

**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 un-measurable. It is also understood that those who determine significance may have little or no formal knowledge of the environments 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.

**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 of 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

**Bridleside**

Name of Action

**Town of North Salem Planning Board**

Name of Lead Agency

**Cynthia Curtis**

Print or Type of Responsible Officer in Lead Agency

**Planning Board Chair**

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

**February 15, 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 <b>Bridleside</b>		
LOCATION OF ACTION (Include Street Address, Municipality and County) <b>259-258 June Road, North Salem, Westchester County, New York</b>		
NAME OF APPLICANT/SPONSOR <b>Wilder Balter Partners, Inc.</b>		BUSINESS TELEPHONE <b>(914) 347-3333</b>
ADDRESS <b>570 Taxter Road, Sixth Floor</b>		
CITY/PO <b>Elmsford</b>	STATE <b>New York</b>	ZIP CODE <b>10523</b>
NAME OF OWNER (if different) <b>June Road Development, LLC</b>		BUSINESS TELEPHONE <b>(914) 347-3333</b>
ADDRESS <b>c/o Wilder Balter Partners, 570 Taxter Road</b>		
CITY/PO <b>Elmsford</b>	STATE <b>New York</b>	ZIP CODE <b>10523</b>
DESCRIPTION OF ACTION <b>The applicant proposes a residential development of 65 affordable units in eight (8) two-story buildings, with a community building and outdoor recreation area. Access to the project will be provided by a private driveway from June Road. The project will include a private wastewater treatment plant, community water supply system, as well as supporting infrastructure, stormwater management facilities and landscaping (see attached Description of Proposed Action).</b>		

**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 \_\_\_\_\_

2. Total acreage of project area:        \_\_\_\_\_ **40** acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Bushland (Non-agricultural)	_____ acres	_____ acres
Forested	<u>31.95</u> acres	<u>17.85</u> acres
Agricultural (Includes orchards, cropland, pastures, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 or ECL)	<u>8.05</u> acres	<u>8.05</u> acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	_____ acres	<u>2.8</u> acres
Other (Indicate type) <u>Landscaping/Stormwater facilities</u>	_____ acres	<u>11.3</u> acres

3. What is predominant soil type(s) on project site?  
 a. Soil drainage:     Well Drained        44 % of site         Moderately well drained        33 % of site  
                                   Poorly Drained        23 % 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?        N/A acres. (See 1 NYCRR 3700.)

4. Are there bedrock outcroppings on project site?         Yes     No  
 a. What is the depth to bedrock?        Varies 0 to >6' (in feet)

5. Approximate percentage of proposed site with slopes:  0-10% 75 %  10-15% 15 %  
 15% or greater 10 %
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? Varies 0 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 Westchester County Endangered Species Act  
 Identify each species Eastern Box Turtle – listed as threatened species
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 recreational area?  
 Yes  No If yes, explain \_\_\_\_\_
14. Does the present site include scenic views known to be important to the community?  
 Yes  No
15. Streams within or contiguous to project area: Unnamed Tributary  
 a. Name of Stream and name of River to which it is tributary Holly Stream
16. Lakes, ponds, wetland areas within or contiguous to project area:  
 a. Name N/A b. Size (In acres) 8.05
17. Is the site served by existing public utilities?  Yes  No (Electric and Telephone Service)  
 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 40 acres.
- b. Project acreage to be developed: 14.1 acres initially; 14.1 acres ultimately.
- c. Project acreage to remain undeveloped 25.9 acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed? N/A %
- f. Number of off-street parking spaces existing 0 ; proposed 144 .
- g. Maximum vehicular trips generated per hour 42 (upon completion of project)?
- h. If residential: Number and type of housing units: **65 Multi-family Residential Units**
- |            | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially  | _____      | _____      | <u>65</u>       | _____       |
| Ultimately | _____      | _____      | <u>65</u>       | _____       |
- i. Dimensions (in feet) of largest proposed structure 31' height; 68' width; 112' length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? Approx. 890 Ft

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? **Not Anticipated** 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? Landscaping  
 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? 14.1 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? 24 months, (including demolition).
7. If multi-phased:  
 a. Total number of phases anticipated? N/A (number).  
 b. Anticipated date of commencement phase 1 N/A month N/A year, (including demolition)  
 c. Approximate completion date of final phase N/A month N/A year.  
 d. Is phase 1 functionally dependent on subsequent phases?  Yes  No
8. Will blasting occur during construction?  Yes  No **(Not Anticipated)**
9. Number of jobs generated during construction? 40 to 50 ; after project is complete \_\_\_\_\_
10. Number of jobs eliminated by this project? 0
11. Will project require relocation of any projects or facilities??  Yes  No  
 If yes, explain \_\_\_\_\_
12. Is surface liquid waste disposal involved?  Yes  No  
 a. If yes, indicate type of waste (sewage, industrial, etc.) and amount. \_\_\_\_\_  
 b. Name of water body into which effluent will be discharged. \_\_\_\_\_
13. Is subsurface liquid waste disposal involved?  Yes  No **(Community Subsurface Sanitary Treatment System)**
14. Will surface area of an existing water body increase or decrease by proposal?  Yes  No  
 Explain \_\_\_\_\_
15. Is project or any portion of project located in 100 year flood plain?  Yes  No
16. Will the project generate solid waste?  Yes  No  
 a. If yes, what is the amount per month 8.3 Tons  
 b. If yes, will an existing solid waste facility be used?  Yes  No  
 c. If yes, give name Resco ; location Peekskill, New York  
 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 **(Slight Increase)**
21. Will project result in an increase in energy use?  Yes  No  
 If yes, indicate type(s) Electric and Propane
22. If water supply is from wells, indicate pumping capacity 14.2 gallons/minute.
23. Total anticipated water usage per day 18,200 gallons/day.
24. Does project involve Local, State or Federal funding?  Yes  No  
 If yes, explain The development will be funded with Westchester County and NYS Subsidies (See EAF Narrative)

25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan, Town Wetlands Permit, Stormwater Permit	
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	Water Supply, WWTP, SSDS, Sewer Collection System,	
Other Local Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of North Salem Architectural Review Board, Town of North Salem Housing Board, North Salem SMO Stormwater Permit / MS4 Acceptance,	
Other Regional Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Putnam County and Westchester County DPW Highway Access Permits NYCDEP SWPP, NYCDEP Sewer Collection System Review, WWTP & Subsurface Treatment Area	
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC Stormwater SPDES Permit/MS4 Acceptance Form NYSDEC Wastewater Permit NYSDEC Water Quality Certificate NYSDEC Wetland Permit	
Federal Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	US Army Corps of Engineers (JD)	Completed 08-18-09

**C. Zoning and Planning Information**

- Does proposed action involve a planning or zoning decision?  Yes  No  
 If yes, indicate decision required:  
 zoning amendment     zoning variance     special use permit     subdivision     site plan  
 new/revision of master plan     resource management plan     other \_\_\_\_\_
- What is the zoning classification(2) of the site? R-MF/4
- What is the maximum potential development of the site if developed as permitted by the present zoning?  
Approximately 90 Units
- What is the proposed zoning of the site? N/A
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?  
N/A
- Is the proposed action consistent with the recommended uses in adopted local land use plans?  Yes  No
- What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?  
Residential
- Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile?  Yes  No
- If the proposed action is the subdivision of land, how many lots are proposed? N/A  
 a. What is the minimum lot size proposed? \_\_\_\_\_
- Will proposed action require any authorization(s) for the formation of sewer or water districts?  Yes  No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?  
 Yes  No
- 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

## 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 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 William G. Balter Date 02-15-2012

Signature

Title



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

## Part 2 – PROJECT IMPACTS AND THEIR MAGNITUDE

### Responsibility of Lead Agency

**General Information** (Read Carefully)

- In completing the form, the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

**Instructions** (Read Carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be any impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than examples, check column 1.
- d. Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

### IMPACT ON LAND

1. Will the proposed action result in a physical change to the project site?  
 NO     YES

**Examples** that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts: Grading and Construction on 14.1 acres

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)  NO     YES

- Specific land forms: \_\_\_\_\_

1 Small to moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

**IMPACT ON WATER**

3. Will proposed action affect any water body designated as protected (under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)  NO  YES

**Examples** that would apply to column 2

- Developable area of site contains a protected water body.
- Associated 100-foot controlled Wetland Buffer**
- Dredging more than 100 cubic yards of material from channel of a protected stream.
- Extension of utility distribution facilities through a protected water body.
- Construction in a designated freshwater or tidal wetland.
- Other impacts: **Site is located in NYC Croton Watershed Area**

4. Will proposed action affect any non-protected existing or new body of water?  NO  YES

**Examples** that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.
- Construction of a body of water that exceeds 10 acres of surface area.
- Other impacts: \_\_\_\_\_

5. Will proposed action affect surface or groundwater quality or quantity?  NO  YES

**Examples** that would apply to column 2

- Proposed action will require a discharge permit.
- Proposed action requires use of a source of water that does not have approval to serve proposed (project) action.
- Proposed action requires water supply from wells with greater than 45 gallons per minute pumping capacity.
- Construction or operation causing any contamination of a water supply system.
- Proposed action will adversely affect groundwater.
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Proposed action would use water in excess of 20,000 gallons per day
- Proposed action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.
- Proposed action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- Proposed action will allow residential uses in areas without water and/or sewer services.
- Proposed action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.
- Other impacts: **Generation of Increased site runoff**

6. Will proposed action alter drainage flow or patterns, or surface water runoff?  NO  YES

**Examples** that would apply to column 2

- Proposed action would change flood water flows.

