

**FINAL SCOPE  
BRYNWOOD GOLF & COUNTRY CLUB  
TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK**

**DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)  
SCOPE OF ISSUES TO BE ADDRESSED  
January 16, 2013**

Name of Project: Brynwood Golf & Country Club

Project Location: Located in the Town of North Castle  
568 Bedford Road, North Castle, Westchester County, NY  
Tax Lot: Section 2, Block 08, Lot 7.C1A

SEQRA Classification: Type I Action

Lead Agency: Town of North Castle Town Board  
Town Hall  
17 Bedford Road  
Armonk, New York 10504  
(914) 273-3542

Lead Agency  
Contact: Adam R. Kaufman, AICP  
Director of Planning  
17 Bedford Road  
Armonk, New York 10504  
Telephone: (914) 273-3542

Scoping Session: Hergenhan Recreation Center  
40 Maple Avenue  
Armonk, NY 10504  
November 26, 2012 – 7:00 pm

Written Scoping  
Comments: Written scoping comments were received until close of business on  
December 6, 2012; directed to:  
Adam R. Kaufman, AICP, Director of Planning,  
Town of North Castle,  
17 Bedford Road,  
Armonk, NY 10504  
Telephone: (914) 273-3542

Date Adopted: January 23, 2013

TABLE OF CONTENTS/ORGANIZATION OF THE DEIS SCOPE

<u>Section</u>	<u>Page</u>
Introduction	5
Description of the Proposed Action	5
Required Approvals	6
General Guidelines	6
Contents of the Draft Environmental Impact Statement	7
I. Introductory Material	7
A. Cover Sheet	7
B. List of Consultants Involved With the Project	7
C. Table of Contents	7
II. Executive Summary	7
A. Brief Description of the Proposed Action	8
B. List of Involved Agencies and Required Approvals/Permits	8
C. Anticipated Impacts and Proposed Mitigation Measures	8
D. Project Alternatives	8
III. Description of Proposed Action	8
A. Site Location, Description and History	8
B. Detailed Description of the Proposed Action	8
C. Project Purpose, Needs and Benefits	11
D. Required Approvals	11
IV. Environmental Analyses (Existing Conditions, Potential Impacts and Mitigation Measures)	11
A. Land Use, Zoning and Public Policy	11
B. Affordable Housing	13
C. Visual Resources and Community Character	14
D. Historic, Archaeological and Cultural Resources	15
E. Vegetation and Wildlife	16
1. Vegetation	16
2. Wildlife	18
F. Geology and Soils	20
G. Topography and Steep Slopes	21

<u>Section</u>	<u>Page</u>
H. Wetlands and Surface Water Resources	22
I. Stormwater Management	25
J. Hydrogeology, Groundwater and Water Supply	27
K. Wastewater	30
L. Community Facilities and Services	31
1. Schools	31
2. Open Space and Recreation	32
3. Police Protection	33
4. Fire Protection, Ambulance and EMS	34
5. Solid Waste	35
6. Other Utilities (Gas, Electric, Telephone, Cable TV)	35
7. Town Highway Department	36
M. Traffic and Transportation	37
N. Socioeconomic/Fiscal Resources	39
O. Air Quality and Greenhouse Gas Emissions	41
P. Noise	42
Q. Hazardous Materials	43
R. Construction	44
V. Reasonable Alternative to be Considered	45
A. Alternative 1: No Action	45
B. Alternative 2: Existing R-2A Zoning – Conventional Subdivision	45
C. Alternative 3: Existing R-2A Zoning – Cluster Subdivision	46
D. Alternative 4: Cluster Subdivision in Reduced Development Site	46
E. Alternative 5: Reduced Density Alternative (60/75)	46
VI. Adverse Impacts That Cannot Be Avoided if the Proposed Action is Implemented	47
VII. Other Required Analyses	47
A. Irreversible and Irretrievable Commitment of Resources	47
B. Impacts on the Use and Conservation of Energy	47
C. Growth Inducing Aspects of the Proposed Action	47
VIII. Sources and Bibliography	47
IX. Appendices	47

<u>Section</u>	<u>Page</u>
A. All SEQRA Documentation	47
B. Official Correspondence	47
C. Technical Studies	47
Issues Raised During Scoping That Have Been Determined by the Lead Agency to Not be Relevant or Not Environmentally Significant	<u>49</u>

## INTRODUCTION

A Draft Environmental Impact Statement (DEIS) will be prepared in accordance with the requirements of 6 NYCRR Part 617.9, to assess the potentially significant adverse environmental impacts of the redevelopment of a 156-acre site with a proposed 88-unit residential community, as well as renovations to the existing Brynwood Golf & Country Club clubhouse, recreational facilities and existing 18-hole golf course. The Proposed Action includes amendments to the Zoning Code of the Town of North Castle to create a new residential special permit use in the R-2A One-Family Residential District of the Town to be known as "Golf Course Community", as well as changes to the regulations governing "Membership Clubs". The proposed development site is located at 568 Bedford Road (NYS Route 22), in North Castle, Westchester County, New York.

## DESCRIPTION OF THE PROPOSED ACTION

The project sponsor and property owner, Brynwood Partners, LLC (the "Applicant") has submitted an application for the development of an adult oriented residential community at the existing Brynwood Golf & Country Club, and improvements to club facilities and amenities and the golf course. The residential neighborhood would include a mix of golf condominium units: 64 Golf Residences (58 two-bedroom units and 6 three-bedroom units), 14 Club Villas (three-bedroom units), 5 detached Golf Cottages (4 bedroom units); as well as 5 Fairway Residences (3 bedroom units) in one building south of the clubhouse. The total unit count would be 88 residential units.

Proposed club improvements include relocation of tennis courts closer to the clubhouse (and reduction in number from 14 to 6 courts), construction of a new tennis viewing pavilion, as well as improvements to the existing outdoor pool and patio area, improvements to the existing club house/banquet hall, and parking for the club in the existing parking lot (to be improved with added landscaping). Renovations and improvements to the existing 18-hole golf course are also proposed, as well as upgrades to the existing on-site sewage treatment plant. Water supply is proposed to be from on-site wells.

The Proposed Action includes amendments to the Zoning Code of the Town of North Castle to establish a new residential special permit use in the R-2A One-Family Residential District to be known as "Golf Course Community," which would be subject to Town Board approval. The Zoning Code is also proposed to be amended to modify certain of the regulations applicable to "Membership Clubs." In addition, the Town's Comprehensive Plan (1996 Update) would be amended, as necessary, to reflect the proposed use.

REQUIRED APPROVALS

At this time it is anticipated that the following approvals and permits will be required:

<b>Type of Approval</b>	<b>Agency</b>
Zoning Code amendments and Special Permit (if Zoning Code amendments are adopted); Comprehensive Plan amendments; Possible Water District No. 2 extension and approval of sewer and water works corporations	North Castle Town Board
Site Plan approval, Wetland Permit, Steep Slope permit (if required), Subdivision approval	North Castle Planning Board
Water supply; sewage treatment plant expansion	Westchester County Health Department
General Municipal Law project review	Westchester County Planning Board
Highway work permit	NYS Department of Transportation
Stormwater SPDES Permit, Stormwater Pollution Prevention Plan approval, modification to wastewater treatment plant SPDES Permit	NYS Department of Environmental Conservation

GENERAL GUIDELINES

The Applicant will prepare a site-specific, project specific Draft Environmental Impact Statement (DEIS) addressing all items identified in this Scoping Document. The Applicant will incorporate information from other development underway or proposed in the local vicinity [consult with town planner on specific projects to include] and include, where appropriate, discussions on cumulative adverse impacts.

The DEIS will discuss relevant and material facts and evaluate the reasonable alternatives to the Proposed Action identified in this Scoping Document. It will be clearly and concisely written in plain language that can be easily read and understood by the public. Highly technical material will be summarized and, if it must be included in its entirety, will be referenced in the DEIS and included as an appendix. In addition, all project correspondence from involved and interested agencies as well as correspondence received from individuals and groups interested in the project will be included in an appendix to the DEIS.

The DEIS will be written in the third person without use of the terms I, we, and our. Narrative discussions will be accompanied to the greatest extent possible by illustrative tables and graphics. All graphics will clearly identify the project area. Each potential impact category (such as land use and zoning impacts, and traffic impacts) will be the subject of a separate section describing existing conditions, anticipated impacts, and proposed mitigation.

The full DEIS will be made available to the Lead Agency in both hard copy and electronic formats. The electronic format will be in Adobe Acrobat (.pdf) file. When the DEIS is accepted for public review by the Lead Agency, sufficient hard copies will be provided to allow placement of a copy at the local library and Town Planning Department for public review during normal business hours. In addition, the full DEIS will be posted on the internet for public review as required by law.

## CONTENTS OF THE DRAFT ENVIRONMENTAL IMPACT STATEMENT

### **I. INTRODUCTORY MATERIAL**

**A. Cover Sheet.** The DEIS shall be preceded by a cover sheet that identifies the following:

1. That it is a Draft Environmental Impact Statement.
2. The name or descriptive title of the Proposed Action.
3. Location: Street names, Town of North Castle, Westchester County, New York, as well as the tax map designation numbers of all properties that are part of the subject parcel.
4. The Town of North Castle Town Board as the Lead Agency for the project and the name and telephone number of the following persons to be contacted for further information: Town of North Castle – Adam R. Kaufman, AICP, (914) 273-3542
5. The name and address of the Project Sponsor, and the name and telephone number of a contact person representing the Project Sponsor.
6. The name and address of the primary preparer(s) of the DEIS and the name and telephone number of a contact person representing the preparer(s).
7. Date of acceptance of the DEIS [Note: Specific calendar date to be inserted later].
8. Deadline by which comments on the DEIS are due [Note: Specific calendar date to be inserted later].

