88 degrees 48 minutes 20 seconds East, 34.80 feet;
- 25) North 88 degrees 38 minutes 00 seconds East, 47.13 feet;
- 26) North 88 degrees 07 minutes 10 seconds East, 79.85 feet;
- 27) North 65 degrees 56 minutes 10 seconds East, 181.11 feet;
- 28) Easterly on a curve to the left having a radius of 100.50 feet, a central angle of 28 degrees 32 minutes 50 seconds and an arc length of 50.07 feet;
- 29) North 85 degrees 31 minutes 00 seconds East, 134.47 feet;
- 30) South 02 degrees 57 minutes 00 seconds West, 125.63 feet;
- 31) Southerly on a curve to the left having a radius of 100.50 feet, a central angle of 35 degrees 04 minutes 00 seconds and an arc length of 61.51 feet;
- 32) South 32 degrees 07 minutes 00 seconds East, 315.18 feet;
- 33) Southeasterly on a curve to the left having a radius of 100.50 feet, a central angle of 64 degrees 11 minutes 40 seconds and an arc length of 112.60 feet;
- 34) North 83 degrees 41 minutes 20 seconds East, 149.47 feet;
- 35) South 06 degrees 17 minutes 30 seconds East, 21.65 feet;
- 36) South 06 degrees 00 minutes 20 seconds West, 197.90 feet;
- 37) South 07 degrees 27 minutes 00 seconds West, 111.92 feet;
- 38) South 08 degrees 23 minutes 50 seconds West, 471.95 feet;
- 39) Southerly on a curve to the left having a radius of 100.50 feet, a central angle of 17 degrees 53 minutes 50 seconds and an arc length of 31.39 feet;
- 40) South 09 degrees 30 minutes 00 seconds East, 257.80 feet;
- 41) Southerly on a curve to the left having a radius of 100.50 feet, a central angle of 08 degrees 55 minutes 00 seconds and an arc length of 15.64 feet;
- 42) South 18 degrees 25 minutes 00 seconds East, 215.76 feet to the POINT OF BEGINNING.

The above described area contains 5,739,116 square feet or 131.75197 acres of land more or less and is shown on a map titled "Zoning Map Brynwood Club" prepared by John Meyer Consulting, P.C. and dated October 29, 2013.

Section 2. Where the requirements of this local law impose a different restriction or requirement than imposed by other sections of the Code of the Town of North Castle, the Town Law of the State of New York, or of other applicable rules or regulations, the requirements of this local law shall prevail.

Section 3. The invalidity of any word, section, clause, paragraph, sentence, part or provision of this local law shall not affect the validity of any other part of this local law that can be given effect without such invalid part or parts.

Section 4. This local law shall take effect immediately upon its adoption and filing with the Secretary of State.