

**State Environmental Quality Review  
POSITIVE DECLARATION  
Notice of Intent to Prepare a Draft EIS  
Determination of Significance  
Notice of Scoping Session**

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

The Town of North Castle Town Board, acting as Lead Agency, has determined that the proposed action described below may have a significant effect on the environment and that a Draft Environmental Impact Statement will be prepared.

**Date:** November 8, 2012

**Name of Action:** Brynwood Golf & Country Club

**SEQRA Status:** Type I

**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: 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 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

**Reasons Supporting This Determination:**

Based upon a review of the applicant's submitted Full Environmental Assessment Form and all other application materials that were prepared for this action, the Lead Agency has determined that the proposed action may have the following significant adverse impacts:

1. The potential for significant impacts related to land use, zoning, and public policy. The Proposed Action would change the land use on the property from private membership club to an adult oriented residential community, requiring amendments to the Town Comprehensive Plan and Town Code.
2. The potential for significant natural resources impacts. The proposed construction would result in the physical alteration of approximately 150 acres, including land with slopes in excess of 15%, with shallow depth to bedrock and containing areas of existing vegetation, wildlife habitat as well as impacts to Town-regulated wetland buffers and Town-regulated trees.
3. The potential for significant open space impacts. The proposed construction would result in the physical alteration of approximately 150 acres and would change the land use on the property from private membership club to an adult oriented residential community.
4. The potential for significant impacts related to historic and cultural resources. The statewide inventory of archaeological resources maintained by the New York State Museum and the New York State Office of Parks, Recreation, and Historic Preservation indicate that the project is located within an area considered to be sensitive with regard to archaeological resources.
5. The potential for significant impacts related to the provision of community facilities and services. The proposed project may create additional demand for police, fire, highway maintenance, and solid waste services.
6. The potential for significant impacts related to the provision of school services. The proposed project may create additional demand for school children.
7. The potential for significant construction impacts. The proposed construction would continue for more than 1 year.
8. The potential for significant impacts related to air quality and greenhouse gas emissions. The proposed project would create new stationery and mobile sources of potential air pollutants and greenhouse gases.
9. The potential for significant impacts related to stormwater runoff. The proposed construction will require a discharge permit.
10. The potential for significant impacts related to water and sewer infrastructure. The provision of central sewerage on the site and the construction of water supply wells with greater than 45 gallons per minute pumping capacity.

11. The potential for significant design/visual resource impacts and neighborhood character impacts. The construction of an adult oriented residential community at an existing golf/country club.
12. The potential for significant impacts related to conflicts with the adopted Comprehensive Plan. The Proposed Action may conflict with officially adopted plans or goals.
13. The potential for significant impacts related to hazardous materials. Runoff from the site may contain fertilizers and pesticides and may affect water quality.
14. The potential for significant impacts related to transportation. Traffic as a result of the Proposed Action may affect the existing roadway network.

**Scoping Information:**

Scoping of the issues to be contained in the EIS will be conducted. The Applicant has prepared a draft scope for consideration and is attached to this document. Involved agencies should provide written comments reflecting their concerns, jurisdictions and information needs sufficient to ensure that the EIS will be adequate to support their SEQR findings.

In addition, the Lead Agency will hold a public scoping session on Monday, November 26, 2012 at 7:00 PM at the following location:

Hergenhan Recreation Center  
40 Maple Avenue  
Armonk, NY 10504

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

**Lead Agency Contact Person:** Adam R. Kaufman, AICP, Director of Planning  
Town of North Castle  
17 Bedford Road  
Armonk, NY 10504  
Telephone: (914) 273-3542  
Fax: (914) 273-3554  
E-mail: [planning@northcastleny.com](mailto:planning@northcastleny.com)

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

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

Town of North Castle Town Board, Town Hall, 15, 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

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

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

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

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

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

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

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

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

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

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# **SCOPING DOCUMENT**

*DRAFT*

*10/30/12*

## **Draft Environmental Impact Statement**

Name of Proposed Action:

**Brynwood Golf & Country Club**

Location: 568 Bedford Road  
Town of North Castle, Westchester County, New York

SEQRA Classification: Type 1

Prepared By:

VHB Engineering, Surveying and Landscape Architecture, PC  
50 Main Street, Suite 360  
White Plains, New York 10606  
914-467-6600

Contacts: John Saccardi, Bonnie Von Ohlsen

Date Adopted: \_\_\_\_\_

**DRAFT  
SCOPING DOCUMENT  
BRYNWOOD DRAFT ENVIRONMENTAL IMPACT STATEMENT**

**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.

**PROJECT SCOPING**

This Scoping Document identifies the potentially significant adverse environmental impacts of the Proposed Action, and the mitigation measures for any such impacts, that will be addressed in the DEIS.