**B. List of Consultants Involved With the Project.** The names, addresses and project responsibilities of all consultants involved with the project shall be listed.

**C. Table of Contents.** All headings which appear in the text shall be presented in the Table of Contents along with the appropriate page numbers. In addition, the Table of Contents shall include a list of figures, a list of tables, a list of appendix items, and a list of additional DEIS volumes, if any.

### **II. EXECUTIVE SUMMARY**

The DEIS shall include an executive summary. The summary shall only include information found elsewhere in the main body of the DEIS and shall be organized as follows:

**A. Brief Description of the Proposed Action.**

**B. List of Involved Agencies and Required Approvals/Permits.**

**C. Anticipated Impacts and Proposed Mitigation.** Brief listing of the anticipated impacts and proposed mitigation measures for each impact issue discussed in the DEIS. The presentation format shall be simple and concise.

**D. Project Alternatives.** Brief description of the project alternatives considered in the DEIS. A table shall be presented which assesses and compares each alternative relative to the various impact issues.

**III. DESCRIPTION OF PROPOSED ACTION**

**A. Site Location, Description and History**

The site description shall include the following:

1. General location; acreage; existing zoning; and tax map designations.
2. Site history.
3. Frontage and access (vehicular and pedestrian).
4. Existing buildings and facilities, other site improvements and uses.
5. Environmental characteristics, including topography, steep slopes, wetlands, bedrock outcrops, etc., and Critical Environmental Area(s) (map required).
6. Description of any existing easements, restrictions and/or other conditions that affect the future development and use of the subject site.
7. Regional and local roadway network (map required).

**B. Detailed Description of Proposed Action**

The description of the Proposed Action shall include the following:

1. Description of the proposed development plan:

The daily or peak activities occurring on-site shall determine the extent of the impact with regard to water usage, sewage disposal, traffic, noise and others. The description of the proposed action should identify the functions which may occur



on-site. Will there be tournaments, weddings or other party functions, multiple functions in one day, in addition to the residential component of the project?

- a. Site Access and Circulation
  - Operational information including vehicular access, traffic circulation, emergency access, fire protection, golf course maintenance facilities, and site security.
  - Description of Proposed Site Access(es), including a discussion of emergency access roads, maintenance issues and whether the facility will be gated to control access to the subject site.
- b. Club Core/Clubhouse
  - Dining Facilities
  - Recreation Facilities (Pools and Tennis)
  - Club Parking
- c. Proposed Residential Development
  - Residential Unit Types and architectural design
  - Type of ownership proposed (i.e., fee-simple, condo, rental)
  - Residential Parking
  - Relationship between residential units and golf club, including membership and dues requirements
  - Guidelines/prohibitions/restrictions with respect to rental of for-sale units
- d. Golf Course
  - Proposed golf course renovations
  - Proposed changes to maintenance area
  - Maintenance programs for grounds and golf course
  - Integrated Turf and Pest Management Program
  - Irrigation needs and water sources
  - Discuss potential participation in the Audubon Sanctuary Program or Wildlife Links program as they relate to an environmental plan for the existing golf course.
- e. Utilities
  - Sanitary Sewer and wastewater treatment plant
  - Water Supply
  - Stormwater

The above description shall at a minimum contain the following:

- a. Site layout plans, including golf course improvements
- b. Floor plans (internal layout) of the proposed structures
- c. Parking
- d. Gross Floor Area analysis and building footprint analysis
- e. Proposed Preliminary Grading Plan

- f. Proposed Limits of Disturbance
  - g. Area of land to be cleared (square foot and percent of site), new impervious surfaces (square foot and percent of site)
  - h. Proposed signage
  - i. Proposed lighting plan, photometric plan and lighting details
  - j. Location of proposed wells
  - k. Location of central sewage facility
  - l. Location of proposed stormwater management facilities
  - m. Proposed architectural plans including graphic depictions of façades, building materials, screening of mechanicals and any green building technology
  - n. Preliminary Landscaping Plan
  - o. Description of proposed conservation easement
  - p. Preliminary wetland mitigation plan
  - q. Proposed development timetable (starting from completion of SEQR), construction schedule and phasing/sequencing plan
  - r. Estimated timetable for reaching full occupancy of the proposed residential development
2. Zoning:
- a. Existing Zoning - including description of existing "Membership Club" Special Permit
  - b. Proposed Zoning: "Golf Course Community" and modifications to the regulations for "Membership Clubs" including a discussion of the standards to be used in approving such special permit and an inventory of other parcels in the Town that would be subject to such special permit use.
  - c. Zoning conformance chart
3. Ownership and proposed management of the golf course and other on-site recreational amenities and open space areas, including a discussion and description of the conservation easement to be provided. Discuss the roles and relationship between the developer, homeowners, and management of the club and how these roles may change over time. Describe any plans for use of condominium and/or homeowner associations and their areas of responsibility. Discuss how the undertakings, agreements or representations of the Applicant will be binding upon successor owners or developers.
4. Description and plans describing/depicting adult oriented residential community operations and facilities. Show residential layout, describe unit types, open spaces, site amenities, pedestrian amenities (sidewalks, trails, trees).

5. Description of off-site improvements, if any.
6. Summarize the affordable housing component of the proposed project, and refer to the chapter where it is detailed (IV.B, Affordable Housing).
7. Description of Accessory uses, including but not limited to club amenities, dining facilities, short term lodging/guest suites, recreation facilities, and concierge services/amenities.

**C. Project Purpose, Needs and Benefits.** The purpose and objectives of the proposed action will be described from a regional, local, neighborhood and site perspective. Also, the public need for and/or public benefits from implementation of the proposed action are to be identified and described for the Town of North Castle. For needs and benefits not supported by the Town's comprehensive plan, justification should be provided.

**D. Required Approvals.** List all required County, State, regional and Federal agency approvals, if applicable. A list of all Involved and Interested Agencies shall also be provided.

#### IV. ENVIRONMENTAL ANALYSES

The DEIS shall include a discussion of the existing conditions, potentially significant adverse impacts and proposed mitigation measures for the following:

##### A. Land Use, Zoning and Public Policy

###### 1. Existing Conditions

- a. Describe existing land uses and zoning district designations on the subject site, and in the surrounding area (within a 1/2-mile from the site boundaries).
- b. Summarize history of land use (where readily available) and current land use on the following properties:
  - Coman Hill School
  - Armonk Tennis Club
  - Windmill Farm neighborhood
  - Benedict Nursery
  - Byram Hills High School
  - Congregation B'nai Yisrael of Armonk
  - St. Nersess Armenian Seminary (not yet built) – 486 Bedford Road
  - Surrounding residential areas within ½ mile

- c. Generally discuss land use plans and regulations for the site and for areas studied in Section IV.A.1.a-b above.
- d. Discuss recommendations of the Town's Comprehensive Plan (1996 Update) applicable to the site and to the areas studied in Section IV.A.1.a-b above.
- e. Discuss the Town of North Castle Open Space Inventory (to be provided by town planning department) applicable to the site and to the areas studied in Section IV.A.1.a-b above.
- f. Generally discuss recommendations of the Westchester County master plan entitled "Westchester 2025" and "Patterns" applicable to the site and to the areas studied in Section IV.A.1.a-b above.

## **2. Potential Impacts**

- a. Describe the compatibility of the proposed action with existing land uses and zoning district designations on the subject site and within the areas studied in Section IV.A.1.a-b above.
- b. Describe how the proposed development will comply with the requirements of all easements, restrictive covenants and/or other conditions established over the years concerning the use and development of the subject site. Describe any easements, conservation or otherwise, to be provided as part of the proposed action.
- c. Discuss the consistency of the proposed use with articulated land use and planning policies and recommendations of the Town, Westchester County, State and Federal Government and other pertinent agencies for the subject site and the areas studied in Section IV.A.1.a-b above to the extent these policies are relevant to the proposed action.
- d. Discuss proposed zoning amendments and describe how the zoning amendments would affect development of the project site and other properties within the same zoning district. Set forth the specific zoning standards that are proposed and why such zoning standards are appropriate.
- e. Consider cumulative impacts of other development proposals that are currently planned or proposed for the area surrounding the subject site, using the list of proposed projects to be provided by the town.

## **3. Mitigation Measures**

Describe mitigation measures including, but not limited to methods such as plan configuration and design, use of buffers and screening, building design changes, and conservation easements to reduce potential impacts on the surrounding community.

**B. Affordable Housing**

**1. Existing Conditions**

- a. Generally describe existing Middle Income units in North Castle.
- b. Describe and summarize United States District Court for the Southern District of New York Stipulation and Order of Settlement and Dismissal in the case of *United States of America ex rel. Anti-Discrimination Center of Metro New York, Inc. v. Westchester County, New York* (the “Stipulation”).
- c. Discuss Westchester County Housing Opportunity Commission’s (“HOC”) Affordable Housing Allocation Plan.

**2. Potential Impacts**

- a. Describe the Proposed Action’s affordable housing component. Describe the location, quantity, size, type, and potential income target of affordable housing to be created.
- b. Describe how the Proposed Action’s affordable housing component will comply with the Stipulation.
- c. Describe the process that will be undertaken to review the proposed affordable housing units in terms of the Stipulation Agreement.
- d. Include an evaluation of potential significant impacts associated with the affordable housing, whether proposed on-site or off-site (i.e., water, sewer, storm drainage, grading, impacts associated with the additional units, etc.).

**3. Mitigation Measures**

Describe mitigation measures including the on-site construction of affordable units.

