



## Exhibit A

### AMENDMENTS TO THE TOWN OF NORTH CASTLE ZONING ORDINANCE REGULATIONS GOVERNING MEMBERSHIP CLUBS

Underlined text is added; ~~strikethrough~~ text is deleted.

I. Amend the definition of "Club, Membership" in Section 213-3 to read as follows:

CLUB, MEMBERSHIP - Land, buildings and facilities operated ~~by a membership corporation, association or fraternal order~~ for the use and benefit of members and their guests primarily for the purpose of accommodating recreational athletic, social, literary or similar activities purposes, including golf clubs, country clubs, tennis and swimming clubs and similar facilities. The ~~members of the membership corporation, association or fraternal order shall have a financial interest in and method of control of, the assets and management of the club.~~ A "membership club" shall not be operated primarily for profit nor regularly render services to the general public. However, club facilities including golf courses and other recreational facilities, restaurants and food service facilities, and lodging facilities may be reserved and used by the general public on a fee basis for outings and special events.

II. Amend Section 213-33.I (special permit requirements for membership clubs) to read as follows:

- (1) Purpose. It is the purpose and intent of this section to encourage the use of land in residence districts for recreational facilities, such as golf courses, tennis and swimming clubs and similar facilities, to provide for the recreational needs of the Town. It is the further purpose and intent of permitting such uses to encourage the maintenance of significant tracts of land as open space to protect and enhance the environmental and visual quality of the Town. Finally, it is the purpose and intent of this section to assure that such diverse types of recreational uses are developed and managed so as to protect the quality of the environment and the property values of adjacent and nearby residential areas.
- (2) Location and use.
  - (a) Where clubs do not front on or have direct access to a major or a collector road as shown on the Town Development Plan Map, the intensity of use shall be limited by the Town Board to the extent necessary to assure that the expected average traffic generation of such use will not exceed that which would be expected if the premises were developed for permitted residential purposes.
  - (b) Uses and facilities customarily part of a club shall be permitted, including but not limited to golf driving ranges, golf practice greens, golf and tennis pro shops, swimming pools, tennis courts and other recreational facilities,