1 Small to moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No



- Proposed action may cause substantial erosion.
- Proposed action is incompatible with existing drainage patterns.
- Proposed action will allow development in a designated floodway.
- Other impacts: **Generation of increased site runoff, erosion and sedimentation**

**IMPACT ON AIR**

7. Will proposed action affect air quality?  NO  YES  
**Examples** that would apply to column 2

- Proposed action will induce 1,000 or more vehicle trips in any given hour
- Proposed action will result in the incineration of more than 1 ton of refuse per hour.
- Emission rate of total contaminants will exceed 5 lbs. Per hour or a heat source producing more than 10 million BTU's per hour.
- Proposed action will allow an increase in the amount of land committed to industrial use.
- Proposed action will allow an increase in the density of industrial development within existing industrial areas.
- Other impacts: \_\_\_\_\_

**IMPACT ON PLANTS AND ANIMALS**

8. Will proposed action affect any threatened or endangered species?  NO  YES  
**Examples** that would apply to column 2

- Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.
- Removal of any portion of a critical or significant wildlife habitat.
- Application of pesticide or herbicide more than twice a year, other than protected stream.
- Other impacts: **Removal of approximately 14.1 acres of site vegetation**

9. Will proposed action substantially affect non-threatened or non-endangered species?  NO  YES  
**Examples** that would apply to column 2

- Proposed action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.
- Proposed action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.
- Other impacts: **Eastern box turtle is on Westchester County Endangered Species Act threatened list**

**IMPACT ON AGRICULTURAL LAND RESOURCES**

10. Will the proposed action affect agricultural land resources?  NO  YES  
**Examples** that would apply to column 2

- The proposed action would sever, cross or limit access to agricultural land includes cropland, hayfields, pasture, vineyard, orchard, etc.).

1 Small to moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

- Construction activity would excavate or compact the soil profile of agricultural land.
- The proposed action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.
- The proposed action would sever disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff)
- Other impacts: \_\_\_\_\_

**IMPACT ON AESTHETIC RESOURCES**

11. Will the proposed action affect aesthetic resources?  NO  YES  
(if necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

**Examples** that would apply to column 2

- Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.
- Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the qualities of that resource.
- Project components that will result in the elimination or significant screening of scenic views known to be important to the area.
- Other impacts: **Clearing of approx. 14.1 acres of vegetation**

**IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES**

12. Will the proposed action impact any site or structure of historic, prehistoric or paleontological importance?  NO  YES

**Examples** that would apply to column 2

- Proposed action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of Historic places.
- Any impact to an archaeological site or fossil bed located within the project site.
- Proposed action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.
- Other impacts: \_\_\_\_\_

**IMPACT ON OPEN SPACE AND RECREATION**

13. Will proposed action affect quantity or quality of existing or future open spaces or recreational opportunities?  NO  YES

**Examples** that would apply to column 2

- The permanent foreclosure of a future recreational opportunity.
- A major reduction of an open space important to the community.
- Other impacts: **Increased demand for recreation facilities**

1 Small to moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**IMPACT ON CRITICAL ENVIRONMENTAL AREAS**

14. Will proposed action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6 NYCRR 617.14(g)?  NO  YES  
 List the environmental characteristics that caused the designation of the CEA.

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**Examples** that would apply to column 2

- Proposed action to locate within the CEA?
- Proposed action will result in a reduction in the quantity of the resource.
- Proposed action will result in a reduction in the quality of the resource.
- Proposed action will impact the use, function or enjoyment of the resource.
- Other impacts: \_\_\_\_\_

**IMPACT ON TRANSPORTATION**

15. Will there be an effect to existing transportation systems?  NO  YES

**Examples** that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed action will result in major traffic problems.
- Other impacts: \_\_\_\_\_

**IMPACT ON ENERGY**

16. Will proposed action affect the community's sources of fuel or energy supply?  NO  YES

**Examples** that would apply to column 2

- Proposed action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: \_\_\_\_\_

<b>1</b> Small to moderate Impact	<b>2</b> Potential Large Impact	<b>3</b> Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

**NOISE AND ODOR IMPACTS**

17. Will there be objectionable odors, noise or vibration as a result of the proposed action?  NO  YES

**Examples** that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day)..
- Proposed action will produce operating noise exceeding the local ambient noise levels for noise outside of structures. **Temporary Construction Noise**
- Proposed action will remove natural barriers that would act as a noise screen. **Temporary construction noise and odors**
- Other impacts: \_\_\_\_\_

**IMPACT ON PUBLIC HEALTH**

18. Will proposed action affect public health and safety?  NO  YES

**Examples** that would apply to column 2

- Proposed action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: \_\_\_\_\_

**IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD**

19. Will proposed action affect the character of the existing community?  NO  YES

**Examples** that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- Proposed action will set an important precedent for future projects.
- Proposed action will create or eliminate employment.
- Other impacts: \_\_\_\_\_

1 Small to moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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20. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?  NO  YES

If any action in Part 2 is identified as a potential large impact or if you cannot determine the magnitude of impact, proceed to Part 3

Bridleside Site Development Plan  
EAF Narrative

June Road and Starlea Road  
Town of North Salem  
Westchester County, New York

*Project Sponsor:*  
**Wilder Balter Partners, Inc.**

*Prepared by:*  
**Tim Miller Associates, Inc.**

**February 15, 2012**

## **1.0 INTRODUCTION**

This expanded Environmental Assessment Form (EAF) document has been prepared to accompany a modified Application for Site Development Plan and for a Wetland Permit in the Town of North Salem for an approximately 40 acre parcel of land (“site” or “subject property”), located on the west side of June Road, Town of North Salem, Westchester County, New York. The property is designated on the Town of North Salem Assessor Tax Maps as Sheet 5, Block 1735, Lot 19.

The project sponsor, Wilder Balter Partners, Inc. has previously proposed a residential project known as Salem Hunt for the subject property and that project has been modified as Bridleside residential development. The Salem Hunt project was the subject of a Coordinated Environmental Review (Type I Action) through the Town of North Salem Planning Board, which was the State Environmental Quality Review (SEQR) Lead Agency. The SEQR review included the preparation of a Draft Environmental Impact Statement (DEIS) and Final EIS. A Lead Agency Findings Statement was adopted by the Planning Board on October 7, 2009. A further description of the Salem Hunt project’s procedural history is provided below. The currently proposed action, known as Bridleside is a modified residential project similar to the Salem Hunt project, but with mostly reduced environmental impacts. This expanded EAF document compares the currently proposed Bridleside project to the former Salem Hunt project.

The Bridleside project is proposed as 65 affordable residential units in eight (8) buildings with a community building and outdoor recreation area for the use of residents. The Bridleside project would include a private wastewater treatment facility, a private community water supply system, private roadways and parking facilities, stormwater management facilities and landscaping and utility improvements. The number of residential units and project demographics for Bridleside is essentially the same as for the former Salem Hunt project. The primary difference between the formerly proposed Salem Hunt project and the current Bridleside project is that Salem Hunt had 80 percent market rate units and 20 percent affordable units. Bridleside proposes 65 affordable homes with a substantially reduced area of development or “footprint”.

Since the Bridleside units are less than half the square footage of the Salem Hunt units, the development footprint is significantly smaller. The proposed plan allows a significant reduction in total site disturbance and impervious surfaces and preserves significantly more of the natural landscape, allowing approximately 62 percent of the site to be preserved in a conservation easement. In addition, this project will significantly advance the Town and County goals for affordable housing.

Broadly speaking, all of the physical impacts of Bridleside are reduced from the impacts of the Salem Hunt plan. Due to the nature of the revised Project, unavoidable fiscal impacts represent the one area, in the abstract, where Salem Hunt may be considered to have less of an impact as compared to Bridleside. Bridleside is an affordable development subject to a long term regulatory agreement and as such will be assessed based on New York State Real Property Tax Law 581-a. This is not unique to Bridleside and is an unavoidable impact of any such development. This must be balanced with the fact that Bridleside will be a resource that will provide for affordable housing that will help to satisfy local and regional housing needs. Bridleside will also be voluntarily contributing \$300,000 in recreation fees (in addition to providing on-site recreation). As a further mitigation measure, in discussions with the Town, the project sponsor, as a voluntary

condition of approval, would make a one-time \$200,000 payment to the Town for its general purposes.

### **1.1 Project Location**

The project site consists of an approximately 40 acre parcel of land located on the westerly side of June Road, Town of North Salem, Westchester County, New York. The property is designated on the Town of North Salem Assessor Tax Maps as Sheet 5, Block 1735, Lot 19. The site is located entirely within a Town of North Salem R-MF/4 Multi-family Zoning District, the New York City Watershed area and the North Salem School District.

The northerly boundary of the subject property is coincident with the County/Town Boundary of the Town of Southeast (Putnam County). The site includes approximately 816 feet of public street frontage along June Road.

The subject property is presently undeveloped and largely consists of forested areas. The site contains regulated wetlands (Federal, State and locally regulated), including a portion of New York State Department of Environmental Conservation (NYSDEC) Wetland L-32. Areas within 100-feet of the wetlands are also regulated by both North Salem and NYSDEC. The Bridleside project location is shown in Figure 1-1 Location Plan.

### **1.2 Surrounding Area Characteristics**

The project site consists of a single tax lot that is rectangular in shape and extends towards the west from its frontage on June Road, which becomes North Salem Road (and Putnam County Route 55) north of the municipal and county boundary which coincides with the site's northern parcel line. The property slopes gradually from west to east and topography varies approximately 100 feet across the site. Several marked horse riding trails traverse through the site. An overhead electrical line and easement cross through the site in the northeast corner of the property. Wetlands are present along the eastern property boundary and in the northwestern and southwestern portions of the site, and continue off-site. The majority of the site, like much of the surrounding woodlands, consists of mature second-growth hardwood forest. The property is located in an area of mostly low density residential development. Also located near the site is a horse farm to the west, undeveloped land to the northwest and southwest, North Salem Volunteer Town Park to the east and the North Salem Middle/High School to the southeast. To the north, in the Town of Southeast are undeveloped woodlands, open fields and single-family residences. Further to the northwest are commercial and industrial uses located along Fields Lane.