**C. Visual Resources and Community Character**

**1. Existing Conditions**

- a. Provide analysis of the existing visual character of the subject site as viewed from surrounding roads (including but not limited to all frontage roads as well as Interstate 684) and surrounding properties (including but not limited to Coman Hill School and abutting homes on Embassy Court, Ilana Court and Evergreen Row), based upon use of photographs, sight line diagrams and/or cross-sections, as appropriate. Existing views shall be clearly described in narrative form and supplemented with appropriate graphic illustrations.
- b. Describe representative key existing views from the site to surrounding areas.

**2. Potential Impacts**

- a. Provide analysis of the visual character of the subject site after development as viewed from surrounding roads (including but not limited to all frontage roads as well as Interstate 684) and surrounding properties (including but not limited to Coman Hill School and abutting homes on Embassy Court, Ilana Court and Evergreen Row), based upon use of photographs, computer/photo-simulations, sight line diagrams and/or cross-sections, as appropriate. Altered views shall be clearly described in narrative form and supplemented with appropriate graphic illustrations. Any plans to erect walls, fences and/or gates along some or all of the subject site's perimeter during construction and after development of the subject site shall be identified, including but not limited to a description of the type, materials and height of proposed walls, fencing and/or gates.
- b. Assess the visual impact of the proposed project in context with other existing structures in the study area.
- c. Provide architectural renderings, details and/or photosimulations illustrating height massing, scale and façade treatments. Photosimulations shall use photographs of existing and proposed conditions during the leafless seasons.
- d. The water system to service the project may require a storage tank to supply domestic and fire flows. If the tanks are on-grade or elevated, address the visual impact of the structure.

- e. Describe impacts associated with proposed lighting plan and how lighting may impact adjoining properties.
- f. Describe potential impacts on existing neighborhood character. This shall include an analysis of the existing and proposed setback width/landscaped buffer along Route 22 in the vicinity of the proposed residential units.

### **3. Mitigation Measures**

Potential mitigation measures could include:

- a. Measures aimed at reducing visual impacts.
- b. Preservation of existing trees.
- c. Establishment of larger setbacks from property lines.
- d. Reducing height of structures.
- d. Establishment of Clearing Limit Lines to depict maximum limits of areas of disturbance.
- e. Landscaping, including buffer/screening plans.
- f. Other.

## **D. Historic, Archaeological and Cultural Resources**

### **1. Existing Conditions**

- a. Describe historic resources on the subject site. Include information obtained from the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) and North Castle Historical Society.
- b. Prepare a Phase 1A Cultural Resources Study, as well as Phase 1B and Phase 2 Studies, if recommended by the Phase 1A Study. Evaluate the potential for any archaeological resources on the subject site.
- c. Identify any properties listed on the State or National Register of Historic Places on or within a 1/2-mile of the subject site's boundaries.
- d. Identify locally-designated historic properties within a 1/4-mile of the subject site's boundaries.

- e. Identify and map any existing on-site stone walls proposed to be disturbed. Also provide a discussion and location map of the historic mile marker on the site.

## **2. Potential Impacts**

- a. Discuss proposed removal of existing buildings and other structures, including but not limited to stone walls. Discuss any impacts to the historic mile marker.
- b. Describe impacts to any historic, archaeological or locally designated resources identified in Section IV.C.1. above.

## **3. Mitigation Measures**

Potential mitigation measures could include:

- a. Preserve historic and archeological resources on the subject site.
- b. Other.

## **E. Vegetation and Wildlife**

### **1. Vegetation**

#### **a. Existing Conditions**

- (1) Woody and herbaceous species on the subject site.
  - Provide distribution of vegetative cover types for the entire site (map required).
  - General species abundance.
  - Approximate age and sizes of woody species.
- (2) Presence of threatened, rare or endangered plant species on or near the subject site based upon existing available data (NYSDEC, NYNHP and North Castle Biodiversity Plan) and recent field inspection (map required). Include description of species and size.
- (3) Presence of trees greater than twenty-four (24) inches in diameter at breast height along interior roadways providing construction



access to and along Route 22 roadway frontage of the subject site.  
Include description of species, size and special condition.

- (4) Survey of location, species, size and special condition of individual trees on the subject site that are regulated by Chapter 192 (Tree Preservation) of the Code of the Town of North Castle (i.e., trees greater than eight (8) inches in diameter at breast height (DBH) in areas proposed to be disturbed, including significant trees) (map required).
- (5) Location of unique trees on the subject site that are not regulated by the Town (if any).

**b. Potential Impacts**

- (1) Description of proposed limits of site disturbance and impacts to each vegetative cover type and threatened, rare or endangered plant species on entire site (if any); and other trees (including specimen trees) identified in Section IV.D.1.a. above.
- (2) Cumulative loss of vegetation, overall and by vegetative cover type, upon project completion.
- (3) Describe vegetation to remain as a result of residential construction, especially at critical buffering locations, such as the site's property lines.
- (4) Describe unique or specimen trees worthy of preservation as part of the residential development, and discussion of any compelling reasons justifying the removal of such trees.
- (5) Discuss increased erosion potential resulting from removal of vegetation.
- (6) Discuss potential loss of water retention capabilities of soil resulting from removal of vegetation.
- (7) Describe changes to wetlands vegetative composition, if any.
- (8) Impacts of construction traffic on street trees located along interior roadways providing construction access to the subject site, as identified in Section IV.D.1.a.3. above.

**c. Mitigation Measures**

Potential mitigation measures could include:

- (1) Utilization of existing cleared areas to maximum extent possible.
- (2) Establishment of Clearing Limit Lines and Clearing and Grading Limit Lines (if not the same) to depict maximum limits of areas of disturbance.
- (3) Schematic landscape plan for the subject site showing proposed planting areas, as well as their design intent and function (e.g., visual buffer, wetland enhancement, wildlife, street trees, slope stabilization, formal garden, etc). Typical plant lists for each of specified functions shall be provided. Include a description of the resulting planting character of the site and the length of time it will take to achieve that character.
- (4) Buffer screening to reduce impacts on neighboring properties and area roadways.
- (5) Preservation of trees identified in Section IV.D.1.b.. above, to the maximum extent possible.
- (6) Proposed method of identification and preservation of specimen (significant) trees, to the maximum extent possible.
- (7) Other.

## **2. Wildlife**

### **a. Existing Conditions**

- (1) Site-specific analysis of resident and migratory wildlife, including aquatic, amphibian, reptile, mammal and bird species. Assessment shall examine habitat functions (i.e., breeding habitat, transitional, staging areas, feeding and roosting sites and travel lanes).
- (2) Presence of threatened, rare or endangered species on or near the subject site based upon existing available data (NYSDEC, NYNHP and North Castle Biodiversity Plan) and recent field inspection.
- (3) Species abundance.

**b. Potential Impacts**

- (1) Impact on habitat and habitat functions caused by site development (e.g., clearing of vegetation, loss of wetlands).
  - Forests
  - Riparian areas
  - Wetlands
  - Other
- (2) Presence of threatened, rare or endangered species on or near the subject site based upon existing available data (NYSDEC, NYNHP and North Castle Biodiversity Plan) and recent field inspection.
- (3) Potential impact to species abundance.

**c. Mitigation Measures**

Potential mitigation measures could include:

- (1) Preservation of existing conditions (e.g., forested areas, wetlands).
- (2) Protection of water bodies and wetlands.
- (3) Preservation and creation of wildlife corridors.
- (4) Fertilizer, Herbicide, Fungicide and Pesticide Application Plan/Integrated Turf and Pest Management Plan (ITPMP).
- (5) Planting plan.
- (6) Naturalization of out of play areas (areas between fairways, etc.).
- (7) Other measures proposed to encourage wildlife and minimize potential impacts.
- (8) Measures to discourage geese from inhabiting the subject site.
- (9) Other.

**F. Geology and Soils**

**1. Existing Conditions**

- a. Describe regional and bedrock geology.
- b. Discuss any special geological features on or adjacent to the subject site, including but not limited to the location of significant rock outcrops. Provide map identifying all such features.
- c. Identify and list soil types on the site based on site specific mapping and USDA NRCS Web Soils Survey, with discussion of soil characteristics. Include a soils map and identify location of areas of sensitive soils (soils with shallow depth to bedrock, shallow water table, high erodibility characteristics or having greater than 20% clay content). Provide tables indicating soil characteristics (e.g., construction-related and long-term erosion potential, runoff, permeability), limitations and suitability of each soil type for particular land uses, specifically, roads, driveways, sewage disposal areas, underground utility installation, and home construction.

## **2. Potential Impacts**

- a. Describe and show preliminary grading plan and limit of disturbance line.
- b. Describe import/export of excavation/fill trucks/day, route of trucking. Prepare preliminary cut and fill analysis for proposed development (preliminary grading plan required) and provide cut and fill earthwork estimate. Discuss quality of fill to be brought onto the subject site from off-site locations (if any). Discuss whether on-site rock crushing is proposed. If so, discuss rock crushing procedures to be followed.
- c. Describe impacts to special geological features of the subject site, if any. Describe location and amount of blasting anticipated, if any. Include map showing areas of potential blasting activities. Describe blasting procedures to be followed and materials to be used. Discuss compliance with Chapter 71 (Blasting and Explosives) of the Code of the Town of North Castle.
- d. Describe soil types to be impacted, and to what extent, with a grading limit line indicated on the preliminary grading plan.
- e. Discuss potential impacts of soil limitations on proposed action.

