

PUBLIC HEARING

June 27, 2013

At 7:00 p.m. Supervisor Arden stated that Public Hearings would be held in accordance with the Public Notice that follows:

REVISED NOTICE OF PUBLIC HEARINGS COMMENT PERIOD EXTENDED

PLEASE TAKE NOTICE that the Town Board of the Town of North Castle, New York will hold PUBLIC HEARINGS on: (I.) the Draft Environmental Impact Statement ("DEIS") prepared in connection with the proposed Brynwood Golf & Country Club development (the "Project"), which involves construction 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 (80 market rate units and 8 fair and affordable units).

Proposed club improvements include relocation of tennis 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.

(II.) the proposed adoption of a local law that modifies the Town Code with respect to the regulations governing "Membership Clubs" and the establishment of "Golf Course Community" as a new residential special permit use in the R-2A Zoning District.

PLACE, DATE AND TIME OF PUBLIC HEARINGS: The Public Hearings will be held at the H.C. Crittenden Middle School, 10 MacDonald Avenue, Armonk, NY 10504 on Thursday, June 27, 2013, at 7:00 PM.

DOCUMENTS AVAILABLE FOR REVIEW: The DEIS and the subject zoning text amendments can be viewed on the Town of North Castle's website at www.northcastleny.com or in person at North Castle Town Hall at the Office of the Town Clerk, 15 Bedford Road, Armonk, New York between the hours of 8:30AM and 4:30PM or at either North Castle Library Branch.

ADDITIONAL INFORMATION: All interested parties are invited to attend and be heard. Written comments on the DEIS and proposed zoning text amendments will be accepted until 30 days after the close of the hearings and should be addressed to the Town Board, Town of North Castle Town Hall, 15 Bedford Road, Armonk, NY 10504.

By Order of the Town of North Castle Town Board
Anne Curran, Town Clerk

The revised Notice of Public Hearings was marked Exhibit "A" for the record.

The Affidavit of Posting calling the Public Hearings was marked Exhibit "B" for the record.

The Affidavit of Publication from The Journal News calling the Public Hearings was marked Exhibit "C" for the record.

Accepted Draft Environmental Impact Statement (DEIS) dated June 11, 2013.

Town Board Minutes
June 27, 2013

Local law of proposed zoned text amendments.

Circulation of accepted DEIS and proposed zone text amendments to all interested parties has been confirmed.

Letter from Board of Fire Commissioners, North Castle Fire District No. 2 dated June 14, 2013.

Supervisor Arden read a statement that included the following:

The purpose of this public hearing is to hear comments from the public. The Town Board's role is to listen to all comments and all points of view objectively, both written and verbal.

The Town Board will take no positions until the hearings are closed and the Final Environmental Impact Statement is received.

The Public Hearings will adjourn and reconvene on July 10, 2013.

A stenographer recorded the minutes of the meeting including the comments and those minutes are attached as an addendum to the year 2013 minutes.

Anne Curran, Town Clerk

Dated: July 22, 2013