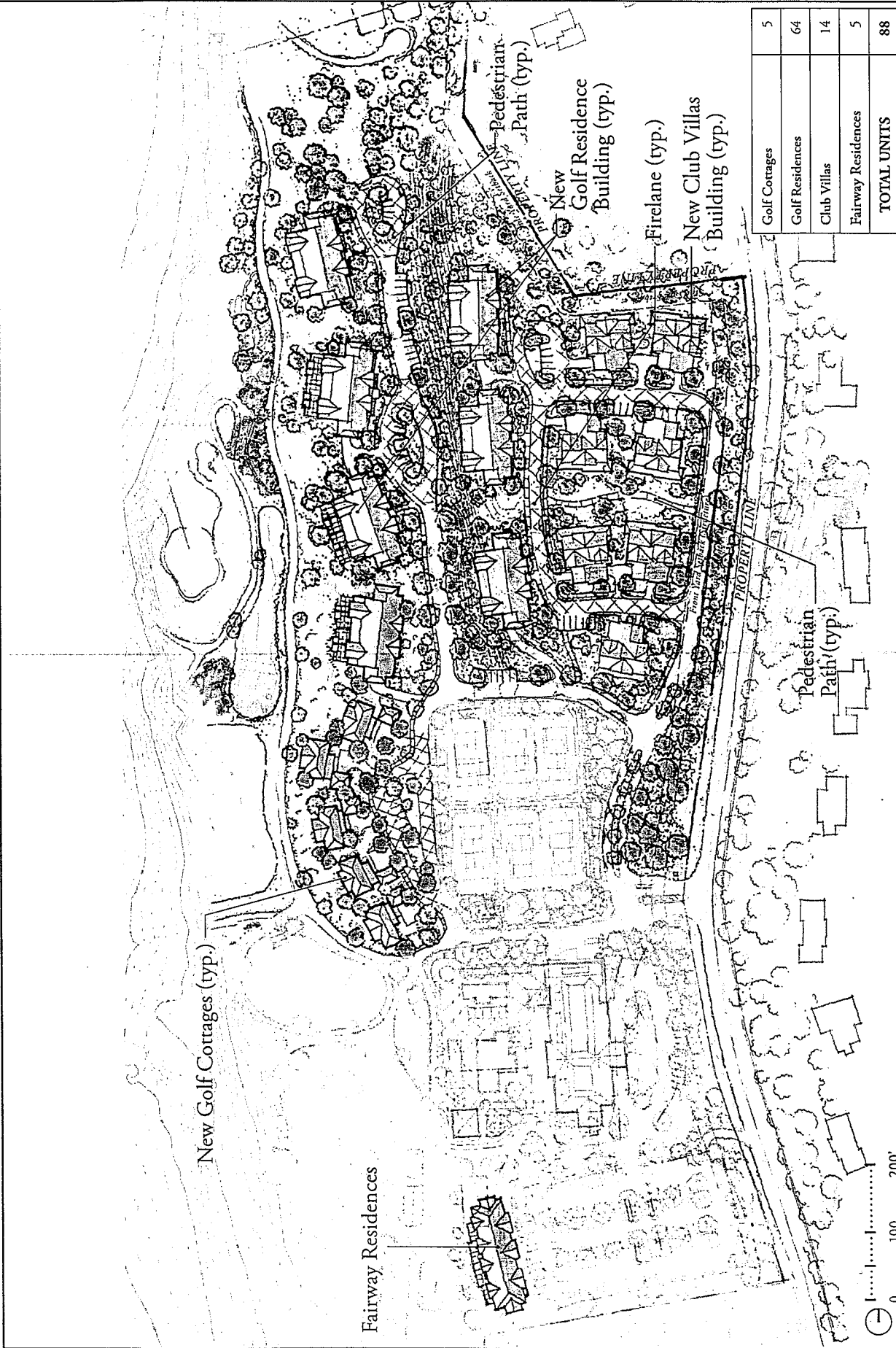
health, fitness and spa facilities, facilities for the operation and maintenance of the club including employee and management housing and buildings for the storage and repair of golf carts, and subject to applicable federal, State and Westchester County laws and regulations, fueling and fuel storage facilities, facilities for the storage and mixing of fertilizers and pesticides, water supply wells and facilities, golf course irrigation facilities and on-site sanitary sewage treatment facilities. A club may have one or more restaurants, cafés and other food service facilities which primarily serve club members and their guests but which may also serve the general public at outings and catered events.

- (c) Lodging rooms/suites for use by club members and their guests, guests attending catered special events, and club management and employees, but not the general public, shall be permitted. Lodging rooms/suites shall not have kitchens or food preparation facilities.
- (3) Buffer area. A landscaped buffer area of at least 25 feet in width shall be required along all lot lines adjoining or across the street from properties in residence districts, except a lot line adjoining a golf course community.
- (4) Special setback requirements. All active recreational facilities, such as tennis courts and swimming pools, shall be located out of doors. However, where the scale of buildings and setbacks are such that placing such uses indoors would relate harmoniously to the existing residential character of the district in which the membership club is located, they may be placed within permanent or temporary structures. Except with respect to an adjoining golf course community, Ssuch facilities shall be set back from adjacent residential property boundaries at least twice the minimum distance required for residential buildings in said district, except that the Town Board may permit a reduction of this additional setback requirement where, because of topography or the installation of additional buffer landscaping and/or fencing, the Town Board determines that any potential adverse external effect of such facility can be effectively reduced.
- (5) Management. The use and management of any facility under the terms of any special permit approval shall be the responsibility of the membership club ~~which shall either own or lease the property~~. Suitable evidence, such as organizational documents, shall be provided as a part of the special permit application to describe the organizational structure and operating rules of the club.
- (6) Parking. Each parking space shall be at least 8 ½ feet wide and 18 feet long if unenclosed and at least 9 feet wide if bordered by walls or columns on two or more sides. Up to 33% of parking spaces may, with Planning Board approval, be designed and reserved for compact cars. Compact car spaces shall be at least 7 ½ feet wide and 15 feet long, shall be in locations approved by the Planning Board and shall be clearly marked as being reserved for compact cars only. Backup and

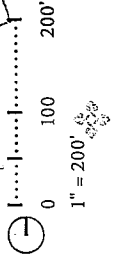
maneuvering aisles between rows of parking spaces shall be a minimum of 24 feet wide.