## **3. Mitigation Measures**

Potential mitigation measures could include:

- a. Preliminary Sedimentation and Erosion Control Plan based upon NYSDEC requirements. Include discussion of initial installation by phase, maintenance, contingency and emergency measures, notification procedures in the event of failure of sedimentation and erosion control measures, and timing of removal.
- b. Corrective measures necessary to overcome any soil limitations.
- c. Blasting mitigation plan, including a discussion of alternatives to blasting (e.g., cutting, ripping, chipping); a description of blasting activities, methods and schedules; and a description of the procedures that will be followed to document existing conditions, notify neighboring properties and the pertinent municipal jurisdiction(s) of the timing of blasting activities and remediate potential impacts.
- d. Rock crushing mitigation plan (if rock crushing is proposed), including a discussion of alternatives to on-site crushing; a description of crushing activities, methods and schedules.
- e. Construction Phasing Plan.
- f. Other.

**G. Topography and Steep Slopes**

**1. Existing Conditions**

- a. Describe existing topography, variation in elevation and relationship to surrounding topography.
- b. Prepare slope analysis of the overall site showing slope categories 0-15%, 15-25%, 25% and greater (map required).

**2. Potential Impacts**

- a. Describe potential impacts to the steep slopes (25% and greater) on the entire site.
- b. Describe steep slope permits required in North Castle based upon post-construction steep slopes analysis as required by Section 213-17 (Steep Slopes) of the Code of the Town of North Castle.

**3. Mitigation Measures**

- a. Preliminary Sedimentation and Erosion Control Plan prepared for the areas where construction is proposed on the site.
- b. Describe erosion control measures and/or stabilization methods proposed to meet requirements of Section 213-17 (Steep Slopes) of the Code of the Town of North Castle.
- c. Use of retaining walls to minimize proposed grading.
- d. Other.

## **H. Wetlands and Surface Water Resources**

### **1. Existing Conditions**

- a. Delineate in the field, survey for accurate location and map existing Town of North Castle, NYSDEC and U.S Army Corps of Engineers (USACOE) wetlands on the subject site using wetlands definition appropriate to each jurisdiction. All wetlands should be identified regardless of size.
- b. Identify and map existing Town of North Castle, NYSDEC and USACOE wetlands within a distance expanded as necessary to include all areas that are functionally related to and which might reasonably be expected to be impacted by development of the subject site (based upon watershed analysis completed in Section IV.H.2.a.(1) below), based upon the best available data sources. All wetlands should be identified regardless of size.
- c. For each on-site wetland, indicate:
  - Location.
  - Wetlands type, including soils, vegetation and hydrology.
  - Wetlands acreage (approximate for off-site wetlands).
  - Pertinent jurisdiction.
  - Wetlands functions, as identified in Chapter 209 (Wetlands and Drainage) of the Code of the Town of North Castle. Functional analysis shall be based upon one of the accepted methodologies, such as the U.S. Army Corps of Engineers HGM (hydrogeomorphic model), EPW (Evaluation of Planned Wetlands) model or Hollands-Magee Method.
- d. Identify total wetlands acreage on the subject site and percent of site occupied by all wetlands, regulated wetlands and regulated wetlands buffer/adjacent areas using definitions appropriate to each jurisdiction identified in Section IV.G.2.a.(1) above.

- e. Describe the interconnectivity between wetlands and water resources, including Byram Lake.
- f. Describe existing surface water bodies (including classification), drainage patterns and discharge points based upon site-specific watershed analysis.
- g. Identify any applicable regulatory authorities including Town, NYCDEP, NYSDEC, and the USACOE.

## **2. Potential Impacts**

- a. Identify acreage of and provide functional analysis of existing wetland communities and wetland buffer/adjacent areas to be disturbed. Discuss area to be disturbed, types of potential disturbance, impact to functional values of the wetland, impacts to wetlands from increased sedimentation, changes to wetland vegetative composition, modifications to hydrology and hydroperiod. Include discussion of impacts of the existing irrigation ponds on existing hydrology, including off-site wetlands.
- b. Describe regulated activities and permits required for local, State and Federal jurisdictions.
- c. Describe potential for and evaluate the impact of increased concentrations of fertilizer, pesticides, herbicides, fungicides and other chemicals proposed for use on the subject site in the existing and proposed wetlands.
- d. Include qualitative analysis of impacts on upstream and downstream wetlands within the watersheds of which the subject site is a part due to changes in site layout.
- e. Include qualitative analysis of construction-related and long-term impacts to wetlands and their functions, including impact on wildlife habitat, pollution abatement capabilities, stormwater control capabilities, changes in water budget and aesthetic value based upon evaluation methodology described in Section IV.G.2.a.(3) above. Redo the evaluation as if the proposed construction were in place to compare the before and after values.
- f. Describe impacts to wetland and watercourse buffer areas, including any impacts associated with the construction of stormwater management basins.

- g. Discuss potential alterations to drainage patterns and the resultant effects on wetlands and streams.
- h. Describe whether sustainable stream flows are present to support the pond system.
- i. Describe long term controls to minimize sedimentation to the ponds.
- j. Describe dredging operations, if proposed, analysis of pond spoils to determine if beneficial use determination (BUD) can be obtained from NYSDEC.
- k. For each of above analyses also include consideration of cumulative impacts of other developments planned or proposed as per list of developments to be supplied by Lead Agency.

### **3. Mitigation Measures**

Potential mitigation measures could include:

- a. Avoidance of wetland areas.
- b. Minimization of wetland impacts.
- c. Replacement and enhancement of wetlands and wetland buffer/adjacent areas. Creation of new wetlands and/or ponds on-site, including a description of their size, vegetative composition and proposed function.
- d. Increased buffer/adjacent areas.
- e. Describe measures in ITPMP for fertilizer, pesticide, herbicide, fungicide and other chemical concentrations in existing and proposed wetlands through avoidance and containment, respectively. Include description of provisions for eliminating the application of fertilizer, herbicide, fungicide and pesticide or the use of organic chemicals as opposed to standard chemicals.
- f. Prepare a risk assessment of proposed fertilizer and pesticide usage and release. Discuss mitigation measures that will be taken to ensure that chemical compounds applied to the golf course will not be leached to groundwater or discharged to surface waters at concentrations that would exceed background concentration levels. Discuss goals and enforcement, monitoring, and remedial action impact measures. Enforcement shall include notification to the Town of North Castle of monitoring results.



- g. Participation in the Audubon Sanctuary Program/Wildlife Links Program to include environmental planning, wildlife and habitat management, education, chemical use reduction and safety, water conservation and water quality management.
- h. Other.

**I. Stormwater Management**

**1. Existing Conditions**

- a. Discuss existing stormwater runoff quality and quantity within the watersheds of which the subject site is a part, with modeling for 1-, 10-, 25-, and 100-year storm events. Include quantitative measurements of existing surface water quality by monitoring locations where surface water enters and exits the subject site. The specific protocol to be followed for purposes of conducting this study, including but not limited to the frequency and duration of testing and the parameters to be tested, shall be developed by the Applicant, and submitted to the Lead Agency for review and approval.
- b. Generally discuss existing conditions in the relevant watershed, including a review of the Byram River Watershed Management Plan, if that watershed is impacted.
- c. Discuss existing drainage patterns and existing discharge points of drainage. Describe pre- and post-development drainage conditions for the residential and club core development areas.
- d. Discuss existing point and nonpoint pollution sources within the watersheds of which the subject site is a part.
  - (1) Subsurface sewage disposal systems.
  - (2) Roadway runoff.
  - (3) Grass clippings and other organic materials containing chemical residues.
  - (4) Other.

- e. Description of existing (and proposed, if different) Mianus Watershed Regulations, if applicable.
- f. Describe flooding issues, if any, and any identified 100-year floodplains in the vicinity of the project site.

## **2. Potential Impacts**

- a. Stormwater runoff quantity; volume of stormwater runoff and peak discharge rates within the watersheds of which the subject site is a part for 1-, 10-, 25-, and 100-year storm events.
- b. Surface water quality and quantity impacts on receiving wetlands, streams, ponds, tributary watercourses, and the 100-year floodplain within the watersheds of which the subject site is a part. Include potential short-term and long-term impacts of runoff carrying fertilizers, pesticides, herbicides, fungicides and other chemicals from the golf course, lawns, roadways and other impervious surfaces, and sedimentation.
- c. Description of stormwater permits required from the New York State Department of Environmental Conservation (NYSDEC) or other agencies having jurisdiction.
- d. Discuss any proposed erosion control improvements at the ravine running through fairway No. 15.
- e. Discuss potential alterations to drainage patterns and the resultant effects on floodplains, if any
- f. Discuss impacts associated with construction of proposed infrastructure.
- g. For each of above analyses also include consideration of cumulative impacts of other developments planned or proposed in the immediate area of the subject site. (List of developments to be supplied by Lead Agency.)

## **3. Mitigation Measures**

Potential mitigation measures could include:

- a. Description of erosion and sedimentation control measures to protect water bodies, wetlands, and tributary watercourses (if impacted), and maintenance of such measures during construction.
- b. Stormwater Pollution Prevention Plan (SWPPP) prepared for the entire site in accordance with the Chapter 173 of the Town Code.

- c. Discussion of Fertilizer, Herbicide, Fungicide and Pesticide Application Plan (IPMTP). A draft plan to address long-term surface and groundwater quality. This Plan could include an environmental monitoring program.
- d. Compliance with the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities (Permit #GP 0-010-001).
- e. Green Infrastructure
- f. Describe measures that would be implemented to minimize impacts on water resources during and after construction, including reuse of stormwater for on-site irrigation.
- g. Other.

**J. Hydrogeology, Groundwater and Water Supply**

**1. Existing Conditions**

- a. Describe the groundwater geology of the subject site and its viability for wells.
- b. Describe existing wells and water supply on and within a distance of not less than 1/4-mile from the site boundaries, expanded as necessary to include all areas that are functionally related to and which might reasonably be expected to be impacted by development of the subject site based upon hydrogeological analysis. Discuss pertinent characteristics of well water supply sources as identified in Sections IV.I.1.a above. For public water supply sources, discuss existing capacity, pressure and volume under all conditions of flow.
- c. Describe existing water storage facilities and current water supply for clubhouse and golf course.
- d. Describe the location of the nearest public water supply and discuss applicable connection policies.
- e. Generically describe historic use of fertilizer, pesticides, herbicides, fungicides and other chemicals on the subject site.
- f. Identify existing water quality requirements of applicable agencies for drinking water.