**DESCRIPTION OF THE PROPOSED ACTION**

The project sponsor and property owner, Brynwood Partners, LLC (the “Applicant”), is proposing to develop 88 residential units on the site to provide a new residential and lifestyle option in the Town of North Castle, and to improve the facilities and golf course of the Brynwood Golf & Country Club. Currently, the site is improved with the facilities of the former Canyon Club, including a golf course, swimming pool, tennis courts and clubhouse, which has recently been renovated. The proposed residential use is not currently permitted in the R2A One-Family Residential District. 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 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, 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 SCOPING CONSIDERATIONS

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 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 DEIS

**Cover Sheet** listing title of project, location, identification as a DEIS, Lead Agency, Applicant, preparer, and relevant dates (i.e. date of document preparation and spaces for dates of DEIS acceptance, public hearing, final date for acceptance of comments). A list of preparers will include the firm name, contact name, address, and phone number for all consultants who helped prepare the document. The Lead Agency and Applicant will be identified with a contact name and a phone number as well.

**Table of Contents** including listings of primary DEIS sections and subsections, tables, figures, drawings, appendices, and any items that may be submitted under separate cover (and identified as such), with page numbers listed for each.

### I Executive Summary

The Executive Summary will include a brief description of the Proposed Action and a listing of all potential significant adverse environmental impacts and proposed mitigation measures. A summary will be provided of the approvals and permits required, and of the alternatives to the Proposed Action that are evaluated in the DEIS. The Executive Summary will only include information that is found elsewhere in the main body of the DEIS.

### II Description of Proposed Action

- A. Site Location
- B. Site History, Existing Uses and Facilities
- C. Zoning
  - 1. Existing Zoning - including description of existing “Membership Club” Special Permit
  - 2. Proposed Zoning: “Golf Course Community” and modifications to the regulations for “Membership Clubs”
  - 3. Middle Income Housing
- D. Proposed Development Plan
  - 1. Site Access and Circulation
  - 2. Club Core/Clubhouse
    - a. Dining Facilities
    - b. Recreation Facilities (Pools and Tennis)
    - c. Club Parking
  - 3. Proposed Residential Development
    - a. Residential Unit Types and architectural design
    - b. Residential Parking

- b. Club lifestyle/memberships for residents
  - 4. Golf Course
    - a. Proposed golf course renovations
    - b. Maintenance area
    - c. Integrated Pest Management Program
  - 5. Utilities
    - a. Sanitary Sewer and wastewater treatment plant
    - b. Water Supply
    - c. Stormwater
- E. Project Purpose, Needs and Benefits
- F. Involved Agencies and Required Approvals

### III Existing Environmental Conditions, Anticipated Impacts and Mitigation

#### **A. Land Use and Zoning**

1. Existing Conditions
  - On Site
  - Surrounding Area (within ½ mile)
  - Relevant Planning Studies
    - Town Comprehensive Plan
    - *Town Open Space Inventory*
    - County “Patterns” and Westchester 2025
2. Anticipated Impacts
  - a. Describe potential impacts of the Proposed Action in relation to existing land uses on site, surrounding land uses, and to policies in relevant planning studies.
  - b. Compliance with the Comprehensive Plan and other documents
3. Mitigation

#### **B. Visual and Community Character**

1. Existing Conditions
  - a. Views to the site from surrounding roadways (Route 22, Coman Hill School; and abutting homes on Embassy Court, Ilana Court and Evergreen Row)
  - b. Views from the site to surrounding areas
2. Anticipated Impacts (illustrate with sketches, photo-simulations, or cross sections, as appropriate)
  - a. Views to the site from surrounding roadways and areas described above (post-development)
  - b. Views from the site to surrounding areas (post-development)
3. Mitigation (describe proposed architectural character, proposed landscaping and buffering)

#### **C. Geology and Soils**

1. Existing Conditions
2. Anticipated Impacts

- a. Preliminary grading plan and limit of disturbance line
- b. Cut and fill earthwork estimate (clubhouse and residential area; golf course)
- b. Blasting potential
- 3. Mitigation (including preliminary erosion control plan; and blasting mitigation plan, if required)

#### **D. Topography and Steep Slopes**

- 1. Existing Conditions – provide slope map of site including slope categories of 0-15%, 15-25%, and 25% and greater
- 2. Anticipated Impacts – provide limit of disturbance line on preliminary grading plan and describe potential impacts to steep slopes (25% and greater)
- 3. Mitigation (including description of preliminary erosion control plan and slope stabilization measures)

#### **E. Vegetation and Wildlife**

- 1. Existing Conditions
  - a. Vegetation - provide tree survey of trees over 8" dbh (in accordance with North Castle Tree Preservation Code), within the preliminary limit of disturbance and provide mapping of vegetative communities on site
  - b. Wildlife - provide data investigating any rare, threatened or endangered species on site using NYSDEC and NYNHP database, as well as review of North Castle Biodiversity Plan (MCA, 2006)
- 2. Anticipated Impacts
  - a. Describe anticipated tree removal, both for golf course renovations and for residential development
  - b. Describe potential impacts to vegetative communities, as well as potential impacts to wildlife on site
- 3. Mitigation