- (6)(7) Other requirements. In addition to the special standards described above, any club shall comply with any other requirements deemed appropriate by the Town Board in accordance with the requirements of Article VIII herein.

Exhibit B



Golf Cottages	5
Golf Residences	64
Club Villas	14
Fairway Residences	5
<b>TOTAL UNITS</b>	<b>88</b>



**BRYNWOOD**  
GOLF & COUNTRY CLUB

**Exhibit B**  
September 2012



## Exhibit C

### AMENDMENTS TO THE TOWN OF NORTH CASTLE ZONING ORDINANCE TO PERMIT THE GOLF COURSE COMMUNITY

Underlined text is added; ~~strikethrough~~ text is deleted.

I. Amend Section 213-3 to add a new definition of "Golf Course Community," as follows:

GOLF COURSE COMMUNITY - A residential community designed for active adults in which the central focus of the community is an affiliated membership club having an 18 hole golf course and other recreational facilities which adjoins the site of the golf course community. The owners of all residences in a golf course community shall be required to be members of the affiliated club.

II. Amend Column 2 of the Schedule of Residence District Regulations (Section 213-19) to add a new permitted principal use subject to additional standards (special permit use) as set forth in Article VII entitled "Golf Course Community in the R-2A District."

III. Amend Section 213-33 to add a new subsection U, as follows:

#### U. Golf course community.

(1) Purpose and intent. It is the purpose and intent of this subsection U to permit the development of a residential community designed for active adults in which the central focus of the community is an affiliated membership club having an 18 hole golf course and other recreational facilities. It is the further purpose and intent of this subsection to encourage the preservation of golf courses, thereby providing for the recreational needs of the Town and the maintenance of significant open space. It is the further purpose and intent of this subsection U to provide flexibility of design for a golf course community, so that the types and designs of dwelling units to be constructed can be changed as needed to respond to changes in marketplace demand, provided that, among other requirements set forth in subsection 7, below, overall density and building coverage are not increased, and minimum yards are not decreased, from the amounts approved by the Planning Board as part of the site development plan approval of the golf course community under Article VIII of this chapter.

(2) Eligibility. A golf course community is permitted only in the R-2A District in affiliation with a membership club existing on the date of adoption of this subsection U which has an 18 hole golf course and adjoins the site of the golf course community. The site of a golf course community shall be comprised of one or more lots or parcels having an aggregate minimum area of 14 acres, and must have at least 1,000 feet of frontage on, and be directly accessed from, a State highway. The lots and/or parcels that together comprise a golf course community



are not required to be contiguous, provided that each such lot or parcel adjoins the affiliated membership club, and all such parcels and lots shall together comprise one "lot" (as defined in § 213-3 of this chapter) for all purposes of this chapter.