## **2.0 SUMMARY DESCRIPTION OF PROPOSED ACTION**

The applicant proposes to build sixty five (65) affordable units on an approximately 40 acre parcel located in an R-MF/4 Multi-family Zoning District. Access is proposed via June Road in the Town of North Salem via a new private driveway to serve the entire residential development. A table that compares the proposed Bridleside project to the former Salem Hunt project is provided in Table 1 Impact Comparison Table, and is discussed further below. A Site Plan for Bridleside is provided as Figure 1-2, Bridleside

Site Plan. For comparison purposes, the Site Plan for the former Salem Hunt project is shown on Figure 1-3, Former Salem Hunt Site Plan.

Sixty-five (65) affordable single-family residential units are proposed in eight (8) two-story buildings. The Bridleside residences will be affordable units according to the Westchester County criteria for affordable housing. The basis for determining the eligibility requirements for the affordable residences are further described below, and in Section 3.9. The residential units would have a mix of bedroom counts, as follows: forty 2-Bedroom units, twenty 1-bedroom units and five 3-bedroom units. One of the three bedroom units would be set-aside as a caretaker's unit.

The former Salem Hunt project was proposed as 80 percent market rate (fee simple) with 20 percent of the units proposed as Moderate Income Housing units in accordance with the standards and requirements set forth in §250-124 of the Town of North Salem Zoning Ordinance. The Salem Hunt residential units were proposed in twenty-four (24) two-story residential buildings, with each unit having either a one (1) or two (2) bay garage. The Salem Hunt residential buildings included: eleven (11) two-unit buildings; nine (9) three-unit buildings; and four (4) four-unit buildings.

The Bridleside project proposes a total of six residential buildings clustered in the approximate center of the project site, serviced by a looped driveway with 144 outdoor parking spaces (See Figure 1-2). The 144 parking spaces exceed the number of spaces required by the Town Code (104 spaces). The Salem Hunt plan included 117 outdoor spaces in driveways and 35 additional visitor spaces for a total of 152 spaces. A single residential building (Building 1) would be located on the north side of the looped driveway and one building (Building 6) located on the southwest corner of the driveway. The 3,200 sf community building would be located at the northwest corner of the looped driveway. No swimming pool is proposed for the Bridleside project, whereas the former Salem Hunt project included a pool near the community building. The extent of proposed on-site active recreation facilities for Bridleside are reduced from Salem Hunt with the elimination of the proposed swimming pool. A recreation field area is proposed adjacent to the clubhouse.

The Bridleside project has been designed to minimize the project "footprint" and the grading and clearing of vegetation necessary to construct the project. As shown in Figure 1-2 Bridleside Site Plan, the buildings are clustered in the central portion of the site, greatly reducing the development in the western and southern portions of the site, compared to the former Salem Hunt project. As indicated in Table 1 total construction disturbance for the Bridleside project is estimated at 14.1 acres, or approximately 6 acres less than the Salem Hunt project (20.2 acres). Under the current plan, impervious surface would be reduced by approximately 1.5 acres or 35 percent, as compared to the former Salem Hunt plan, thereby reducing the volume of treated stormwater.

The revised project layout would allow substantially increased building setbacks in the southern and western portions of the site. The western setback would increase from 210 feet to 550 feet compared to the Salem Hunt plan, and the southern setback would increase from 100 feet to 397 feet. The Bridleside site plan will result in total Conservation Easement Areas of 24.8 acres or approximately 62 percent of the project site acreage. The system of bridle trails and the pedestrian connection to the Town of North Salem Volunteer Park land located west of the property would remain in the Bridleside plan.



The Bridleside project will include outdoor surface parking for all residents. Parking garages are not proposed, as compared to the former Salem Hunt project. Eliminating the garages will require outdoor refuse collection areas at two locations; the northwest and southwest corners of the looped driveway. Dumpsters with fully enclosed fenced screening are proposed.

The private Wastewater Treatment Plant (WWTP) facility designed for the Salem Hunt project will be utilized for Bridleside. The WWTP facility has been approved by the Westchester County Department of Public Health, is to be constructed south of the entrance driveway, and includes a WWTP building measuring approximately 55 feet by 35 feet and a subsurface sanitary disposal system (SSDS). The SSDS is proposed to be located in the east-central portion of the site. The SSDS field area would be maintained as an annually mowed meadow.

Bridleside is anticipated to generate approximately 14,200 gallons per day (gpd) of wastewater, compared to 16,000 gpd for the Salem Hunt project, or an approximate 11 percent reduction. The reduction in wastewater is the result of reducing the number of bedrooms by 15, compared to the former Salem Hunt project.

The Bridleside project would include a private community water supply system, utilizing three on-site water supply wells, similar to the former Salem Hunt project. Bridleside is estimated to utilize approximately 18,200 gpd of water, an 11 percent reduction compared to Salem Hunt.

Reducing impervious surface and development footprint reduces the volume of treated stormwater generated at the site. The stormwater management basins proposed for the western portion of the site in the Salem Hunt plan have been eliminated in the Bridleside plan. A preliminary stormwater management plan has been developed for the Bridleside project and is attached. The modified residential project will need to comply with all current NYSDEC, New York City Department of Environmental Protection (NYCDEP) and Town of North Salem stormwater management requirements.

Given the residential ownership proposed for Salem Hunt, a project specific Homeowners Association (HOA) was proposed for that project. Bridleside will involve private ownership and maintenance of all common site improvements (utilities, landscaping, recreation facilities, roadways, shared parking areas, WWTP, SSDS, water supply system, and stormwater management facilities).

The proposed project entrance location at June Road would be the same as planned for the Salem Hunt project. The construction of the entrance would result in the disturbance of approximately 0.3 acres of NYSDEC and Town regulated wetland buffer on-site and approximately 0.215 acres of off-site wetland buffer. The Salem Hunt FEIS and Findings discussed these impacts and provided detailed mitigation measures for the anticipated impacts. The wetlands mitigation measures and plans described in the Salem Hunt Findings Statement (October 7, 2007) will apply to the Bridleside project. Specific wetlands impacts and mitigation measures are further described in Section 3.4, below.

### Affordable Housing Eligibility

Requirements which form the basis for project funding stipulate that that 80% of the units are to be rented at 60% of Westchester County Median Income and 20% of the units are to be rented at 50% of Westchester County Median Income, to ensure affordability. These income eligibility requirements have been developed by Westchester County. The initial rents and incomes are as follows: \$1,012 to \$1,215 for the 20 one bedroom units, with a maximum income of \$48,600; \$1,215 to \$1,457 for the 40 two bedroom units with a maximum income of \$58,300; and \$1,683 for the four three bedroom units, with a maximum income of \$67,350. The fifth three bedroom unit is a superintendent's unit which will be provided rent free for the Bridleside development on-site superintendent. All rents include heat and hot water. Rents would only be modified as determined by Westchester County affordable housing eligibility criteria.

Marketing of the residential units will be done by Wilder Balter Partners, Inc. and the Housing Action Council in consultation with the Town of North Salem Housing Board based on a marketing plan to be approved by Westchester County. At the end of the marketing period a lottery will be held from the applicants interested in residing at Bridleside. WB Residential, the Wilder Balter Partners, Inc. management arm will invite each prospective tenant, in the lottery order, to make application and to demonstrate income and credit qualification. The Town of North Salem Housing Board will be given the opportunity to review all prospective tenant applications to confirm that they are eligible. Qualified and approved prospective tenants will then sign a lease. This process will continue until all homes are leased. All lottery applicants who did not get an opportunity to apply for a home will be placed on a waiting list and will be given first opportunity, in the order of the lottery, to apply for units that become available.

<b>Table 1 Impact Comparison Table</b>		
<b>Areas and Potential Impacts</b>	<b>Salem Hunt Accepted FEIS Plan (65 Multi-family residential units)</b>	<b>Bridleside Plan (65 Multi-family residential units)</b>
<b>Natural Resource Impacts (acres)</b>		
Total Construction Disturbance	20.2	14.1
NYSDEC/ Town Wetland Disturbance **	< 0.004	< 0.004
Wetland Buffer Disturbance *	0.3 on-site	0.4 on-site
Wetland Buffer Disturbance as % of Total Buffer	3% of on-site buffer	3.8% of on-site buffer
Steep Slope Disturbance >15%	1.1	1.1
<b>Developed Area (acres)</b>		
Impervious Surfaces (buildings and paved surfaces)	4.3	3.1
Lawn and Landscaped Area (includes stormwater facilities)	14.8	11.0
Wetland Buffer Conservation Easement Area	15.7	16.2
Upland Conservation Easement Area	1.6	8.6
Total Conservation Easement Areas (Undisturbed)	17.3	24.8
<b>Total Site Area (acres)</b>	<b>40</b>	<b>40</b>
Road Length	± 2,700	± 2,092
<b>Community Resources</b>		
Population	135	134
School Age Children	9 - 21	9 -14
Water Demand (gpd)	20,500	18,200
Sewage Flow (gpd)	16,000	14,200
<b>Fiscal Resources ***</b>		
Revenues to School District	\$695,805	\$91,693
Revenues to Westchester County	\$144,119	\$17,812
Revenues to Town of North Salem	\$144,194	\$18,048
Total Revenues to all Taxing Jurisdictions	\$984,118	\$129,865
<b>Traffic</b>		
Traffic Generation	Total AM Peak Hour Trips/ 36 Total PM Peak Hour Trips/ 42	Total AM Peak Hour Trips/ 36 Total PM Peak Hour Trips/ 42
Source: Tim Miller Associates, Inc. and Insite Engineering and Surveying, P.C., 2012 Note: * - Buffer disturbance is on-site. Project would result in 0.215 acres of disturbance to the Wetland D and F off-site buffer. ** - Estimated wetland disturbance area is for installation of piles for foot bridge. *** The recreation fee for the Bridleside plan will remain \$300,000 or \$4,600 per unit.		