- g. Describe location and capacity of aquifers and recharge areas on the subject site and in areas surrounding the subject site.
- h. Describe groundwater resources and existing state and Federally designated aquifers, if applicable.
- i. Describe existing on-site water resources and wells, as they relate to irrigation use. Present storage, water needs and pumping requirements.

## **2. Potential Impacts**

- a. Describe how the project will meet its water supply needs. Consider both the development of on-site wells and the possible connections to the public water supply. This discussion shall describe the impacts, improvements required and procedures necessary to connect to North Castle Water District No. 2.
- b. Describe quantity of water required for the proposed development for potable consumption, irrigation (during grow-in period), fire-fighting purposes and accessory uses, based upon consideration of total average daily and maximum daily site population, peak usage on a daily basis and seasonal requirements.
- c. Discuss groundwater recharge with the proposed action.
- d. Discuss generally anticipated impacts on capacity of wells within a distance of ¼-mile from the site boundaries, expanded as necessary to include all areas that are functionally related to and which might reasonably be expected to be impacted by development of the subject site based upon hydrogeological analysis, including under drought conditions.
- e. Describe anticipated water demand and availability (for potable consumption and irrigation purposes). Describe existing wells within ¼-mile of the project site. Study whether all wells within ¼-mile of project are drawing from the same aquifer that would serve the site water (and irrigation) system. Data regarding existing off-site wells shall be based upon existing data sources as well as responses to questionnaires mailed to homeowners to request well information. Proof of notification regarding the attempt to obtain information from property owners shall be provided to the Lead Agency.
- f. Identify potential impacts on groundwater recharge and to groundwater quality and quantity. Describe anticipated needs for domestic, club, fire

protection and irrigation use for both average and peak use. Conduct 72 hour pump tests on proposed groundwater supply source. Include off-site well monitoring program to determine potential water level interference on neighboring wells. Include monitoring of surface waters to identify if proposed production wells are under the influence of surface waters. Analysis of supply wells drawdown and influence on neighboring wells. All pump tests shall be conducted in accordance with NYSDEC recommended pump test procedures for water supply applications.

- g. Conduct a bedrock aquifer impact assessment. Compute water budget, comparing aquifer recharge data with the project withdrawals from the bedrock aquifer.
- h. Describe potential for groundwater pollution from fertilizers, pesticides, herbicides, fungicides and other chemicals proposed for use on the subject site. Identify fertilizers and pesticides to be used on the course.
- i. Discuss potential impacts related to construction of proposed infrastructure.
- j. Describe proposed water storage.
- k. Describe potential groundwater impacts from maintenance wash down area, golf carts and maintenance vehicles, if any.
- l. For each of above analyses also include consideration of cumulative impacts of other developments planned or proposed as per list of developments to be supplied by Lead Agency.

### **3. Mitigation Measures**

Potential mitigation measures could include:

- a. Connection to a public water supply system.
- b. Appropriate sizing of facilities, including demonstration that proposed method of water supply and/or storage (if proposed) will satisfactorily serve the potable consumption, accessory uses and fire-fighting needs of the proposed development.
- c. Measures to reduce water consumption for irrigation purposes as well as for the residential and clubhouse project components.
- d. Describe provisions for groundwater recharge, water supply availability.

- e. Other

## **K. Wastewater**

### **1. Existing Conditions**

- a. Describe the existing wastewater treatment plant location, capacity, outfall location, and existing SPDES permit. Describe the extent of existing sanitary sewage facilities on the subject site, and the location of the nearest public sanitary sewer.

### **2. Potential Impacts**

- a. Provide anticipated wastewater generation rates for the proposed development, including consideration of seasonal variations conditions.
- b. Provide description of proposed upgrades to the existing wastewater treatment plant to accommodate the proposed residential project component.
- c. Discuss impacts related to construction of proposed infrastructure.
- d. Explain operation, ownership, safeguards, and default.
- e. Provide the existing SPDES Permit and its parameters relative to NYSDEC approval and proposed upgrades.
- f. Will increased discharge limits from this site restrict future Town of North Castle Sewer District #2 Treatment Plant expansion?
- g. Gray water reuse.

### **3. Mitigation Measures**

Potential mitigation measures could include:

- a. Upgrades to the existing wastewater treatment plant.
- b. Other.

## **L. Community Facilities and Services**

### **1. Schools**

**a. Existing Conditions**

- (1) Describe the location of the subject site in relation to the public school district that serves the site.
- (2) Provide a discussion of existing public school facilities, capacities and enrollment projections.

**b. Potential Impacts**

- (1) Project the school-age population and the impact of the proposed development under three scenarios: 1) an adult-oriented/targeted (55+) community (Proposed Action); 2) a primary, permanent resident population of for-sale units with school-aged children based upon the typical mix of the housing types in Westchester County; and 3) a primary, permanent resident population of rental units with school-aged children based upon the typical mix of the housing types in Westchester County. . In addition, this analysis should project the potential school-aged population associated with the affordable housing component of the project and assess all related school impacts. Evaluate existing enrollments, trends and capacities of the Byram Hills school district.
- (2) Evaluate the impacts of projected enrollment increases on the school district, school facilities and budgets. Consider long term cumulative impacts of enrollment increases within the district. Communicate with the school district and evaluate the potential for the need for new buildings, fields or other facilities. Impacts on property tax revenues to the School District and other taxing jurisdictions should take into consideration the need for capital improvements resulting from the proposed project.

**c. Mitigation Measures**

Potential mitigation measures could include:

- (1) Inclusion of age-restrictions in the proposed zoning amendments.

**2. Open Space and Recreation**

**a. Existing Conditions**

- (1) Identify and describe existing open space on the property. The existing golf course should be considered open space for the purposes of this EIS.
- (2) Identify any existing trails on the subject site and their linkage to mapped trails located in the surrounding area within a 1/4-mile of the subject site's boundaries, if applicable.

**b. Potential Impacts**

- (1) Describe potential impacts to open space areas.
- (2) Discuss the open space plan for the proposed development, including any proposed conservation easements. This discussion should include the portion of the site to be included in the easement and name the party who would hold the easement. Discuss opportunities for public access to the site in conjunction with a conservation easement.
- (3) Discuss the proposed recreation facilities for the new residential units and whether there would be an increased demand for recreational facilities generated by the proposed development.

**c. Mitigation Measures.**

- (1) Any proposed mitigation as a result of impact to open space.
- (2) Discuss how the existing golf course is to be protected and maintained as open space through a conservation easement. .
- (3) Discuss the potential for connections of on-site open spaces to off-site open spaces and how this could be implemented and maintained.
- (4) Other.

**3. Police Protection**

**a. Existing Conditions**

- (1) A discussion of staff size and organization of Police Department in town. This discussion shall include the location of stations in relation to the subject site; average response time to the subject site for service provider; service ratio for service provider; and



adequacy of access for service provider, with confirmation requested in writing from service provider.

**b. Potential Impacts**

- (1) Increased demand for services (based upon normal usage of the subject site) and allocation of responsibilities between service providers.
- (2) Discussion of potential increased costs for service provider, if any.
- (3) Adequacy of access to/from and on the subject site, including roadway surface and width, barriers and maintenance.
- (4) Concerns of Police Department.
- (5) For each of above analyses, also include consideration of cumulative impacts of other developments planned or proposed in the immediate area of the subject site. (List of developments to be supplied by Lead Agency.)

**c. Mitigation Measures**

Potential mitigation measures could include:

- (1) Property taxes generated.
- (2) Site access modifications.
- (3) Other.

**4. Fire Protection, Ambulance and EMS**

**a. Existing Conditions**

- (1) A discussion of the size of existing force and organization of service providers. This discussion shall include the location of stations in relation to the subject site; number and type of apparatus for service providers; average response time to the subject site for service providers; adequacy of access for service providers, with confirmation requested in writing from service providers.

- (2) Water supply and capacity for fire-fighting purposes.

**b. Potential Impacts**

- (1) Increased demand for services (based upon normal usage of the subject site).
- (2) Increased costs for service providers, if any.
- (3) Adequacy of access to/from and on the subject site, including roadway surface and width, barriers and maintenance.
- (4) Concerns of Fire Department, Ambulance Corps and emergency medical providers.
- (5) Fire protection water supply and pressure.
- (6) For each of above analyses, also include consideration of cumulative impacts of other developments planned or proposed in the immediate area of the subject site. (List of developments to be supplied by Lead Agency).

**c. Mitigation Measures**

Potential mitigation measures could include:

- (1) Property taxes generated.
- (2) Site access modifications.
- (3) Road and driveway design modifications.
- (4) Alternative water supply source(s).
- (5) Other.

**5. Solid Waste**

**a. Existing Conditions**

Describe amount of solid waste currently being generated by existing facilities on the subject site and where it is disposed.

**b. Potential Impacts**

Estimate quantity of solid waste to be generated by the proposed development and indicate how it will be disposed of. Discuss impacts of increased solid waste on capacity of processing facilities.

**c. Mitigation Measures**

Potential mitigation measures could include:

- (1) Conformance with local and State recycling plans.
- (2) Other.

**6. Other Utilities (Gas, Electric, Telephone, Cable TV)**

**a. Existing Conditions**

- (1) Describe existing service to the subject site by each service provider. Identify the location of service lines and other infrastructure elements (e.g., existing antennas) (map required).