- (3) Uses. The permitted principal use shall be detached, semi-detached, attached and multifamily dwelling units. Permitted accessory uses shall be all uses in Column 3 of the Schedule of Residence District Regulations (§ 213-19).
- (4) Dimensional and parking requirements. The dimensional and parking requirements in this subsection U(4) shall supersede the Schedule of Residence District Regulations (§ 213-19 of this chapter) and the Schedule of Off-Street Parking Requirements (§ 213-45 of this chapter). All such requirements, including but not limited to maximum density, maximum building coverage, minimum yards and required off-street parking, shall apply to the golf course community site as a whole, notwithstanding that the site may be comprised of more than one lot and/or parcel, or that the site may from time to time be subdivided, resubdivided, or converted to condominium, cooperative and/or homeowners' association ownership, and all determinations and calculations relating to such requirements shall be made with reference to the boundaries of the entire golf course community and as though the site of the golf course community is a single lot, even though it is or will be comprised of more than one lot and/or parcel.
  - (a) Density. The maximum permitted density shall not exceed one density unit, as defined in § 213-3 of this chapter, per 12,000 square feet of the aggregate net lot area (as defined in § 213-3 of this chapter) of all lots comprising the site.
  - (b) Building coverage. The maximum building coverage shall be determined by the Planning Board in connection with site development plan approval.
  - (c) Maximum building height. The maximum building height shall be 3 stories and 39 ½ feet to the mean level of the primary roof, measured from the level of the finished grade at the main entry to the building.
  - (d) Minimum yards. The minimum front yard shall be 50 feet. The minimum side yard and rear yards shall be determined by the Planning Board in connection with site development plan approval.

Unenclosed porches, stairs and decks may not encroach into minimum required yards except where built with sufficient vertical clearance and then only up to 5 feet into such yards.

- (e) Minimum floor area. Minimum gross floor area per dwelling unit shall not be less than the following:

[1] efficiency: 450 square feet;

- [2] one-bedroom: 700 square feet;
- [3] two-bedrooms: 900 square feet; and
- [4] three-bedrooms: 1,100 square feet.

For purposes of this subsection, the Planning Board may allow balconies or paved terraces to be counted toward the minimum gross floor area requirement in an amount not to exceed 5% of that requirement.

(f) Off-street parking.

- [1] The minimum required parking for all dwelling units shall be 2 spaces per dwelling unit. An amount equal to at least 10% of the total number of required spaces shall not be reserved for specific dwelling units and shall be available for the use of visitors and guests.
- [2] Each parking space shall be at least 8 ½ feet wide and 18 feet long if unenclosed and at least 9 feet wide if bordered by walls or columns on two or more sides. Backup and maneuvering aisles between rows of parking spaces shall be at least 24 feet wide.
- [3] Up to 33% of parking spaces may, with Planning Board approval, be designed and reserved for compact cars. Such compact car spaces shall be at least 7 ½ feet wide and 15 feet long, shall be in locations approved by the Planning Board and shall be clearly marked as being reserved for compact cars only.
- [4] Up to 25% of enclosed spaces may, with Planning Board approval, be tandem spaces.

(5) Privacy considerations.

- (a) Visual privacy shall be preserved for residents through the proper design of rear yards and/or patio spaces. Proper screening through the use of vegetation, fencing and partially or fully enclosed patios shall be provided.
  - (b) Audio privacy shall be maintained by requiring proper standards for solid party walls that will satisfactorily limit sound transmission between adjoining dwelling units.
- (6) Water and sewerage facilities. All dwelling units shall be served by either public or central water and sewage treatment facilities, and no certificate of occupancy shall be issued for a dwelling unit until it is connected to approved and functioning water and sewage treatment facilities. Water and sewerage facilities

shall be designed in accordance with the standards and subject to approval of the Westchester County Department of Health and the New York State Department of Environmental Conservation, as applicable.