## **2.1 Agency Jurisdiction**

The Town of North Salem Planning Board confirmed lead agency status for the coordinated SEQR review for the Salem Hunt Project on April 5, 2006. As lead agency, the Planning Board is responsible for the supervision and completion of the coordinated environmental review process pursuant to the provisions set forth in SEQR 6 NYCRR Part 617. The Planning Board is also responsible for Site Development Plan applications Town Wetlands Permits, and Stormwater Pollution Prevention Plan review, all applicable

to the Bridleside revised Site Development Plan Application.

**Involved and Interested Agency Permit Approvals**

Salem Hunt has received a number of agency approvals as indicated in the attached Table 2. Certain approvals required for Salem Hunt no longer apply to the Bridleside project, including:

**North Salem Town Board**

Formation of Transportation Corporations for sewer and water facilities,

Subdivision Approval

**Westchester County Department of Health**

Subdivision Approval

**NYS Department of State**

Transportation Corporations for sewer and water facilities

**NYS Attorney General**

H.O.A Offering Plan Filing

Certain approvals that have been granted for Salem Hunt remain valid and will apply to development of the Bridleside project, including;

**Putnam County Department of Highways and Facilities**

Permit for improvements within the County right-of-way, August 30, 2010

**Westchester County Department of Public Works**

Permit for improvements within the County right-of-way, February 28, 2011

**NYS Department of Environmental Conservation**

Water Quality Certification, December 19, 2010

**US Army Corps of Engineers**

Jurisdictional Determination for Bridge Crossing, August 18, 2009

Bridleside will require that the certain approvals be updated for the modified Site Plan, as shown in the table, below. All permits, approvals or agency reviews which apply to the Bridleside project are listed in the table, below

<b>Table 2 Project Approvals, Reviews and Permits</b>			
<b>Agency</b>	<b>Permit or Review</b>	<b>Date Approved for Salem Hunt</b>	<b>Update Needed for Bridleside</b>
<b>LOCAL and REGIONAL AGENCIES</b>			
Town of North Salem Planning Board	Site Development Plan, Wetland Permit, Stormwater Pollution Prevent Plan (Chapter 193)	N/A	Update Needed
Town of North Salem Architectural Review Board	Review of Plans and Elevations	N/A	Update Needed
Town of North Salem Housing Board	Review of moderate income housing units	N/A	Update Needed
Town of Southeast Town Board	Wetland Permit	11-18-10	<i>Remains Valid</i>
New York City Department of Environmental Protection (NYCDEP)	Review for WWTP, Sewer Collection System, and Stormwater Pollution Prevention Plan	11-03-10 10-27-10 12-02-10	Update Needed
<b>COUNTY AGENCIES</b>			
Westchester County Department of Public Works	Permit for improvements within County right-of-ways*	02-28-11	<i>Remains Valid</i>
Putnam County Department of Highways and Facilities	Permit for improvements within County right-of-ways*	08-30-10	<i>Remains Valid</i>
Westchester County Department of Health	Water Supply, WWTP, SSDS, Sewer Collection System	02-14-11 02-14-11 02-14-11 02-14-11	Update Needed
Westchester County Planning	GML 239-LMN Referral	Completed by North Salem	Update Needed
Putnam County Planning	GML 239-LMN Referral	Completed by North Salem	Update Needed
<b>STATE AGENCIES</b>			
New York State Department of Environmental Conservation (NYSDEC)	Wetlands Permit, Water Supply Permit, SPDES GP-0-10-001 Permit, and SPDES Wastewater Permit	12-10-10 12-10-10 10-01-10 12-10-10	Update Needed
NYSDEC	Water Quality Certificate	12-10-10	<i>Remains Valid</i>
<b>FEDERAL AGENCIES</b>			
US Army Corps of Engineers (ACOE)	Jurisdictional Determination (complete)/Bridge Crossing	08-18-09	<i>Remains Valid</i>
* Note: Improvements will be made in the right-of-way in both Westchester and Putnam Counties.			

## **2.2 Procedural History**

As indicated, the Town of North Salem Planning Board conducted a coordinated environmental review of the Salem Hunt residential project during the period 2005 through 2009. Following the adoption of Findings by the Planning Board in October 2009, the applicant has worked to obtain the applicable permits and approvals from involved agencies. The following is a summary of the SEQR review process for the Salem Hunt project.

The proposed action was initially presented to the Planning Board in 2005, and consisted of applications for Site Development Plan and Wetland Permit Approvals. On March 1, 2006, the Planning Board classified the proposed action as a Type I action pursuant to SEQR 6 NYCRR Part 617 and declared its intent to be lead agency with respect to a coordinated environmental review, and further authorized circulation of a Notice declaring its intent to be lead agency to other involved agencies.

On April 5, 2006, the Planning Board, having received no objections to its intent to serve as lead agency for the required coordinated environmental review, confirmed its status as lead agency; and as lead agency, issued a Positive Declaration pursuant to SEQR 6 NYCRR Part 617, requiring the preparation of an Environmental Impact Statement (EIS).

On May 3, 2006, the Planning Board, as lead agency, conducted a duly noticed public scoping session, at which time involved and interested agencies, and the public were given an opportunity to provide comments on the issues and studies to be addressed and included in the required EIS. On June 7, 2006, the Planning Board, as lead agency, adopted a final written Scoping Outline identifying the issues and studies to be covered and the type and level of analysis to be included in the project EIS.

Following several submissions of the preliminary Draft EIS (DEIS) by the project sponsor, the Planning Board, as lead agency, on May 7, 2008 determined the third version of the required DEIS, as revised through April 18, 2008, to be complete for the purpose of public review and comment.

On May 20, 2008, the Planning Board, as lead agency, circulated a copy of the DEIS and Notice of DEIS Completeness to involved and interested agencies indicating the acceptance of the DEIS as complete for public review and comment, and of the schedule for the SEQR Public Hearing and associated public comment period. Copies of the DEIS were made available to the public for review. The DEIS remains accessible via the web at: [www.timmillerassociates.com/publicreview/salemhunt/default.html](http://www.timmillerassociates.com/publicreview/salemhunt/default.html) and on the Town of North Salem website at: [www.northsalemny.org/planning/applications/salem-hunt-multifamily-development](http://www.northsalemny.org/planning/applications/salem-hunt-multifamily-development).

The Planning Board, as lead agency, held and closed a duly noticed SEQR Public Hearing on June 11, 2008, at which time the public, involved and interested agencies, and the Planning Board and its consultants were afforded an opportunity to comment on the DEIS and question the project sponsor on issues associated with the proposed action. Written comments were accepted until July 11, 2008.

On December 29, 2008, the project sponsor submitted a draft FEIS, which draft was determined to be incomplete by the Planning Board, as lead agency. Two subsequent revised draft versions of the FEIS were submitted on April 30, 2009 and July 7, 2009,

respectfully, and were both also determined to be incomplete by the Planning Board, as lead agency.

On August 5, 2009, the Planning Board, as lead agency, determined the final revised FEIS as complete and authorized its circulation to other involved and interested agencies, and made it available to the public.

On August 7, 2009, the completed FEIS was filed and circulated to the other involved and interested agencies, including a copy of the FEIS Notice of Completion in accordance with the standards and requirements set forth in SEQR 6 NYCRR Part 617. The FEIS Notice of Completion was published in the August 19, 2009 edition of the NYSDEC Environmental Notice Bulletin (ENB). The FEIS Notice of Completion, FEIS and project development plans were also posted on the internet for public viewing at the Town of North Salem's website.

### **3.0 EVALUATION OF POTENTIAL IMPACTS**

The potential impacts of the Salem Hunt project were analyzed and evaluated in the DEIS and FEIS prepared for the project. The potential impact issues were initially identified by the lead agency during the Scoping process and the DEIS was prepared according to the adopted Scoping Document.

The Salem Hunt FEIS addressed the substantive DEIS review commentary and provided an updated analysis pertaining to the plan improvements made between the DEIS and FEIS. While the number of units proposed (65) remained unchanged, the FEIS included a number of project improvements, including: an improved building layout, enhanced stormwater management and a WWTP that was added to provide increased treatment of effluent prior to its discharge to the SSDS. The form of ownership was changed from condominium to fee-simple ownership resulting in a more positive fiscal benefit to the Town, County and School District.

Potential impact issues were evaluated for each project component in the Salem Hunt DEIS and FEIS. Where appropriate, mitigation measures were identified to balance, offset or reduce those potential impacts, to the greatest extent practicable. The proposed Bridleside project has reduced impacts in most categories analyzed in the Salem Hunt SEQR process.

The following discussion provides a summary of potential impacts from the Bridleside project and compares those impacts to the Salem Hunt project. The list of potential impact issues is based upon the adopted Scoping Document for Salem Hunt and the adopted Findings Statement. Mitigation measures are also described. In most categories the mitigation measures provided for the Salem Hunt project apply and would be applied to the Bridleside project.

In nearly all potential impact categories, the impacts of Bridleside have been either reduced or remain the same, when compared to the Salem Hunt project. The only area where this differs is in the projected tax revenues of the two projects. The potential revenues vs. costs to the Town and the benefits of providing much needed affordable housing in North Salem is discussed in Section 3.9, Community Facilities, below.

### **3.1 Land Use and Zoning**

The project site was rezoned in 2000 as a result of a legal decision requiring the Town of North Salem to create the opportunity for affordable housing and provide for the development of a variety of housing types within the Town. The Bridleside development project will be in full conformance with the applicable underlying and supplementary regulations for high and medium density residential development, including R-MF/4 (Section 250-19.1 of the Town of North Salem Code). The buildings will also be in compliance with all applicable building setback, height and separation distance requirements, as shown in drawing SP-1 Revised Overall Site Plan.

