

State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Project Number: [#2020-015]

Date: August 3, 2020

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of North Castle Planning Board has determined that the proposed action described below will not have a significant adverse effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Brynwood Golf Course Redevelopment Phase [2020-015]

SEQR Status: Type I

Unlisted X

Conditioned Negative Declaration: Yes

 X No

Description of Action: The Applicant is proposing an amended site plan, wetlands permit, steep slope permit and tree removal permit application for the reconstruction of the Brynwood Golf Course. The redesigned golf course obtained Site Plan Approval from the Planning Board for the full scope (Phase B) golf course improvements on March 7, 2016. The applicant would like to pursue Amended Site Plan Approval for a reduced scope (Phase A) of golf course improvements which significantly reduces the work area (from 72.90 acres to approximately 9.80 acres) and subsequent environmental impacts. Improvements now focus on select tees, bunkers & greens along with limited work to fairways and the driving range. There is reduced tree removal and Town-regulated wetland buffer disturbance associated with this proposal.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended).

568 Bedford Road
Taxmap #: 101.02-1-28.1

Reasons Supporting This Determination:

(See 617.7(c) for requirements of this determination; see 617.7(d) for Conditioned Negative Declaration)

SEE ATTACHED REASONS

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed.

For Further Information:

Contact Person: Adam R. Kaufman, AICP, Director of Planning

Address: 17 Bedford Road, Town Hall Annex, Armonk NY 10504

Telephone Number: 914-273-3542

For Type I Actions and Conditioned Negative Declarations, a copy of this notice sent to:

Office of the Chief Executive Officer of the political subdivision in which the action will be principally located.

The lead agency

All involved agencies (if any)

Any person who has requested a copy (if any)

Applicant (if any)

Publication in the in the Environmental Notice Bulletin (ENB) is also required.

ATTACHMENT TO NEGATIVE DECLARATION REASONS SUPPORTING DETERMINATION

The Planning Board cites the following reasons supporting this Negative Declaration:

The Proposed Action will not have a significant adverse environmental impact as a result of any physical change to the project site.

Throughout the Town's review of the Proposed Action, efforts were made to guide the project in a manner designed to minimize impacts to the maximum extent practicable, this includes adequate stormwater management and erosion control.

The Proposed Action will not have a significant adverse environmental impact on any CEA.

The Proposed Action will not have a significant adverse environmental impact on any unique or unusual land forms.

The Proposed Action will not have a significant adverse environmental impact on any water body designated as protected.

The Proposed Action will not have a significant adverse environmental impact on any non-protected existing or new body of water.

The amended site plan proposes no direct wetland impacts and 1.85 acres of Town-regulated wetland buffer disturbance associated with the amended golf course improvements. The Conservation Board noted that the provided mitigation does not meet the 2:1 mitigation ratio; however, the Conservation Board was comfortable with the presented plan as the property is an actively maintained golf course, which limits the areas for additional mitigation and the property is a certified Audubon Sanctuary, which requires the course to naturalize the site to the greatest extent practicable

The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity.

Throughout the Town's review of the Proposed Action, efforts were made to guide the project in a manner designed to minimize impacts to the maximum extent practicable, this includes adequate stormwater management and erosion control.

The Proposed Action will not have a significant adverse environmental impact on or alter drainage flow or patterns, or surface water runoff.

Throughout the Town's review of the Proposed Action, efforts were made to guide the project in a manner designed to minimize impacts to the maximum extent practicable, this includes adequate stormwater management and erosion control.

In addition, the Applicant will be required to implement an erosion and sediment control plan during construction.

The Proposed Action will not have a significant adverse environmental impact on air quality.

The Proposed Action will not have a significant adverse environmental impact on any threatened or endangered species.

The Proposed Action will not have a significant adverse environmental impact on agricultural land resources.

The Proposed Action will not have a significant adverse environmental impact on aesthetic resources.

The Proposed Action will not have a significant adverse environmental impact on any site or structure of historic, prehistoric or paleontological importance.

The Proposed Action will not have a significant adverse environmental impact on the quantity or quality of existing or future open spaces or recreational opportunities.

The Proposed Action will not have a significant adverse environmental impact on the exceptional or unique characteristics of a Critical Environmental Area (CEA) established pursuant to 6NYCRR Part 617.14(g).

The Proposed Action will not have a significant adverse environmental impact on existing transportation systems.

The Proposed Action will not have a significant adverse environmental impact on the community's sources of fuel or energy supply.

The Proposed Action is expected to result in a slight increase in the consumption of energy resulting from temporary construction activities.

The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or vibration.

The Proposed Action is expected to result in a slight increase in noise resulting from temporary construction activities.

The Proposed Action will not have a significant adverse environmental impact on the public health and safety.

The Proposed Action will not have a significant adverse environmental impact on the character of the existing community.

There is no public controversy related to the proposed project.