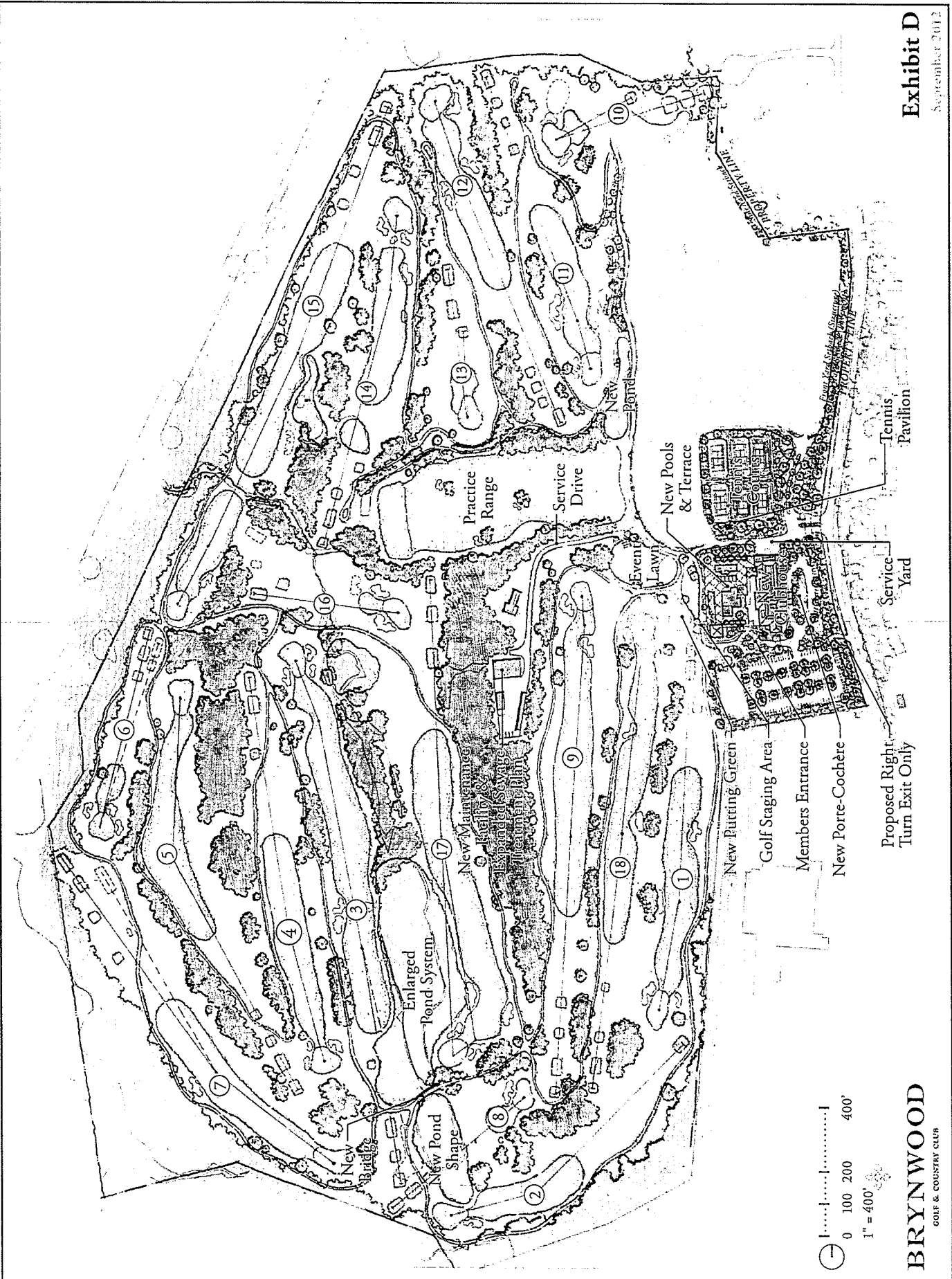
- (7) Design flexibility. To permit a golf course community to respond to changes in marketplace demand, until the golf course community is completed in accordance with the site development plan approved by the Planning Board under Article VIII of this chapter, the types of dwelling units and residential buildings to be constructed can be changed from time to time without any required additional, supplemental or amended site development plan approval, between semi-detached, attached and multi-family units and buildings, and within any of these types between single and multi-floor dwelling units, provided that:
- (a) the overall density (measured in density units as set forth subsection 4(a), above) and building coverage of the golf course community are not increased, and minimum yards are not decreased, from the amounts approved by the Planning Board as part of the site development plan approval of the golf course community;
  - (b) the overall number of off-street parking spaces continues to comply with subsection 4(f)[1], above;
  - (c) no principal building or structure is located any closer to any property line than under the approved site development plan;
  - (d) the landscape plan approved by the Planning Board for the site frontage on the State highway and all yards and/or designated buffer areas which do not abut the adjoining membership club is not materially changed;
  - (e) the Town Director of Planning determines and certifies to the Town Building Inspector that the overall architectural design and character of the golf course community is not materially changed; and
  - (f) the Town Director of Planning determines and certifies to the Town Building Inspector that the changes do not present any new or different significant adverse environmental impacts, or significant adverse environmental impacts greater in degree than addressed in the initial review of the golf course community under the State Environmental Quality Review Act, and that any impacts requiring mitigation are adequately mitigated by the measures already imposed in connection with the site development plan approval of the golf course community.

