

State Environmental Quality Review

NOTICE OF COMPLETION OF FINAL ENVIRONMENTAL IMPACT STATEMENT

Date: April 23, 2015

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

A Final Environmental Impact Statement (FEIS) has been completed and accepted by the Town of North Castle Town Board, acting as Lead Agency for the Proposed Action described below. Comments on the FEIS will be accepted by the contact person identified below until May 23, 2015.

Name of Action: Brynwood Golf & Country Club

SEQRA Status: Type I Action

Description of Action: 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 that would include 63 market rate condominiums, 10 fee simple golf cottages and 7 AFFH rental units under Alternative 1 or 80 market rate residences with 8 AFFH rental units under Alternative 2. Proposed club improvements include club house improvements, relocation of tennis courts, as well as a new outdoor pool and patio area, 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 proposed, as well as upgrades to the existing on-site sewage treatment plant. Water supply is proposed to be from on-site wells or via municipal water. The Proposed Action includes amendments to the North Castle Zoning Ordinance, a special permit for the "golf course community," site plan approval and wetlands permit. Approval may also be required to subdivide the "golf course community" from the golf/country club and amendments to the Town Comprehensive Plan Update 1996.

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

Lead Agency: North Castle Town Board
Town of North Castle
Town Hall Annex
17 Bedford Road
Armonk, New York 10504

Contact Person: Adam R. Kaufman, AICP, Director of Planning
Town of North Castle, Annex Building,
17 Bedford Road, Armonk, New York 10504

Telephone Number: (914) 273-3542

A copy of the FEIS may be examined at the North Castle Town Clerk's office and both North Castle Public Library locations during regular office hours; may be purchased from the Planning Board Secretary; or may be viewed on the Town of North Castle website (<http://www.northcastleny.com/planning/pages/brynwood-seqra-documents>).

A Copy Of This Notice Has Been Sent To The Following Involved and Interested Agencies:

Jamie Norris, Highway Department, Town of North Castle, 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

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

Town of North Castle Open Space Committee, Town Hall, 15 Bedford Road, Armonk, New York 10504

North Castle Building Department, 17 Bedford Road, Armonk, New York 10504

Joseph Cermele, P.E., Town Engineer, Kellard Sessions Consulting, 500 Main Street, Armonk, New York 10504

BFJ Planning, Sarah Yackel, 115 Fifth Ave, NY, New York 10003

Hydroenvironmental Solutions, William Canavan, One Deans Bridge Road, Somers, New York 10589

Dr. Sherlita Amler, MD, MS, FAAP, Commissioner, Westchester County Department of Health, 145 Huguenot St., New Rochelle, New York 10801

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

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

William Gorton, PE, New York State Department of Transportation, Region 8, Elanor Roosevelt State Office Building, 4 Burnett Blvd., Poughkeepsie, New York 12603

Sal Misiti, Director of Water & Sewer Operations, Town of North Castle, Department of Sewer and Water, 15 Business Park Drive, Armonk, New York 10504

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

Byram Hills School District, 12 Tripp Lane, Armonk, New York 10504

Fire Commissioners, Town of North Castle Fire District No. 2, 40 Maple Avenue, Armonk, New York 10504

Ed Burroughs, Commissioner, Westchester County Department of Planning, Michaelian Office Building, 148 Martine Avenue, Room 432, White Plains, NY 10601-4704

Rose Harvey, New York State Office of Parks, Recreation and Historic Preservation, Rockefeller Empire State Plaza, Agency Building 1, Albany. New York 12238

U.S. Army Corps of Engineers, Attn: Regulatory Branch, Room 1937, Jacob Javits Federal Building, 26 Federal Plaza, New York 10278-0090

Residents of Windmill Inc., Jan Bernstein, 34 Evergreen Row, Armonk, New York 10504

Town of North Castle Town Clerk, Town Hall, 15 Bedford Road, Armonk, New York 10504

Roland A. Baroni, Esq., Town Counsel, Town of North Castle, Town Hall, 15, Bedford Road, Armonk, New York 10504

Chief Peter Simonsen, North Castle Police Department, 15 Bedford Road, Armonk

Town of North Castle Public Library, 19 Whippoorwill Road East, Armonk, New York 10504

North White Plains Public Library, Clove Road, North White Plains, New York 10604

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

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