The Town of North Salem has regulations relating to Moderate-Income housing in the Town (Article XXII -Section 250-122 through 250-136). These regulations include provision for income eligibility, area requirements, maximum rent levels, and maintenance and repair. In addition, the Article establishes a Town Housing Board with the authority to implement and oversee the moderate income housing program.

Westchester County has specific criteria for income eligibility for the affordable housing programs that it administers. The Bridleside project residents will need to meet the income eligibility criteria established by Westchester County, due to project funding requirements. The Westchester County criteria are different than the North Salem Moderate Income Housing income eligibility, which is based upon Town of North Salem employee salaries. In this regard, the Town of North Salem Comprehensive Plan (December 2011) makes several recommendations to modify the Town's Moderate Income Housing Regulations, in part, to be consistent with Westchester County income criteria. The Town of North Salem is currently considering the adoption of a new local law to comply with these recommendations.

The Bridleside project will conform with the Moderate-Income Housing Regulations relating to minimum floor area and occupancy (Section 250-126 and Section 250-127), as described in Section 3.9 Community Facilities, below. As described in Section 3.9, the North Salem Housing Board will be given the opportunity to review all prospective tenant applications to confirm that they are eligible. The project will comply with the Town's requirements for unit maintenance and repair.

The Bridleside project would provide needed affordable housing opportunities for the Town of North Salem. The Salem Hunt project proposed was proposed as 80 percent market rate with 20 percent of the units proposed as Moderate Income Housing units pursuant to §250-124 of the North Salem Zoning Ordinance. The Bridleside project proposes 65 affordable units meeting the eligibility requirements of Westchester County, which are slightly different from the Town's affordability limitations (See Section 3.9).

The development of sixty-five (65) affordable residential units on approximately forty (40) acres, with the implementation of the mitigation measures proposed herein, will result in an appropriate residential use in an area with other residential land uses and nearby school facilities. Implementation of the proposed action will require a change in the site's current land use, from a vacant woodland property to that of a multi-unit residential development, but will be largely mitigated by the avoidance of sensitive areas and establishment of a Conservation Easement on portions of the most environmentally sensitive lands within the site, and retention of wooded buffers along the perimeter of the



site.

Access to the Bridleside development will be from a single private driveway entrance via June Road, located across from Starlea Road. The proposed entrance plan is the same as the Salem Hunt access and includes a traditional two-lane entrance with an emergency access drive located along the northerly edge of the property to be utilized in the event that a portion of the internal entrance road is blocked. The emergency access drive will have a slightly modified connection to the development near Building 1, compared to the Salem Hunt development. The emergency access (along with all other internal roads) will be owned and maintained by the property owner, including plowing during the winter. A pull-off for five (5) vehicles at the entrance is proposed for the residents to safely park near the proposed bus stop at the project site entrance on June Road.

The Bridleside project layout and residential building configuration has been designed to avoid and minimize impacts to the site's sensitive natural resources including site wetlands and steep slopes, and concentrate proposed development in areas of the site where the soils and topography are more conducive for development. In preserving the on-site wetlands and much of the wetland buffer, natural open space will be retained on the property, particularly along the southern, eastern and western edges of the site.

The proposed use of the subject site is consistent with the Town's Comprehensive Plan and zoning regulations and is projected to be fully compatible with adjoining and nearby land uses.

### **Mitigation Measures**

The following project specific measures will be implemented to ensure that potential land use and zoning impacts, including short-term, long-term and/or cumulative impacts, are mitigated and/or minimized to the maximum extent practicable:

The proposed action provides a housing type that is consistent with the permitted principal and accessory land uses as recommended by the Town of North Salem land use plans and the RMF/4 Zoning District. All of the 65 residential units will be designated affordable, in accordance with Westchester Counties' eligibility requirements and will serve to off-set some of the Town's obligation to provide affordable housing.

The project sponsor has proposed to offer the Town of North Salem or a non-profit conservation organization (Section 501) a Conservation Easement covering approximately 24.8 acres of land (approximately 62% of the site), consisting predominantly of wooded / wetland areas.

Residential buildings in the Bridleside project will be located approximately 145 feet away from the northern property line and approximately 397 feet from the southern property line, in excess of the required minimum yard setbacks. Landscaping and buffer plantings are proposed along the northern property line (areas not utilized for stormwater management or emergency access). The wooded buffer along the southern property line has been increased approximately four times, compared to the Salem Hunt plan. Given the existing wooded vegetation and preserved wooded buffer provided along the southern property line, no supplemental planting is proposed in this area.

Site landscaping to be shown on the approved Final Site Development Plans will be required to be installed and maintained, in perpetuity, in accordance with said plans. Dead, diseased or dying landscaping or buffer vegetation will be required to be replaced in-kind or as may otherwise be subsequently approved by the Planning Board.

Stonewalls on the property located outside the limits of disturbance will be required to be retained in place. It is preferred that stonewalls within areas of permitted disturbance be avoided where possible and incorporated with site development landscaping.

### **3.2 Vegetation and Wildlife**

Construction of the proposed development will result in the loss of 14.1 acres (38% of the project area) of existing vegetation and comparable loss of available wildlife habitat. Of the estimated area of disturbance (14.1 acres) 11.3 acres (28% of the total site acreage) will ultimately be revegetated and 2.8 acres (7 % of the total site acreage) will be transformed into permanent impervious surfaces.

The Bridleside project would substantially reduce the total area of construction disturbance, as well as impervious surface, as compared to the Salem Hunt project. Construction disturbance would be reduced from 20.2 acres to 14.1 acres or a 6.1 acre (30 %) reduction in existing vegetation loss. Impervious surface would be reduced from 4.3 acres for the Salem Hunt project to 2.8 acres for the Bridleside project, a 1.5 acre reduction (35 %).

The existing vegetative cover and habitat on the remaining 24.8 acres of the site, primarily consisting of wetlands, upland wetland buffer areas, and wooded uplands will not be disturbed by the proposed action. Existing habitat along the edges of the and within the wetlands and wetland buffers would remain substantially undisturbed. In conserving large contiguous areas of existing vegetation in the western and southern portions of the site, connectivity between the project site and larger intact tracts of forest off-site will be maintained.

The NYS Natural Heritage Program reported that they have no records of known occurrences of endangered, threatened or special concern species of plants or animals or significant habitats on the site, and none were observed by the project sponsor during its field investigations. Eastern box turtle (*Terrapene carolina*), a State-listed Special Concern species and listed as a threatened species under the Westchester County Endangered Species Act was observed on the site. A specialist conducted an Eastern box turtle habitat evaluation of the subject property for the FEIS. The project site contains foraging and potential hibernating sites for the species. However, the site does not provide suitable nesting locations for the Eastern box turtle.

The proposed action will alter the habitats that are present on the site and therefore has the potential to impact the potential number of box turtles present and/or utilizing the site. The FEIS and Findings Statement proposed specific mitigation in the northwest corner of the site, where two turtles were observed (see discussion below). Much of the existing stonewalls that serve to enclose this area will remain undisturbed, with the portion of land located within the 'enclosed' area remaining substantially undisturbed.

## **Mitigation Measures**

The Bridleside project has been designed to concentrate development in the central upland portion of the site, reducing site disturbance and maintaining existing vegetation on substantial portions of the site (25.9 acres or 65 percent). The project sponsor proposes to offer the Town of North Salem or a non-profit conservation organization (Section 510) a Conservation Easement covering approximately 24.8 acres of land (approximately 62 % of the site), consisting predominantly of wooded / wetland areas, including those areas where the Eastern Box turtle was observed.

Clearing limit lines will be physically marked on the site with appropriate fencing prior to commencing any construction activity to insure that impacts occur within the approved development areas. No trees in healthy condition beyond the marked limits of disturbance will be disturbed.

The proposed Landscaping Plan includes plantings consisting of a mix of species in clustered, naturalistic settings. Native species for site landscaping purposes and for revegetating the proposed water quality and stormwater detention basins will also be utilized.

The areas of the project site which are proposed to be avoided are known to support invasive species which are altering the character of the woodlands. The project sponsor has proposed and the Planning Board has approved an Invasive Species Control Plan (last updated August 4, 2010, revised for Bridleside February 14, 2012). This plan has been revised to reflect the Bridleside plan and will be implemented as part of the Bridleside overall development plan.

The proposed action has been modified to allow for a greater area within the limits of disturbance to be revegetated to a more natural state. Mowed lawn areas have been reduced significantly in favor of meadow. The entire SSDS area is proposed to be minimally maintained as a meadow and planted with a low growing conservation wildflower and grass mix.

A Herptile Protection Plan is proposed to limit impacts to box turtles and other herptiles utilizing the project site (last updated July 9, 2010, revised for Bridleside February 14, 2012). The Herptile Protection Plan provides fences and barriers to prevent turtles and other herptiles from crossing develop portions of the site and provides a culvert to avoid a road crossing by turtles and herptiles. The protection plan has been revised to reflect the Bridleside plan and will be implemented by the Bridleside project.

### **3.3 Groundwater Resources**

The Bridleside residential development will be served by a private community water system supplied by three existing bedrock wells. The wells and the local aquifer were evaluated in the DEIS and FEIS prepared for the Salem Hunt project. The NYSDEC has approved a Water Supply Permit for the Salem Hunt water supply system (December 10, 2010) and this permit will require updating with the modified Bridleside plan.

The project sponsor's engineer, Insite Engineering estimated the Bridleside development's water demand to be 18,200 gallons per day (gpd) or 12.6 gallons per minute (gpm). This estimate is less than the water demand estimate for the Salem Hunt

project, which was 20,500 gpd (14.2 gpm). The reduced water demand is the result of a reduced bedroom count for the Bridleside project.