**b. Potential Impacts**

Potential mitigation measures could include:

- (1) Discuss proposed expanded and/or new service to the subject site by each service provider.

**c. Mitigation Measures**

**7. Town Highway Department**

**a. Existing Conditions**

- (1) Identify the municipal departments or other entity responsible for maintenance (including snow-plowing) of existing access roadways (i.e., Route 22).
- (2) Describe existing maintenance program, including type and frequency of service provided by service provider(s).

- (3) Describe adequacy of access to the subject site for service provider(s), with confirmation requested in writing from NYSDOT

**b. Potential Impacts**

- (1) Increased demand for services (based upon normal usage of the subject site) and allocation of responsibilities between service provider(s).
- (2) Increase costs for service provider(s), if any.
- (3) Adequacy of access to/from and on the subject site, including consideration of existing and proposed roadway conditions.
- (4) Concerns of service provider(s).
- (5) For each of above analysis, include consideration of cumulative impacts of other developments planned or proposed in the immediate area of the subject site. (List of developments to be supplied by Lead Agency.)

**c. Mitigation Measures**

Potential mitigation measures could include:

- (1) Property taxes generated.
- (2) Site access modifications.
- (3) Road design modifications.
- (4) Other.

**M. Traffic and Transportation**

**1. Existing Conditions.**

- a. Provide description (number of lanes, posted speed limits, travel-way width, surface treatment and condition, general curvature and grades, drainage, parking, traffic controls, vehicle classification restrictions and general character) of Route 22 between Chestnut Ridge Road and the I-684 interchange. Include a description of the intersections along this section.

- b. Conduct automated traffic recorder (ATR) counts at the following locations to obtain data on hourly/daily volumes for at least 3 days of the week (Wednesday, Thursday, Friday) and Saturday:
  - (1) Bedford Road (NYS Route 22), between Upland and Tripp Lane
  - (2) Bedford Road (NYS Route 22), between Creemer Road and Cox Avenue

This data shall be used to identify peak hours and traffic volumes for each day. This will enable the Applicant to identify different peak hours.

- c. Conduct manual peak period turning movement counts at the following intersections:
  - (1) Route 22 and Chestnut Ridge
  - (2) Route 22 and Baldwin Road
  - (3) Route 22 and Club Access
  - (4) Route 22 and Upland Lane/Coman Hill Elementary School
  - (5) Route 22 and Tripp Lane/Byram Hills High School
  - (6) Route 22 and Banksville Road
  - (7) Route 22 and North Greenwich Road (Route 433)
  - (8) Route 22 and NB I-684 ramps
  - (9) Route 22 and SB I-684 ramps

These counts should be performed on a typical weekday (Tuesday through Thursday) from 6:30 AM to 9:00 AM and from 3 PM to 6 PM. Assuming that the combined peak hour-volumes of Route 22 traffic and the traffic added by the 88 homes on Saturday are lower compared to the combined volumes for both weekday peaks, (to be demonstrated by applicant's traffic engineer) no intersection analysis (counts and level of service analysis) is needed for Saturdays.

For the weekday pm peak two peaks should be analyzed: school peak and commuter peak. A traffic generation rate should be developed for the proposed homes for the school peak hour, possibly based on some local counts. A sampling of vehicle classifications shall be provided for two intersections. Turning volumes shall be shown graphically for each peak hour.

- d. Complete intersection capacity analyses for existing conditions at each intersection listed above using SYNCHRO software, using the HCM 2000 version.

- e. Evaluate accident history along roadways and at intersections listed above for the most recent 3-year period. Indicate crashes by type (fatality, injury and PDO, pedestrian or bicycle) for each intersection and each segment. New York State and local police department data shall be included.
- f. Complete analysis of existing sight distance at project entry points.

## **2. Potential Impacts**

- a. Complete intersection capacity analyses for future no-build conditions including an annual growth factor (to be confirmed by NYSDOT) applied to existing baseline volumes and including all developments planned or proposed in the immediate area of the subject site. (List of developments to be supplied by Town.)
- b. Complete projection of site-generated traffic and distribution on area roadways based upon accepted trip generation rates for the project components. The % traffic distribution should be justified by relevant turning movement counts.
- c. Complete intersection capacity analyses of build conditions, compare to the conditions for future w/o project. The comparisons should include delays, LOS, number of vehicles by approach movement, and percent changes for each approach movement caused by project.
- d. Assess parking impacts of proposed project.
- e. Evaluate safety concerns regarding existing and proposed roadways, addressing sight distances, grades, conflict points and roadway width.
- f. Evaluate impact of gate house installation and operation on traffic circulation at the gate, including emergency service access, if proposed.
- g. Evaluate potential alternative access, including alternatives to Tripp Lane access to Byram Hills High School.
- h. Complete projection of construction traffic, including volumes (number of trips), type and size of vehicles, hours of operation, duration, and trip routing and origin/destination of construction vehicles. Include discussion of construction traffic for removal of excess fill from the subject site (if any). Provide estimate of number of trips and information on type and capacity of vehicle(s) to be used and trip routing for such vehicles (e.g., directed toward I-684, use of local roads, or both).

- i. Identify primary access paths for passenger vehicles, emergency vehicles, delivery vehicles and pedestrians.

### **3. Mitigation Measures**

Propose mitigation measures shall address: 1) significant impacts of the project; and 2) difficult traffic conditions that exist today and in the future. Potential mitigation measures could include:

- a. Proposed roadway improvements, including sight distance improvements.
- b. Types of improvements (as needed), e.g., traffic control at intersections and intersection improvements. Responsibility and jurisdiction for improvements and funding there-of.
- c. Alternative emergency-only access point(s).
- d. Remediation plan for repair of local streets damaged during construction.
- e. Measures to safeguard the public during the construction process.
- f. Traffic calming measures.
- g. Other.

## **N. Socioeconomic/Fiscal Resources**

### **1. Existing Conditions**

- a. Describe demographic characteristics of the Town of North Castle.
- b. Calculate existing tax revenues to the Town of North Castle, Byram Hills Central School District, Westchester County, and New York State from the existing club facility.
- c. Identify number of existing employees at the existing club facility.
- d. Generally discuss existing economic trends in the golfing industry locally, in the State and nation as a whole. Include discussion of similar types of developments (golf/residential) and their success/failure. In addition, discuss any previous experience with residential/golf course development held by the Applicant. If none, so note.

## **2. Potential Impacts**

- a. Project the resident population by age categories and users to be generated by the proposed development both directly and indirectly using recognized projection methodology and numerical factors. Conduct all analyses as if proposed dwelling units were primary, full time, permanent residences.
- b. Describe how the development will be marketed to reach the targeted active adult market. Provide detail as to the market viability of the proposed unit mix, type, and target audience. Analyze demand for golf course community projects in current housing climate. Summarize details of the project market study and include such study as an appendix to the DEIS (with proprietary information redacted, as necessary).
- c. Estimate the expected economic impacts to the local economy during the construction period. Identify the number of jobs (in person-years) to be generated directly and indirectly as a result of construction. Calculate income to the local economy from sales of construction material, construction labor and sales tax. This analysis shall also include a schedule of anticipated tax revenue receipts to show how much in taxes would be paid each year starting from commencement of construction through final completion and Certificates of Occupancy for all construction.
- d. Prepare a fiscal impact analysis identifying any increase in costs to be incurred by the provider of each community service described in the Community Facilities and Services section of the DEIS in meeting the potential demand for said services.
- e. Prepare an economic impact analysis of the proposed project. This analysis shall include an analysis of the economic impacts of both the residential and commercial components of the project (i.e., club portion of project) and how these two project components are related
- f. Calculate projected tax revenues to the Town of North Castle, Byram Hills Central School District, Westchester County, and New York State from the club facility and proposed residential component. This analysis shall also include a comparison of the projected tax revenues resulting from the proposed project with current tax revenues generated from the existing club use on the project site as well as a discussion of the difference in projected tax revenues between a for-sale residential project (fee simple and condo) and rental project.



- g. Identify approximate number of employees that would be generated by the proposed project, including information with regard to seasonal and/or part time employees. Evaluate negative and positive effects resulting from relocation of existing jobs on-site due to the demolition/renovation of the existing club facility with generation of new jobs from the proposed project.
- h. Discuss potential fiscal impacts to the Town and community should the golf course and/or club house be closed sometime in the future. This shall include an analysis of the potential loss of projected property tax and sales tax revenue (for both a condominium scenario and fee simple scenario). Generally discuss the fiscal impacts on tax revenues from the proposed conservation easement.
- i. Estimate the expected economic impacts to the local real estate market and the marketability of similar residential housing units with potentially higher taxes as compared to the proposed residential units (for both a condominium scenario and fee simple scenario).

### **3. Mitigation Measures**

- a. Describe any measures that would be pursued to ensure that the anticipated tax revenues will meet or exceed anticipated costs for any needed increases in community services.
- b. Other.

### **O. Air Quality and Greenhouse Gas Emissions**

These subjects shall be addressed in the DEIS with respect to the short-term impacts associated with construction-related activities (dust and fumes from site work and traffic in the case of Air Quality) as well as with respect to the long-term impacts associated with the permanent operation of the subject site after development.

#### **1. Existing Conditions.**

- a. Identify and describe air quality pollutants of concern (dust and carbon monoxide at a minimum).
- b. Identify any large stationary sources of air pollution in the project vicinity, as well as any existing odors related to the existing on-site sewage treatment plant.

- c. Discuss compliance with pertinent ambient air quality standards.
- d. Identify if any air emissions permits are required in relation to the proposed sewage treatment plant upgrades.
- e. Identify and describe greenhouse gas emissions of concern as described in NYSDEC *Policy Guide for Assessing Energy Use and Greenhouse Gas Emissions in an Environmental Impact Statement*.