(8) Affiliation with membership club.

- (a) A golf course community must be affiliated with an adjoining membership club. Such affiliation shall be established by the requirement that except for the initial developer/sponsor of the golf course community and successor sponsors/owners of units which have not yet been sold for owner occupancy, the owner of a dwelling unit of the golf course community must for the duration of ownership be a member (whether individually or as a family) of the membership club. The terms and conditions of membership shall be determined by the membership club.
- (b) The golf course of the affiliated membership club functions as the open space for the golf course community, and preservation of that open space is the basis for the permitted density of a golf course community. Accordingly, as a condition of site development plan approval of a golf course community, the affiliated membership club shall record in the Westchester County Clerk's office a declaration of covenants and restrictions pursuant to which the membership club agrees that for so long as the affiliated golf course community exists, the property which as of the date of site development plan approval of the golf course community is subject to the membership club special permit shall be used solely for a membership club in accordance with the requirements of § 213-33.I of this chapter, as may be amended from time to time, and the portion of the property on which the golf course is located shall either be maintained as a golf course or otherwise as open space. The declaration of covenants and restrictions shall be in form and substance reasonably acceptable to the Town Attorney.

Exhibit D

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**Exhibit D**  
September 2012

HART HOWERTON

**BRYNWOOD**  
GOLF & COUNTRY CLUB



617.20  
Appendix A  
State Environmental Quality Review  
FULL ENVIRONMENTAL ASSESSMENT FORM

**Purpose:** The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

**Full EAF Components:** The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

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**THIS AREA FOR LEAD AGENCY USE ONLY**

**DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions**

Identify the Portions of EAF completed for this project:



Part 1



Part 2



Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.\***
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

\*A Conditioned Negative Declaration is only valid for Unlisted Actions

Brynwood Golf & Country Club

Name of Action

North Castle Town Board

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

September 25, 2012

Date



**PART 1--PROJECT INFORMATION**  
**Prepared by Project Sponsor**

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Brynwood Golf & Country Club

Location of Action (include Street Address, Municipality and County)

568 Bedford Road, North Castle, Westchester County, NY (see Exhibit 1, Site Location)

Name of Applicant/Sponsor Brynwood Partners LLC

Address 505 Fifth Avenue

City / PO New York State NY Zip Code 10017

Business Telephone (212) 775-1111

Name of Owner (if different) (same)

Address \_\_\_\_\_

City / PO \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Business Telephone \_\_\_\_\_

Description of Action:

The Proposed Action is the development of an adult oriented residential community at the existing 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. 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 a new outdoor pool and patio area, and parking for the club in the existing parking lot (to be improved with added landscaping). Proposed renovations to the club include a reduction in banquet hall size and a new pool and patio. 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.

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.

**Please Complete Each Question--Indicate N.A. if not applicable**

**A. SITE DESCRIPTION**

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)  
☐ Forest ☐ Agriculture ☒ Other Existing country club and related amenities, 18-hole golf course, parking, tennis courts, ponds, wooded open space

2. Total acreage of project area: 156 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>0</u> acres	<u>0</u> acres
Forested	<u>43.7</u> acres	<u>36.6</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	<u>6.5 local</u> acres	<u>8.8 local</u> acres
Water Surface Area	<u>incl. above</u> acres	<u>incl. above</u> acres
Unvegetated (Rock, earth or fill)	<u>0.1</u> acres	<u>0.1</u> acres
Roads, buildings and other paved surfaces	<u>12.0</u> acres	<u>18.0</u> acres
Other (Indicate type) <u>golf course/lawns &amp; landscape</u>	<u>88.6/ 5.1</u> acres	<u>87.4/ 5.1</u> acres