The DEIS for the Salem Hunt project compared the estimated project water demand to the estimated groundwater recharge for the project's drainage area. Based on the projected water demands and the anticipated annual recharge to the analyzed drainage area, no significant adverse impacts to groundwater recharge or quality were anticipated for the Salem Hunt project. This conclusion applies to the Bridleside project given the reduced water demand. The projected water demand will be substantially less than both the average recharge rate and drought condition recharge rate.

A 72-hour pump test was completed in December, 2006 on three (3) proposed water supply wells for the project in accordance with a well testing protocol prepared by the project sponsor's consultant and revised to the satisfaction of the Planning Board's Hydrogeologist. Four (4) of the eight (8) off-site wells monitored showed an influence from the pumping test. These wells include the Town well serving the Town's nearby highway facility, Seeley well, Red Horse Farm well and the Havell well.

### **Mitigation Measures**

Undeveloped and landscaped portions of the site will allow continued recharge of the underlying aquifer. The Bridleside project has been designed to minimize the amount of impervious surface coverage to approximately 2.8 acres (or approximately 7%) of the entire site area. The remainder of the site (approximately 89%) will either be undisturbed or remain pervious supporting the recharge of the local aquifer. Stormwater will be collected and stored to permit infiltration back into the ground, thus contributing to the recharge of groundwater resources. Approximately 25.9 acres or 65 percent of the property will remain undisturbed, allowing existing soils to contribute to recharge.

No permanent irrigation improvements are proposed for the Bridleside project. Further, lawn irrigation systems and lawn watering systems will be prohibited after the site has been stabilized. The project sponsor has committed to utilize native and drought tolerant vegetation in the project landscaping, which will reduce the need for assisted irrigation.

Low-flow, water efficient plumbing fixtures and appliances will be installed in the residential units and recreation building. The use of such water conserving fixtures can reduce water consumption by more than 20%.

The project sponsor has prepared an offsite private Well Monitoring and Mitigation Plan (last updated August 4, 2010, revised for Bridleside February 14, 2012). The purpose of the Plan will be to monitor potential adverse effects to certain off-site residential wells that could be a result of the use of the proposed site wells. The Well Monitoring and Mitigation Plan was reviewed and approved by the Planning Board and will be implemented for the Bridleside project.

### **3.4 Wetlands / Watercourses and Buffers**

The project site includes four (4) separate mapped wetland areas, identified in the DEIS and FEIS as Wetlands A, B, C and D, all of which are regulated by the Town of North Salem along with a 100-foot regulated "buffer area" (collectively these resources are referred to in the Town of North Salem's Freshwater Wetlands Law as a regulated

*Bridleside*

“Controlled Area”). The NYSDEC also regulates Wetland and Wetland A. The U.S. Army Corps of Engineers (ACOE) regulates Wetlands C and D but determined Wetlands A and B to be “isolated” or non-jurisdictional wetlands.

Development of the site for the Bridleside project has the potential to impact these on-site wetlands, without appropriate mitigation measures. Grading, the clearing of vegetation and the introduction of impervious surface could potentially increase the volume and velocity of stormwater discharged to wetlands, watercourses and associated regulated buffer areas. Pollutant loadings in the storm water runoff could also increase as a result of development.

The proposed action includes the disturbance to approximately 0.55 acres of regulated 100-foot wetland buffer related to the construction of the new site access and installation of project utilities. The disturbances would impact both on-site and off-site portions of Wetland D (NYSDEC Wetland L-32). The area of disturbance to the on-site portion of Wetland D buffer is proposed at approximately 0.4 acres, while the area of off-site buffer disturbance, related to stormwater improvements along June Road is proposed at approximately 0.15 acres. The area of on-site buffer disturbance (0.4 acres) has increased from that described in the Salem Hunt FEIS (0.3 areas), due to a mathematical rounding error, upon re-evaluation of grading at the site entrance. The NYSDEC approved a Wetlands Permit for this disturbance on December 10, 2010. The NYSDEC Wetlands permit will require updating based upon the revised Bridleside site plan.

Approximately 200 square feet of disturbance is proposed to impact the buffer area of wetland B only. This disturbance is associated with the proposed installation of a water main connection to one of the site’s water supply wells.

Other wetland/watercourse and regulated buffer area related impacts of the proposed action include minor disturbances associated with the installation of a proposed pedestrian/equestrian bridge stream crossing within Wetland D (also NYSDEC Wetland D). The bridge is intended to provide a direct trail connection from the project site to adjacent Town owned park lands (Volunteer Park) as well as provide walkable access to the nearby school complex.

### **Mitigation Measures**

Impacts to wetlands, watercourses and associated regulated buffer areas have been substantially avoided and minimized in the design of the Bridleside project. Specific wetland mitigation measures proposed and reviewed for the Salem Hunt project will be implemented for the Bridleside project, as follows.

The project sponsor proposes to offer the Town of North Salem or a non-profit conservation organization (Section 510) a Conservation Easement covering approximately 24.8 acres of land (approximately 62 % of the site), including areas of regulated wetlands, wetland buffers and wooded upland areas. The easement will ensure the long-term protection of wetlands and the functions, flora and fauna related to these resources.

Wetland vegetation and wildlife habitat will be enhanced through the implementation of the Buffer Enhancement & Monitoring Plan (last revised July 9, 2010, revised for

Bridleside February 14, 2012) and the Invasive Species Control Plan (last revised August 4, 2010, revised for Bridleside February 14, 2012), prepared for the Salem Hunt project. These Plans were reviewed by the Town and the NYSDEC and are incorporated as part of the NYSDEC Wetlands Permit, approved on December 10, 2010. The two plans have been revised to reflect the Bridleside plan and will be implemented as part of the overall Bridleside site development plan.

A comprehensive Stormwater Pollution Prevention Plan (SWPPP) has been prepared for the Bridleside project and is attached with this document. The NYSDEC provided a Letter of Acknowledgement for the SPDES GP-0-10-001 on October 1, 2010, for the Salem Hunt project. The SWPPP for the Bridleside project will be implemented to reduce potential stormwater quality impacts resulting from the proposed site development. Accordingly, the detailed SWPPP and Erosion and Sediment Control Plan consistent with the Town's Code requirements will be required as part of the Final Site Plan and Wetland Permit reviews, and implemented accordingly.

Better Site Design techniques (NYSDEC publication April 2008, *Better Site Design*) and other specific mitigation measures have been incorporated into the proposed action development plans to further mitigate impacts relating to creation of new impervious surfaces.

In the Muscoot Reservoir watershed, the Town of North Salem is expected to achieve an approximate nineteen (19%) percent reduction over five (5) years, under NYCDEP Phase II stormwater regulations (State Pollutant Discharge Elimination System (SPDES General Permit for Stormwater Discharges from MS4's (GP-0-08-002)). To achieve this goal, the Town of North Salem has completing a study which identifies potential phosphorus reduction projects in the Muscoot Reservoir drainage basin, and specifically addressing phosphorus reduction in Peach Lake. In this regard, the New York State Watershed Inspector General (WIG) has expressed the view that each new development property should either achieve the above phosphorous reduction goal or provide for an offsite offset project or funding of an offsite offset to achieve this goal.

The Bridleside project will comply with the appropriate phosphorous reduction that is required of new developments. The Bridleside Development proposes to reduce the increase in post-development phosphorous load from stormwater runoff by 0.35 pounds per year (lbs/yr) as compared to the previous Salem Hunt Development. (Salem Hunt: 2.25 lbs/yr, Bridleside: 1.90 lbs/yr). Following consultation with involved agencies, the project sponsor has offered to contribute \$94,000 towards a larger Town of North Salem phosphorus reducing project on property identified by the Town. This amount is consistent with the WIG's estimate of the Salem Hunt pro-rata share of needed phosphorous reduction projects in the Town. The project sponsor has not reduced the \$94,000 contribution to reflect the reduction in phosphorous load. The project sponsor has agreed to provide this funding prior to commencement of construction or tree clearing.

Traditional lawn areas in the Bridleside project have been reduced, thereby reducing need for pest control and potential runoff to wetland related resources. An Integrated Pest Management Plan (IPM) was developed for the Salem Hunt project (last updated August 4, 2010 , revised for Bridleside February 14, 2011) and will be implemented for the Bridleside development. The purpose of the IPM will be to minimize the use of

pesticides and fertilizers on the property, and if used, ensure the safe and proper application of suitable pesticides and fertilizers.

### **3.5 Geology, Soils and Topography**

The Bridleside site plan will result in the grading and disturbance of 14.1 acres of the project site. This estimated area of disturbance is approximately 6.1 acres less than estimated for the Salem Hunt project, or an approximate 30 percent reduction.

The proposed action site layout and plan configuration has been designed to minimize impacts on steep slopes by concentrating the development in the most level areas of the site, in the southern and central portions of the property. Steep slopes bordering the eastern edge of the site above an area of wetlands will remain substantially undisturbed. Minor impacts to steep slopes are necessary to construct the new site access entrance driveway. There are no areas of the site which would warrant or involve blasting or other extensive physical rock removal methods.

According to the proposed site grading plan, cut and fill required for the on-site grading has been essentially balanced. No material will require export from the site. Select fill material, in the estimated amount of approximately 5,000 cubic yards, will need to be imported to properly construct the proposed SSDS fields.

#### **Mitigation Measures**

A preliminary Erosion and Sediment Control Plan has been prepared for the Bridleside project as required for the general State Pollutant Discharge Elimination System permit (SPDES Permit GP-0-08-001). The Erosion and Sediment Control Plan is part of the attached SWPPP. The NYSDEC has provided a Letter of Acknowledgement for the Salem Hunt SPDES permit (August 26, 2010) and the NYCDEP has approved the Salem Hunt Stormwater Pollution Prevention Plan (SPPP)(December 2, 2010). The updated SWPPP prepared for the Bridleside project will require review and approval by these agencies. The Town of North Salem will also review and approve the modified SWPPP as part of the Site Plan review.

