



August 15, 2011

Honorable William Weaver, Supervisor  
Rebecca A. Kittredge, Councilman  
Michael J. Schiliro, Councilman  
Diane Roth, Councilman  
John Cronin, Councilman  
Town of North Castle Town Hall  
15 Bedford Road  
Armonk NY 10504

Re: Brynwood Petition

Dear Supervisor Weaver and Members of the Town Board of North Castle,

Given the current level of misunderstanding and misinformation relating to our plans, it is with great regret that we formally withdraw our Petition for amendments to the North Castle Zoning Ordinance at Brynwood Golf & Country Club. It is our belief that after two years of dialogue with Town officials, it was time to obtain public input. The SEQR process would have facilitated this input. Only one month ago the Board demonstrated its agreement and desire to process our application by referring it to the Planning Board. However, we now fear that the merits of our application are being overshadowed as a result of the political calendar. Accordingly, we will take this time to review all of our options.

Our initial projections indicated that our proposal would have generated \$3-5 million in new property tax revenues, \$2.1 – 3.5 million of which would have been for the school system alone. The Citizens Budget Task Force purports that Town and school district revenues will continue to decrease because of tax appeals. The newly adopted 2 percent tax cap will also create additional financial pressures. We believed that the revenues from our proposal would have been one of the Town's and school district's best opportunities to maintain the levels of service that this community has come to expect.

In addition to real property taxes the Residences at Brynwood would have generated, the project would have generated more than \$2 million in building and



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recreation fees for the Town; created more than 300 construction jobs and 100 permanent jobs; employed 30-40 local high school students seasonally; provided an economic boost for local merchants; improved the near-obsolete existing clubhouse, renovated the existing golf course; and, preserved more than 150 acres of permanent open space. Due to the nature of the target buyers for our project, we believe that all of these benefits would have come with little impact on Town services or traffic and the introduction to the community of few, if any, school age children.

This petition was the sincere and genuine effort of an extraordinary team of professionals. This team was truly inspired by the unique potential of Brynwood as a site for a luxury residential housing alternative, targeting active adults within the Town of North Castle and its surrounding communities. The Brynwood residential community was conceived to provide local “empty nester” Baby Boomers the option to downsize from their large homes without leaving the community they love; the community where they raised their families and developed lifelong bonds and friendships. These luxury golf course communities are prevalent in places like Florida and Arizona, but they do not yet exist here in Westchester County. We know first-hand through feedback from the many people who have visited the Vision Gallery at the Club who wanted to sign up for a waiting list for a residence that there was a significant demand for the neighborhood we intended to create.

It has always been our intention to partner with the Town and its representatives to create a plan that would both serve the interest of the community and preserve the viability of the Club. We have collaborated with you, the Board members, and other Town officials both formally and informally over the past two years, presenting and discussing the benefits of varying densities and designs, as we sought to create a plan that would be well-received by the community. We also worked with you to identify an appropriate site for required affordable housing units, and were committed to fulfilling that requirement in a way that would satisfy the Town.

We understand that our neighbors are concerned about traffic, schools, water and other potential impacts. Already, we know that traffic warrants further analysis, due to the fact that Brynwood would be transferring a portion of its current



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transient member traffic to onsite residents. However, this could actually reduce the impact to current traffic conditions on Route 22 and deserves to be properly studied. The insular and age-targeted aspects of the Residences at Brynwood further support that its residents may not engage in typical traffic behaviors such as taking kids to school, commuting to work, driving to the gym, leaving to dine out on a Friday or Saturday evening, or even heading to their country club. Brynwood, a walkable community by design, would offer many of the typical services most North Castle residents must leave their homes to utilize. Notwithstanding this and other salient concerns that must be studied, it is impossible to construct an educated opinion in the absence of comprehensive expert review. To that end, we looked forward to the opportunity to go through the SEQR process and allow the experts to incrementally analyze the impacts of various alternatives of our plan. We are required to pay for all of the costs associated with the process, so the community had no downside and only potential upside in allowing that process to take place. After all, the process exists to educate all of us on what is appropriate for the property and for the community. Unfortunately, we believe that we currently will not be afforded a fair opportunity to allow the SEQR process to take place.

My partners and I have invested significant time and resources in this project, and we all have a special affinity for Brynwood and the Town of North Castle that I know we share with you. We also recognize misunderstandings can occur despite our best intentions. Accordingly, we sincerely apologize if there was anything we did that added to confusion about our project.

Sincerely,

Edward Baquero  
Brynwood Partners

Cc: Ann Curran, Town Clerk