3. What is predominant soil type(s) on project site? Ub, PnB and CrC are predominant (also CsD, ChC, Rhb, RdB, LcB, SuB, PnC, ChD)

- a. Soil drainage: ☒ Well drained 77 % of site ☒ Moderately well drained 17 % of site.  
☒ Poorly drained 6 % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? NA acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☒ Yes ☐ No

- a. What is depth to bedrock 0 to 5'+ (in feet)

5. Approximate percentage of proposed project site with slopes:

- ☒ 0-10% 47 % ☒ 10- 15% 19 % ☒ 15% or greater 34 %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? ☐ Yes ☒ No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No

8. What is the depth of the water table? 1.5 to 6'+ (in feet)

9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?

☐ Yes ☒ No

According to:

North Castle Biodiversity Plan (Metropolitan Conservation Alliance, 2007) and statewide database

Identify each species:

none known

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

☐ Yes ☒ No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

☒ Yes ☐ No

If yes, explain:

private golf course/country club on site since 1961.

14. Does the present site include scenic views known to be important to the community?

☐ Yes ☒ No

note: views of distant hills available from private club (but not from public roadways)

15. Streams within or contiguous to project area:

un-named stream to south of the site

a. Name of Stream and name of River to which it is tributary

tributary to Long Island Sound via Byram River

16. Lakes, ponds, wetland areas within or contiguous to project area:

Locally regulated wetlands and ponds on site

b. Size (in acres):

6.54 acres of locally regulated wetlands; including approx. 4 acres of open water (ponds)

17. Is the site served by existing public utilities? ☒ Yes ☐ No
- a. If YES, does sufficient capacity exist to allow connection? ☐ Yes ☒ No
- b. If YES, will improvements be necessary to allow connection? ☒ Yes ☐ No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

## B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor: 156 acres.
- b. Project acreage to be developed: 24.5 acres initially; 24.5 acres ultimately.
- c. Project acreage to remain undeveloped: 131.5 acres.
- d. Length of project, in miles: NA (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. tbd %
- f. Number of off-street parking spaces existing 345; proposed approx. 180 club/194 residential spaces
- g. Maximum vehicular trips generated per hour: 46PM/39AM (upon completion of project)?
- h. If residential: Number and type of housing units:
- |            | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially  |            |            |                 | <u>88</u>   |
| Ultimately |            |            |                 | <u>88</u>   |
- i. Dimensions (in feet) of largest proposed structure: 39.5' height; 90' width; 180' length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 1500+ ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? TBD tons/cubic yards.
3. Will disturbed areas be reclaimed ☒ Yes ☐ No ☐ N/A
- a. If yes, for what intended purpose is the site being reclaimed?
- Areas disturbed for grading that are not proposed to be impervious will be reclaimed as either landscaped areas and/or golf course areas
- b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No
- c. Will upper subsoil be stockpiled for reclamation? ☒ Yes ☐ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? approx. 7.1 acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

☒ Yes ☐ No

6. If single phase project: Anticipated period of construction: N/A months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated TBD (number)

b. Anticipated date of commencement phase 1: 3 month 2014 year, (including demolition)

c. Approximate completion date of final phase: TBD month TBD year.

d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☒ No

8. Will blasting occur during construction? ☒ Yes ☐ No

9. Number of jobs generated: during construction 300; after project is complete 75

10. Number of jobs eliminated by this project 0.

11. Will project require relocation of any projects or facilities? ☒ Yes ☐ No

If yes, explain:

Relocation of tennis courts and some club facilities; golf maintenance facility may be expanded. (Detail will be provided in EIS)

12. Is surface liquid waste disposal involved? ☒ Yes ☐ No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount sewage: expansion of on-site STP

b. Name of water body into which effluent will be discharged on-site stream, as per current permit

13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No Type \_\_\_\_\_

14. Will surface area of an existing water body increase or decrease by proposal? ☒ Yes ☐ No

If yes, explain:

Existing ponds on golf course may be expanded to improve aesthetics, manage storm water, irrigation and/or wetland mitigation.