In compliance with current regulations, the Plan provides both short and long-term maintenance of facilities including construction sequencing, storage of materials and temporary and permanent structures. Erosion control methods to be employed are based upon the guidelines within the New York State Standards and Specifications for Erosion and Sediment Controls for New Developments.

### **3.6 Cultural Resources – Visual Resources and Community Character**

Construction of the Bridleside residential development will change the existing visual character of the project site by removing areas of existing woodland and introducing a multi-unit residential development. The layout of the Bridleside project has been designed with attention to the natural site conditions to minimize impacts to sensitive environmental elements (wetlands and sloped terrain). Although the new residences will not be completely hidden from views outside the project site, any limited views from surrounding areas are anticipated to be partial and primarily seasonal (winter) views.

Proposed lighting for the Bridleside project will be limited to “Dark Sky” compliant lighting. The lighting plan for Bridleside has been modified from Salem Hunt based on the revised layout and housing type. Additional pole-mounted and bollard lights have been added to provide for vehicular and pedestrian safety through the site. The current proposal includes 22 low height pole-mounted and 24 bollard lights. The lighting will consist of strategically-placed 100-watt metal halide street lamps, pole-mounted at 10 feet in height, along with 70-watt metal halide bollard lamps measuring approximately 3 feet 6 inches in height. Specific lighting locations will be finalized during the Site Plan review process.

Site lighting (the street lighting as well as lights at individual residential units) is expected to create some nighttime visibility of portions of the proposed action from a limited number of nearby properties. Due to the dense vegetation and distance that will separate these areas from the new light sources, this change is not expected to cause significant adverse effects on the surrounding residential uses. Hours of operation for the site lighting, will be determined and set as part of the subsequent Site Plan review.

### **Historic Resources**

The undeveloped site’s potential for the presence of cultural resources (historic and pre-historic) which could be adversely impacted by the implementation of the proposed action prompted a Stage 1A Archeological Assessment (July 2006) which further recommended a Stage 1B Archeological Field Testing (June 2007). No further testing was recommended. Correspondence received from OPRHP (June 17, 2009) indicated that it has no concerns regarding archeological resources and concurred with the project sponsor’s consultant’s studies.

Analysis of the proposed action’s potential impact on surrounding area historic resources revealed no impacts. Correspondence received from OPRHP (dated June 17, 2009) indicated that it is their opinion that the project will have “No effect upon cultural resources in or eligible for inclusion in the National Register of Historic Places.”

### **Mitigation Measures**

The Bridleside development has been sited to the interior of the property, allowing for a substantial portion of the site’s perimeter vegetation to remain as an undisturbed buffer. Buffers of existing vegetation on the southern and western portions of the site have been substantially increased compared to the Salem Hunt project. Landscaping will be provided along the northern property line in conjunction with the stormwater management facility at that location. Additional buffer enhancement plantings will further augment the remaining perimeter vegetation.

The project sponsor has proposed the conveyance of a Conservation Easement covering approximately 24.8 acres (approximately 62% of the site), consisting predominantly of the perimeter wooded/wetland areas of the project site, to the Town of North Salem or a non-profit conservation organization (Section 510). The Conservation Easement is intended to preserve the areas encumbered in their natural state, exclusive of any improvements / maintenance activities within those areas that may be associated with the approved plans and bridle trail easement.



The architectural style of the proposed site buildings has been designed to emulate the area's rural vernacular character. The design of the proposed residential buildings includes stepped buildings, varied sloped rooflines, shuttered windows and columned porches which will provide architectural interest similar to that of traditional styles of area homes. Muted earth-tone paint colors will be utilized to further harmonize the new development with the surrounding setting. Landscaping throughout the site will provide visual interest and relief from the bulk of the site buildings, while softening and creating transition buffers to the surrounding undisturbed natural environment of the site.

The design of the proposed residential buildings are subject to review by the Planning Board and the Town's Architectural Review Board. Landscaping throughout the site will provide visual interest and relief from the bulk of the site buildings, while softening and creating transition buffers to the surrounding undisturbed natural environment of the site.

Existing stone walls on the site and at the site's property boundaries have been substantially avoided. Since approximately 62 percent of the site will be preserved under a conservation easement the majority of original stone walls will remain following proposed site development. A long wall located in the eastern portion of the site, above an area of wetland, will remain undisturbed. The majority of the walls in the northwest corner of the site, surrounding Wetlands B and C will also be preserved. All existing walls along the property boundaries will be preserved. The stones and boulders from walls that will unavoidably be disturbed by the project development are proposed to be used in the construction of landscape features, including tree wells and low retaining walls.

### **3.7 Traffic and Transportation**

The traffic analysis conducted as part of the DEIS and FEIS for the Salem Hunt project utilized a unit count of 90 residential units (25 more units than that which is proposed for the Bridleside project or the Salem Hunt FEIS plan), which estimated a generation of 47 trips during the AM peak hour and 55 trips during the PM peak hour. According to the original traffic analysis, acceptable Levels of Service (LOS) would continue to be provided at the majority of the surrounding analyzed intersections under the 90 unit scenario.

According to the Trip Generation rates, the Bridleside project is projected to generate the same number of AM and PM peak hour vehicle trips as the Salem Hunt FEIS plan. The proposed 65 unit Bridleside development is expected to result in lower traffic generation rates and a shorter queue time delays than analyzed under the original DEIS traffic study estimates. It is noted that the eastbound and westbound approaches of Bloomer Road will continue to experience less than desirable delays, regardless of the construction of the proposed action (noting that under either scenario, the existing LOS will not change).

The Bridleside development will be accessed via a single driveway off of June Road, in the same location and configuration as the Salem Hunt project. The entrance will create a four way intersection with the existing intersection of Starlea Road. Exiting traffic from the site access driveway will be stop-sign controlled. Adequate sight distances will be provided at the proposed site driveway intersection with June Road upon completion of proposed minor vegetation clearing in the June Road right-of-way.

An emergency access will be provided for the Bridleside project site via a 12-foot wide driveway spur off the main access driveway. The emergency access drive will provide a connection to the interior of the project site in the event that the internal main access driveway is obstructed. The emergency access will be constructed of pervious pavement and will be maintained by the project owner to provide free and clear emergency access through-out the year, including during the winter.

Construction related traffic impacts for the Bridleside project will be consistent with that projected for the Salem Hunt project. Construction traffic will be short-term and temporary (will cease upon completion of site construction activities). The number of construction vehicles will vary by stage of development. Construction is expected to occur over a two (2) year period. Construction truck traffic on any given day is expected to be less than twenty (20) vehicles. Peak traffic hours on the adjacent road network will be substantially avoided by construction related trucks. However, passenger vehicles transporting workers to and from the site would add to existing traffic during peak traffic hours. It is anticipated that less than fifty (50) workers would be at the project site on any given day.

The designated route for Bridleside construction traffic will remain from Interstate 684 to Fields Lane, which currently handles significant truck traffic, to North Salem Road /June Road approaching the site from the north. The project sponsor has proposed and the Planning Board will require that all construction traffic avoid Starr Ridge / Starlea Roads.

### **Mitigation Measures**

The Bridleside project will include a pedestrian connection through NYSDEC Wetland L-32 to the Town property to the south of the site, which then connects to the North Salem Middle/High School property. The connection has the potential to reduce vehicle trips to and from the site to those adjacent properties over that anticipated by the traffic analysis.

An internal emergency access driveway will be installed and maintained year round.

A stabilized construction entrance will be maintained to minimize potential sediment and dust to be tracked onto June Road. The construction entrance will be inspected on a daily basis and following rainfalls.

Construction vehicles and contractors will be required to park in designated areas only, outside wetlands or associated regulated buffer areas, nor under the drip line of significant trees to remain.

On-site excavated materials will be reused on-site to reduce the need for the import of materials resulting in otherwise increased construction truck traffic. Construction truck traffic deliveries and usage of adjacent roads will be scheduled to avoid the peak traffic hours on said area roads.

## **3.8 Utilities**

### **Wastewater**

A Wastewater Treatment Plant (WWTP) that will treat effluent prior to its being discharged to the subsurface sewage disposal system (SSDS) is proposed for the

*Bridleside*

Bridleside project. The proposed treatment plant was the subject of Planning Board and Involved Agency review during the FEIS and subsequent permit review process. The NYSDEC, the NYCDEP and the Westchester County Department of Health (WCDOH) have reviewed and approved of their respective aspects of the wastewater treatment plant and subsurface discharge for the Salem Hunt plan. In all respects, the Wastewater Treatment Plant for the Bridleside project will be the same as for the Salem Hunt project. The updated wastewater treatment system plans will require review and approval by the NYSDEC and WCDOH.

The project engineer has estimated that the Bridleside project will result in slightly less wastewater generated as compared to the Salem Hunt project. Wastewater discharge is estimated to be 14,200 gallons per day for the Bridleside project compared to 16,000 gpd for the Salem Hunt project.

The WWTP will collect and treat the sanitary flow from the development, significantly reducing the treatment of the discharge required by the soil, compared to a traditional community subsurface treatment system. The discharge from the WWTP will be treated to a level that it could be discharged to a surface water body or stream (although this is prohibited by NYCDEP regulations, thus the need for the SSDS).

### **Water Supply**

Four (4) water supply wells were drilled and tested on the property in support of assessing the feasibility of a community water supply system serving the entire proposed development. A water supply storage and distribution system was the subject of Planning Board and Involved Agency review during the FEIS and subsequent permit review process. The NYSDEC and the Westchester County Department of Health (WCDOH) have reviewed and approved of their respective aspects of the water supply system for the Salem Hunt project. The Bridleside water system will be largely the same as proposed for the Salem Hunt project with modifications resulting from the revised project layout. The updated water supply system plans will require review and approval by the NYSDEC and WCDOH. The system will be owned and maintained by the project sponsor, since the Homeowners Association is no longer proposed for the Bridleside project.