**2. Potential Impacts.**

- a. Conduct a screening analysis following the procedures outlined in NYSDOT's Environmental Procedures Manual. The impacts of the emissions from stationary sources at the project site shall be assessed. In addition, discuss any potential changes to odors associated with upgrades to the on-site sewage treatment plant.
- b. Conduct a Greenhouse Gas (GHG) analysis following the procedures outlined in NYSDEC's *Guide for Assessing Energy Use and Greenhouse Gas Emissions in an Environmental Impact Statement*. The impacts of the emissions from stationary sources at the project site shall be assessed.

**3. Mitigation Measures.**

- a. Green technology to be implemented during the construction and operation of the project.
- b. Other

**P. Noise.**

**1. Existing Conditions**

- a. Describe ambient noise conditions on and near the subject site. Identify existing sources (e.g., airplane traffic, vehicle traffic and grounds maintenance equipment) and decibel levels on the subject site and along the property lines of the subject site.

**2. Potential Impacts**

- a. Discuss noise associated with increased traffic traveling to and from the subject site after the proposed development is in operation. Identify

potential sources and decibel levels. Evaluate noise levels associated with the project based upon "DEC Policy DEP 00-1: Assessing and Mitigating Noise Impacts".

- b. Describe noise that may be generated during construction of the proposed development and its likely duration, including consideration of on-site noise (e.g., blasting, construction equipment) and construction traffic noise on area roadways. Identify potential sources and decibel levels. Evaluate noise levels associated with the project based upon "DEC Policy DEP 00-1: Assessing and Mitigating Noise Impacts".
- c. Discuss how the proposed development will comply with the requirements of Chapter 137 (Noise) of the Code of the Town of North Castle, both during construction and over the long-term once the proposed development has been completed.

### **3. Mitigation Measures**

Discussion of potential mitigation measures, if applicable, based upon "DEC Policy DEP 00-1: Assessing and Mitigating Noise Impacts".

## **Q. Hazardous Materials**

### **1. Existing Conditions**

- a. A Phase I Environmental Site Assessment (ESA) of the entire project site shall be conducted to determine among other things, whether there is the presence of asbestos, lead paint, and/or any other regulated materials within the portions of the existing building to be demolished. The findings of the Phase I ESA shall be summarized in the DEIS and the full Phase I ESA and any supplemental investigation shall be included as an appendix to the DEIS.

### **2. Potential Impacts**

- a. Describe how contaminants, if any, will be abated prior to commencement of construction.
- b. Identify any hazardous materials (including gasoline, fertilizer, pesticides, herbicides, fungicides and other chemicals on the subject site) to be generated or stored on the project site in both the construction and operations periods of the proposed project. Describe storage, application and disposal practices to be implemented for these hazardous materials.

This discussion shall include an examination of chemical storage, whether on-site or off-site, as well as rinsing of application devices and vehicles and the transportation of chemicals to and from the site.

**3. Mitigation Measures**

- a. Describe mitigation measures, best management practices to be utilized during construction and operation of the project.
- b. Other.

**R. Construction**

**1. Existing Conditions**

- a. Introduction

**2. Potential Impacts**

- a. Describe proposed construction phasing (for all project component – i.e. golf course, club house and residential units), overall schedule for project completion, and hours of construction operation.
- b. Describe the equipment and materials storage and/or staging area, anticipated number of construction workers, anticipated lighting and security, and the delivery means and methods.
- c. Describe the erosion and sediment control plan for the proposed project and any stormwater management practices to be used on a temporary basis.
- d. Describe how the infrastructure relevant to the completion of each phase will be implemented, and any potential impacts.
- e. Assess the potential environmental impacts anticipated due to demolition of existing on-site structures and construction of the proposed project. This assessment should consider the length and duration of potential impacts, by phase and type. This assessment of impacts shall include, but is not limited to, construction/demolition traffic, noise, air quality, GHG emissions, dust, erosion and sedimentation and its impact on the surrounding area, including the Coman Hill School.

**3. Mitigation Measures**

- a. Discuss construction management techniques.
- b. Enforcement.
- c. Erosion control plans.
- d. Ideal management practices to be employed, along with mechanisms to minimize impacts related to partial project completion.
- e. Other.

**V. REASONABLE ALTERNATIVES TO BE CONSIDERED**

The description and evaluation of the following alternatives to the Proposed Action shall address all of the topics in Section IV of this document, shall be at a level of detail sufficient to permit an assessment of the alternatives discussed as compared to the Proposed Action (100 scale preliminary grading plan), shall be analyzed in terms of the impact issues listed above in summary and matrix format, and shall reflect compliance with all applicable regulations of the Town of North Castle. Alternatives shall include the following:

- A. Alternative 1: No Action.**
- B. Alternative 2: Existing R-2A Zoning - Conventional Subdivision.** This alternative will consider development of the project site as a conventional as-of-right subdivision under the existing R-2A Zoning, taking into account existing environmental features on the site, all existing zoning and other Town Code requirements. In addition, this analysis should generally discuss the feasibility of providing individual wells to each lot as well as an evaluation of the proposed wastewater disposal system and alternatives (on-site wastewater treatment plant or septic). The analysis of the above alternative shall include, at a minimum, an evaluation of area of clearing required by vegetative community, wetlands and wetlands buffer/adjacent area disturbance, steep slope disturbance, visual impacts as viewed from public roadways, traffic generation, impacts to water and wastewater, impacts to community facilities and services, including schools, and socioeconomic/fiscal impacts (tax revenues). The alternative should be accompanied by a conceptual conventional subdivision layout plan and other relevant graphics needed to assess the anticipated impacts.
- C. Alternative 3: Existing R-2A Zoning - Conservation Subdivision.** This alternative will consider development of the project site as a conservation subdivision in accordance with the existing R-2A zoning for the site, taking into account existing environmental features on the site, all existing zoning and other Town Code requirements. In addition, this analysis should generally discuss the feasibility of providing individual wells to each lot as well as an

evaluation of the proposed wastewater disposal system and alternatives (on-site wastewater treatment plant or septic). The analysis of the above alternative shall include, at a minimum, an evaluation of area of clearing required by vegetative community, wetlands and wetlands buffer/adjacent area disturbance, steep slope disturbance, visual impacts as viewed from public roadways, traffic generation, impacts to water and wastewater, impacts to community facilities and services, including schools, and socioeconomic/fiscal impacts (tax revenues). The alternative should be accompanied by a conceptual conservation subdivision layout plan and other relevant graphics needed to assess the anticipated impacts.

- D. Alternative 4: Cluster Subdivision in Reduced Development Site.** This alternative will analyze a cluster, fee simple, development (88 unit max) within the same approximately 14 acre project site under consideration in the Proposed Action. This alternative will explore changes to the proposed zoning text amendments that would be needed to support this alternative. The analysis of the above alternative shall include, at a minimum, an evaluation of the area of clearing required by vegetative community, wetlands and wetlands buffer/adjacent area disturbance, steep slope disturbance, visual impacts as viewed from public roadways, traffic generation, impacts to water and wastewater, impacts to community facilities and services, including schools, and socioeconomic/fiscal impacts (tax revenues). The alternative should be accompanied by a conceptual cluster subdivision layout plan to be located within the approximately 14-acre housing development site included in the Proposed Action and other relevant graphics needed to assess the anticipated impacts. If this alternative is deemed infeasible due to financial constraints, this analysis will provide sufficient analysis to document and verify this finding.
- E. Alternative 5: Reduced Density Alternative (60/75/As-of-Right units).** This alternative will analyze the impacts of a reduced-density development plan under three scenarios: 1) 60 Unit Development Plan; 2) 75 Unit Development Plan; and 3) development plan based on the as-of-right number of units determined under Alternative 2 above. This alternative will explore changes to the proposed zoning text amendments (i.e. increased setbacks, height, etc.) that would be needed to support a reduction in density. For example, whether a one hundred foot landscaped setback from Route 22 is feasible. In addition, the analysis of the above alternative shall include, at a minimum, an evaluation of area of clearing required by vegetative community, wetlands and wetlands buffer/adjacent area disturbance, steep slope disturbance, visual impacts as viewed from public roadways, traffic, impacts to water and wastewater, impacts to community facilities and services, including schools, and socioeconomic/fiscal impacts (tax revenues). The alternative should be accompanied by a conceptual alternative site plan and other relevant graphics needed to assess the anticipated impacts. If this alternative is deemed infeasible due to financial constraints, this analysis will provide sufficient analysis to document and verify this finding.

**VI. ADVERSE IMPACTS THAT CANNOT BE AVOIDED IF THE PROPOSED ACTION IS IMPLEMENTED**

**VII. OTHER REQUIRED ANALYSES**

**A. Irreversible and Irretrievable Commitment of Resources**

**B. Impacts on the Use and Conservation of Energy**

- C. Growth Inducing Aspects of Proposed Action.** This section should evaluate the effects of the proposed action as it relates to the potential increase in permanent residential population in the Town of North Castle. The growth inducing aspect of the proposed action will describe and evaluate any potential that the proposed action may have for triggering further development in terms of attracting similar, additional, or ancillary uses, significant increases in local population, increasing the demand for support facilities, and increasing the commercial and residential development potential for the local area. This section shall generally discuss secondary and cumulative impacts to housing, commercial economic development, additional traffic, water and wastewater needs.