#### **F. Watercourses, Wetlands and Waterbodies**

- 1. Existing Conditions
  - a. Describe watercourses and ponds on site
  - b. Provide jurisdictional delineations for wetlands
  - c. Provide functional analysis of existing wetland communities
  - d. Provide acreage of regulated wetlands and buffers
- 2. Anticipated Impacts
  - a. Watercourses and ponds
  - b. Wetlands and Wetland Buffers
  - c. Describe regulated activities and permits required for those activities
- 3. Mitigation (include description of permit procedures, as well as Integrated Pest Management Program)

## **G. Stormwater Management**

1. Existing Conditions – describe pre- and post-development drainage conditions for the residential and club core development areas
2. Anticipated Impacts
  - a. Stormwater Quantity
  - b. Stormwater Quality
3. Mitigation (stormwater management plan)

## **H. Hydrogeology and Water Supply**

1. Existing Conditions (include description, location and use of existing wells, water storage facilities, current water supply for clubhouse and golf course)
2. Anticipated Impacts
  - a. Groundwater recharge with project
  - b. Monitoring of limited sample of surrounding wells to determine potential drawdown impacts
  - c. Describe future demand for potable water for both residential and clubhouse components
  - d. Describe fire protection demand
  - e. Describe irrigation demand, including demand during grow-in period
  - f. Describe water storage
3. Mitigation

## **I. Wastewater**

1. Existing Conditions (existing wastewater treatment plant location, description, capacity, outfall; existing SPDES permit)
2. Anticipated Impacts (wastewater generation; club and residential)
3. Mitigation (describe upgrade to the existing wastewater treatment plant to accommodate the residential component)

## **J. Cultural Resources**

1. Existing Conditions (Phase 1A Study to describe archeological and historical resources on site, if any)
2. Anticipated Impacts (include potential impacts to archeological or historical resources)
3. Mitigation (including subsequent Phase 1B study, if required)

## **K. Traffic**

1. Existing Conditions – describe surrounding road system
  - a. Existing Traffic Volumes for the Weekday Peak AM and PM Hours at the following intersections:
    - Route 22 and Chestnut Ridge

- Route 22 and Baldwin Road
- Route 22 and Club Access
- Route 22 and Upland Lane/Coman Hill Elementary School
- Route 22 and Tripp Lane/Byram Hills High School
- Route 22 and Banksville Road
- Route 22 and North Greenwich Road (Route 433)
- b. Capacity Analysis (Level of Service) for each of the above intersections (SYNCHRO Analysis)
- c. Route 22 Accident Data (for latest 3 years)
- d. Provide existing parking count for club
- 2. Anticipated Impacts
  - a. “No Build” Traffic Volumes/Capacity Analysis - to include background traffic growth and other proposed projects in the area (to be provided by the Town)
  - b. “Build” Traffic Volumes/Capacity Analysis - to include anticipated trip generation for the Proposed Action
  - c. Sight Distance at Site Access
  - d. Parking Analysis
- 3. Mitigation

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

- 1. Existing Conditions
  - a. Schools (including enrollment projections and capacities)
  - b. Police
  - c. Fire Protection/EMS
  - d. Open Space and Recreation
  - e. Solid Waste
- 2. Anticipated Impacts
  - a. Schools
  - b. Police
  - c. Fire Protection/EMS
  - d. Open Space and Recreation
  - e. Solid Waste
- 3. Mitigation

## **M. Economics/Fiscal**

- 1. Existing Conditions
  - a. Taxes to each jurisdiction
  - b. Employment
- 2. Anticipated Impacts
  - a. Taxes to each jurisdiction
  - b. Service costs
    - 1. Town of North Castle
    - 2. School District
  - c. Employment - Construction and permanent jobs, including summer jobs for local

youth

d. “Halo effect” - secondary impacts to local businesses and services

3. Mitigation

IV Significant Adverse Impacts That Cannot be Avoided

1. Long Term

2. Short Term Construction Impacts (including mitigation measures)

V Alternatives

1. No Action

2. Existing R-2A Zoning:

A. Conventional Subdivision

B. Conservation Subdivision

3. 98-Unit Plan

4. Alternatives to Tripp Lane access to Byram Hills High School

5. Connection to Public Water Supply: Describe potential impacts, improvements required and procedures necessary to connect the project to North Castle Water District No. 2.

VI Growth Inducement

VII Effects on Energy and Irreplaceable Commitment of Resources

VIII Appendix

A. SEQRA Documentation (SEQRA Notices, Adopted Scoping Document)

B. Other Project Correspondence

C. Proposed Zoning Code amendments

D. Technical Studies

- Natural Resource Reports (Wetlands, Vegetation and Wildlife)

- Stormwater Management Report

- Water Supply Report

- Phase 1A Cultural Resources Report

- Traffic Impact Study