15. Is project or any portion of project located in a 100 year flood plain? ☐ Yes ☒ No

16. Will the project generate solid waste? ☒ Yes ☐ No

a. If yes, what is the amount per month? TBD tons

b. If yes, will an existing solid waste facility be used? ☒ Yes ☐ No

c. If yes, give name (private carters); location TBD(to licensed facilities)

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No

e. If yes, explain:

17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No

a. If yes, what is the anticipated rate of disposal? \_\_\_\_\_ tons/month.

b. If yes, what is the anticipated site life? \_\_\_\_\_ years.

18. Will project use herbicides or pesticides? ☒ Yes ☐ No

19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No

20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No

21. Will project result in an increase in energy use? ☒ Yes ☐ No

If yes, indicate type(s)

Energy use for residential units and club facilities (electricity, heating oil, fossil fuels)

22. If water supply is from wells, indicate pumping capacity TBD gallons/minute.

23. Total anticipated water usage per day 32,300 gallons/day.

24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No

If yes, explain:

## 25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Zoning Amendments; Special Permit; possible Water Dist. Extension; approval of sewer and water works corporations.	
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan, Wetland Permit, Potential Subdivision	
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewage Treatment Plant Expansion; Water System	
Other Local Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Planning Board	
Other Regional Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC (SWPPP); water supply NYSDOT (HWP) NYSDEC wastewater SPDES	
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

## C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No

If Yes, indicate decision required:

- |  |  |  |   |
|--|--|--|---|
| <input checked="" type="checkbox"/> Zoning amendment | <input type="checkbox"/> Zoning variance               | <input type="checkbox"/> New/revision of master plan | <input checked="" type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Site plan        | <input checked="" type="checkbox"/> Special use permit | <input type="checkbox"/> Resource management plan    | <input type="checkbox"/> Other                  |

2. What is the zoning classification(s) of the site?

R-2A (residential, min. 2 acre lot)

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

49 single-family homes on min. 2-acre lots

4. What is the proposed zoning of the site?

R-2A with "golf course community" and "membership club" special permits

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

Golf/country club and residential, generally as proposed with up to 88 units

6. Is the proposed action consistent with the recommended uses in adopted local land use plans?

☐ Yes

☒ No

Town Development Plan map (1996) indicates "private recreation"

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Land Use:

Public school, single-family residential, highway, open space, private recreation (private tennis club, private neighborhood recreation/open space in Windmill Farms).

Zoning:

R-4A, R-2A, R-1A, R-1.5 A

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile?

☒ Yes

☐ No

9. If the proposed action is the subdivision of land, how many lots are proposed? TBD

a. What is the minimum lot size proposed? TBD



10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☒ Yes ☐ No

Approval of water works and sewer works corporations; possible expansion of North Castle Water District No. 2; private sewer district will remain the same; with upgrades to ST Plant as required to accommodate Proposed Action.

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

☒ Yes ☐ No

- a. If yes, is existing capacity sufficient to handle projected demand? ☒ Yes ☐ No

Private roads within project, and taxes generated are anticipated to offset most municipal costs from project (detail to be provided in EIS)

12. Will the proposed action result in the generation of traffic significantly above present levels? ☒ Yes ☐ No

- a. If yes, is the existing road network adequate to handle the additional traffic. ☒ Yes ☐ No

TBD (Traffic Impact Study to be provided in EIS).

#### D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

#### E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name B. Von Ohlsen, VHB for Brynwood Date Sept. 25, 2012

Signature *Bruno Von Ohlsen*

Title Senior Project Manager

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.



Exhibit 1  
**SITE LOCATION**

**BRYNWOOD**  
**North Castle, New York**