**VIII. SOURCES AND BIBLIOGRAPHY**

**IX. APPENDICES**

- A. All SEQRA documentation, including a copy of the Environmental Assessment Form (EAF), the Positive Declaration and the DEIS Scope.**

- B. Copies of all official correspondence related to issues discussed in the DEIS.**

- C. Copies of all technical studies, in their entirety, including the following:**

1. Drainage Study
2. Traffic Study
3. Architectural, Historic and/or Archaeological Reports
4. Phase I Environmental Site Assessment (ESA)
5. Wetland Evaluation
6. Water Supply Report
7. Sewer Waste Assimilation Study (if required)
8. Correspondence from Interested Individuals and/or Groups

**Issues Raised During Scoping That Have Been Determined By the Lead Agency to Not Be Relevant Or Not Environmentally Significant – See Attached Memorandum.**

**LIST OF INVOLVED AND INTERESTED AGENCIES**

(Lead Agency) Town of North Castle Town Board, Town Hall, 15, Bedford Road, Armonk, New York 10504

Town of North Castle Planning Board, Town Hall Annex, 17 Bedford Road, Armonk, New York 10504

U.S. Army Corps of Engineers, Jacob Javits Federal Building, 26 Federal Plaza, New York 10278

Commissioner, New York State Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1011

Region 3, New York State Department of Environmental Conservation, 21 South Putt Corners Road, New Paltz, New York 12561

New York State Department of Transportation, SEQR Unit, Traffic Engineering & Safety Division  
4 Burnett Blvd., Poughkeepsie, New York 12603

Deputy Commissioner Historic Preservation, New York State Office of Parks, Recreation and  
Historic Preservation, Empire State Plaza, Agency Building 1, 20th Floor, Albany, New York 12238

Westchester County Department of Health, Attn: Commissioner, 145 Huguenot St., New Rochelle, New York 10801

Westchester County Planning Board, Attn: Ed Buroughs, AICP, Commissioner, 432 Michaelian Office Building,  
148 Martine Avenue, White Plains, New York 10601

Sal Misiti, Town of North Castle, Department of Sewer and Water, 115 Business Park Drive, Armonk, New York 10504

John Fava, Chairman, Town of North Castle Conservation Board, Town Hall Annex, 17 Bedford Road, Armonk, New York 10504

Beata Buhl Tatka, Chairman, Town of North Castle Architectural Review Board, Town Hall Annex, 17 Bedford Road, Armonk, New York 10504

Building Inspector, Town Hall Annex - 17 Bedford Road, Armonk, New York 10504



Dr. William Donohue, Superintendent, Byram Hills School District, 12 Tripp Lane, Armonk, NY 10504

Sue Snyder, Superintendent, Town of North Castle Parks and Recreation Department, 40 Maple Avenue, Armonk, New York 10504

Jamie Norris, Highway Superintendent, Town of North Castle, Town Hall, 15 Bedford Road, Armonk, New York 10504

Fire Commissioners, Town of North Castle Fire District No. 2, PO Box 188, Armonk, New York 10504

North Castle Open Space Committee, 17 Bedford Road, Armonk, New York 10504

Residents of Windmill Inc. (address to be provided)

The Environmental Notice Bulletin (ENB), [enb@gw.dec.state.ny.us](mailto:enb@gw.dec.state.ny.us)

*Via email*

**To:** Supervisor Howard B. Arden and Members of the North Castle Town Board

**From:** Frank S. Fish, FAICP, Principal and Sarah K. Yackel, AICP, Associate Principal

**Contact:** T. 212.353.7375 F. 212.353.7494 E. s.yackel@bfjplanning.com

**Subject:** Brynwood Golf & Country Club Scoping Document – Summary of scoping comments not included in the Final Scoping Document

**Date:** January 3, 2013

---

In preparing the Final Draft Scoping Document for the Brynwood Golf & Country Club Draft Environmental Impact Statement (DEIS) that was submitted to the Town Board on December 12, 2012, we carefully considered all of the scoping comments received during the DEIS Scoping Session held on November 26, 2012 and during the written public comment period that closed on December 6, 2012. Following the close of the formal public scoping period the Town Board allowed for additional public comment on the Final Draft Scoping Document; this public comment period closed on December 31, 2012. The Final Scoping Document (dated January 4, 2013) considered not only the comments made during the formal scoping comment period, but also those comments made during the subsequent comment period.

Ten (10) people made comments during the Scoping Session and eight (8) written comment letters were received during the formal scoping comment period. Additionally, six (6) comment letters were received on the Final Draft Scoping Document during the subsequent comment period. As is evident in the Final Scoping Document, many of the received comments were incorporated; however some of the comments were not. Comments that were not incorporated generally fall into two categories: 1) comments that were considered to be beyond the scope of the State Environmental Quality Review Act (SEQR) process; and 2) comments that were deemed to be presumptive in that they presumed certain environmental impacts would occur without the benefit of seeing the analysis of impacts that will be provided in the DEIS.

With respect to the first category of comments identified above, the purpose of SEQR “is to incorporate the consideration of environmental factors into the existing planning, review and decision-making process...” [NYCRR Part 617.1(c)] and SEQR further defines the environment as the “physical conditions that will be affected by a proposed action, including land, air, water, minerals, flora, fauna, noise, resources of agricultural, archaeological, historic or aesthetic significance, existing patterns of population concentration, distribution of growth, existing community of neighborhood character, and human health” [NYCRR Part 617.2(1)]. Comments deemed to be outside the scope and purpose of the SEQR-definition of environment have not been included.

With respect to the second category of comments, while these comments are potentially valid and relevant, they

Date: January 3, 2013

Page 2 of 3

Brynwood Golf & Country Club Scoping Document

Summary of scoping comments not included in the Final Scoping Document

were not asking for specific environmental issues to be studied but rather were making comments on the actual project proposal. It was determined that these comments would be more appropriately made during the DEIS public comment period once the analysis of potential project impacts has been conducted.

In addition, the specific wording of many of the comments was not included verbatim in the Scope as the essence/intent of the comments was already captured in the Scope. Finally, certain other comments were not specifically incorporated into the sections identified by the commentor as they were included in other sections of the DEIS Scope. For example, certain commenters requested the inclusion of additional alternatives analyzing various scenarios for determining school children and water impacts; the Scope was not revised to include these as specific project alternatives, but rather these alternative analysis scenarios were included in the environmental analysis chapters (DEIS Chapter IV).

Below is a summary of the Scoping comments not included in the Final Draft Scope. This summary is broken into the two categories outlined above and does not specifically reference individual commenters, but rather provides a generally summary of the types of comments and issues not included.

#### **1. Comments Deemed to be Beyond the Scope of SEQR:**

- Requests for detailed financial statements and disclosures from the project Applicant. Financial information (i.e. market study, tax and revenue projections, etc.) where needed to assess potentially significant adverse environmental impacts has been included; however, requests for financial disclosures or other proprietary information have not.
- Construction budget information – This request is outside the scope of this SEQR review as it conflates issues that are more properly addressed during the subsequent Special Permit and Site Plan Review processes with that of zoning. Conditions guaranteeing the project as presented and analyzed during this SEQR review are best addressed as part of conditions of these future approvals processes. Further, if the Applicant's project or plan for the project site substantially differs from that considered during this SEQR review, the Applicant would be required to conduct additional environmental review under SEQR.
- Land value study showing cost per square foot of developable real estate. (Speculation is not grounds for a scope item.)
- Economic viability of the proposed development's water system and costs associated with developing, constructing and maintaining such a facility. (see comment above regarding construction budget)
- Comments speculating on the future plans of the Applicant with respect to the project site.
- Request for analysis of school children to be generated by the project based on potential future sales prices starting at the highest price reasonably anticipated, then considering the school impacts at 95% of that price, and then 90% and on down. A detailed analysis of school children impacts under several scenarios is included in the Scope; however, the methodology suggested here was not.
- Alternatives analyzing the use of the golf course lands in the event the golf course does not remain

Date: January 3, 2013

Page 3 of 3

Brynwood Golf & Country Club Scoping Document

Summary of scoping comments not included in the Final Scoping Document

financially viable. (Covenants, easements and deed restrictions can specifically address this issue and have been included for analysis in the Scope.)

- Stormwater design beyond the “100 year storm” – The Scope requires that in accordance with Town Code and New York State Department of Environmental Conservation (NYSDEC) requirements, the DEIS will provide analysis for 1, 10, 25 and 100 year storm events. According to the Town’s consulting engineer, John Kellard of Kellard Sessions Consulting P.C. analysis and modeling in excess of these requirements is not necessary.
- Disturbed wetlands – no reference to disturbed wetlands has been included as the Scope requires that the DEIS identify and map all existing Town, NYSDEC and United States Army Corps of Engineers regulated wetlands.

## **2. Presumptive Comments/Potential DEIS Comments:**

- Detailed site plan review comments on the Proposed Action and “As-of-Right” plan. (These types of comments should be made during the DEIS public review period.)
- In-door air quality impacts and associated mitigation to adjacent Coman Hills High School. (The DEIS needs to first determine whether there are impacts to air quality.)
- Assumption of STAR exemptions in the analysis of tax impacts. (This comment should be made once the analysis of the tax impacts has been conducted in the DEIS.)
- Analysis of “spot zoning.” (This analysis can be done in the Final EIS, if applicable.)
- Requests for control mechanisms to be tied to the Zoning approval to be imposed on the Applicant should the project as proposed in the DEIS differ from that ultimately developed. (These types of comments should be made during the DEIS public review period.)
- Preserve Old Post Road stone mile marker. (It must first be determined in the DEIS - Historic, Archaeological and Cultural Resources chapter – whether there will be any impacts to the Old Post Road stone mile marker.)
- Detailed review comments on the project’s projected tax revenues and associated tax implications from the generation of school children. (These types of comments should be made during the DEIS public review period.)
- Questions related to specific project details. (These comments should be made during the DEIS public review period once the Applicant has provided all of the information required by the Scoping Document.)