The project engineer has estimated that the Bridleside project will result in slightly less water demand as compared to the Salem Hunt project. Water demand is estimated to be 18,200 gallons per day for the Bridleside project compared to 20,500 gpd for the Salem Hunt project.

A pumping test was conducted for the Salem Hunt DEIS to evaluate potential impacts associated with groundwater withdrawal on nearby water supply wells and is discussed further above. In response to the results of the testing certain off-site private wells, a Well Monitoring and Mitigation Plan has been proposed by the project sponsor and will be implemented for the Bridleside project as discussed in greater detail above.

### **3.9 Community Facilities**

As stated, the project site was specifically rezoned in 2000 in response to a legal decision requiring the Town of North Salem to create the opportunity for affordable housing and provide for the development of a variety of housing types within the Town.

The Bridleside development buildings will be in full conformance with the applicable underlying and supplementary regulations for high and medium density residential development, including R-MF/4 (Section 250-19.1 of the Town of North Salem Code).

The former Salem Hunt project was proposed as a predominantly market rate project with only 20 percent of the units (thirteen units) proposed as Moderate Income Housing units in accordance with the standards and requirements set forth in the Moderate-Income Housing Regulations (§250-124) of the Town of North Salem Zoning Ordinance, which Regulations are not consistent with the Westchester County affordable eligibility guidelines. In this regard, the recently adopted Comprehensive Plan for the Town of North Salem (December 2011) makes several recommendations (See Section 7.3.4 thereof) including the following: (i) that the Town move to a model which, as a component of the program, increases support for affordable rental units; (ii) that the Town's MIH Regulations be amended to adjust its formula for affordability (household income criteria) so that it is aligned with the HUD income limits used by Westchester County; and (iii) that the Town adopt the tenets of the proposed Westchester County Model Ordinance for Diversity Affordable Housing. The Town of North Salem is currently considering the adoption of a new local law to comply with these recommendations.

#### Affordable Housing Details

The sources of funding for the project are New York State Homes and Community Renewal and Westchester County Fair and Affordable Housing funds ("FAAH"). This funding stipulates that for 50 years the apartments will be rented to income qualified people at affordable rents.

Both funding sources will require that 80% of the units are to be rented at 60% of Westchester County Median Income and 20% of the units are to be rented at 50% of Westchester County Median Income, to ensure affordability. The initial rents and incomes are as follows: \$1,012 to \$1,215 for the 20 one bedroom units, with a maximum income of \$48,600; \$1,215 to \$1,457 for the 40 two bedroom units with a maximum income of \$58,300; and \$1,683 for the four three bedroom units, with a maximum income of \$67,350. The fifth three bedroom unit is a superintendent's unit which will be provided rent free for the Bridleside development on-site superintendent. All rents include heat and hot water. Rents would only be modified as determined by Westchester County affordable housing eligibility criteria.

Marketing of the residential units will be done by Wilder Balter Partners, Inc. and the Housing Action Council in consultation with the Town of North Salem Housing Board based on a marketing plan to be approved by Westchester County. At the end of the marketing period a lottery will be held from the applicants interested in residing at Bridleside. WB Residential, the Wilder Balter Partners, Inc. management arm will invite each prospective tenant, in the lottery order, to make application and to demonstrate income and credit qualification. The Town of North Salem Housing Board will be given the opportunity to review all prospective tenant applications to confirm that they are eligible. Qualified and approved prospective tenants will then sign a lease. This process will continue until all homes are leased. All lottery applicants who did not get an opportunity to apply for a home will be placed on a waiting list and will be given first opportunity, in the order of the lottery, to apply for units that become available.

The Bridleside project would provide needed affordable housing opportunities for the Town of North Salem. All of the 65 residential units will be designated affordable, in accordance with Westchester Counties' eligibility requirements.

**Fiscal Impacts**

This section examines the cost/revenue implications of the proposed Bridleside project. The project site is currently undeveloped. The fiscal analysis for Bridleside analyzes 65 affordable units on a common lot with recreational facilities. The project would be served by a private road, a private community water supply system, and a subsurface sewage treatment system (SSTS) similar to the former Salem Hunt project. The site would be served by the North Salem School District.

The one, two and three bedroom units will range in size from approximately 730 square feet to 1,190 square feet. Bedroom sizes will comply with the minimum floor areas as set forth in the Zoning Code for Moderate Income Housing (section 250-126. Minimum Floor Area), as indicated in the table, below:

<b>Table 3 Bridleside Unit Description</b>			
<b>Unit Type</b>	<b>Number of Units</b>	<b>Square Feet</b>	<b>Minimum Size per Sec. 250-126 of the Zoning Code (sf)</b>
<b>1 Bedroom</b>	10	731	700
	10	758	700
<b>2 Bedroom</b>	16	902	900
	4	915	900
	16	974	900
	4	991	900
<b>3 Bedroom</b>	2	1,107	1,100
	1	1,181	1,100
	2	1,187	1,100

Source: L&M Design, LLC, 2012

Upon the application and eligibility review for the residences, applicants will be required to meet the occupancy standards for Moderate Income Housing per Section 250-127 of the Town Code, as follows:

- 1 Bedroom: Minimum 1 person, maximum 2 persons
- 2 Bedrooms: Minimum 2 persons, maximum 4 persons
- 3 Bedrooms: Minimum 3 persons, maximum 6 persons

According to information provided by the Town of North Salem Tax Assessor's Office, the project parcels currently generate taxes to Westchester County, the Town of North Salem, the Croton Falls Fire District and the North Salem Central School District. Table 3 provides the tax revenues by taxing jurisdiction generated by the property at this time and compares them to the tax revenue from the proposed Bridleside project.

According to the Tax Assessor's office, the current assessed value of the subject site is \$78,100.

Bridleside will be taxed based on the assessed value of the project. This will result in an increase in tax revenues to each of the taxing jurisdictions, compared to existing tax revenues.

The values for the proposed dwellings for purposes of determining future tax revenues are based on an analysis of the income potential of the property. Using the income approach, the total market value of the project is estimated at \$5,094,700. The current equalization rate for North Salem is 10.25 percent, thus the assessed value of the project site is \$522,207.

As shown in Table 3, the proposed project would generate a total of approximately \$129,865 in property tax revenues to the representative taxing jurisdictions. This represents an annual increase in combined tax revenue of \$110,445. This increase in tax revenues reflects the change in land use from vacant land to residential use for 65 affordable housing units.

<b>Table 4</b>				
<b>Current &amp; Projected Taxes for 65-Unit Affordable Housing Development</b>				
<b>Taxing Authority</b>	<b>Tax Rate*</b>	<b>Current Taxes</b>	<b>Projected Taxes</b>	<b>Difference</b>
Westchester County Tax	\$34.099556	\$2,663	\$17,812	\$15,149
Town of North Salem	\$34.551935	\$2,699	\$18,048	\$15,350
Croton Falls Fire District	\$4.426484	\$346	\$2,312	\$1,966
<b>Total Town Tax</b>			<b>\$20,360</b>	<b>\$17,316</b>
North Salem Central School District	\$175.568156	\$13,712	\$91,693	\$77,981
	<b>TOTAL</b>	<b>\$19,419</b>	<b>\$129,865</b>	<b>\$110,445</b>

\*Tax Rate per \$1,000 of Assessed Valuation of \$248.646131.  
2011 Municipal Tax Rates; 2011-2012 School Tax Rates

Town of North Salem Fiscal Implications

An estimate of costs incurred by the Town of North Salem associated with the proposed residential development may be provided by obtaining a reasonably accurate composite of current taxpayer costs on a per capita basis and multiplying this amount by the anticipated population of the proposed project.

The per capita cost is determined by dividing the population into the amount of expenditures raised by the tax levy. In this instance, the 2012 municipal budget for the North Salem general fund amounts to \$5,049,277, but only \$3,203,941 was raised by the tax levy. Dividing this amount (\$3,203,941) by the 2010 Census population of North Salem of 5,104 provides an estimate of general fund municipal costs per capita of \$628.

The total population and number of public school-aged children that would be expected from the proposed Bridleside development has been estimated. The most commonly

used multipliers are those prepared by noted practitioners of fiscal impact analysis in the United States -- Robert W. Burchell, David Listokin, and William R. Dolphin of Rutgers University's Center for Urban Policy Research (CUPR). Demographic multipliers are developed using data from household surveys or from the US Census Public Use Microdata Samples (PUMS) for recently constructed housing. The multiplier data include population estimates based on housing type, bedroom number, housing price and the region within which housing is located.

As published in the CUPR Estimates of the Occupants of New Housing, June 2006, the multiplier for multifamily condominiums of five or more units in the northeast, is 1.82 persons per unit for a one bedroom unit; 2.05 persons per unit for a two bedroom unit; and 3.0 persons per unit for a three bedroom unit. Similarly, the school-aged children multiplier is 0.19 children per unit for one and two bedroom units and 0.59 students per unit for three bedroom units. Based on these multipliers, the proposed Bridleside development is projected to add 134 persons including 14 school age children to the Town's population<sup>1</sup>.

The proposed 65-unit Bridleside development is projected to increase the population of North Salem by 134 persons. As noted above, the estimated annual per capita property tax levy for general fund municipal services is \$628. Using this as a basis for projections, the additional costs payable through the property tax generated by the Bridleside project are projected to total \$84,152.

The proposed 65 affordable units will generate \$18,048 in municipal tax revenue, \$66,104 less than the projected costs to the North Salem community. All things being equal, with 1,811 households in the Town of North Salem, the annual municipal cost of supporting affordable housing in the community is approximately \$37 per household.

However, these costs will be offset to a degree by virtue of the fact that all of the community aspects of the project will be privately maintained, including the roadway. Public access roadways constructed for residential development are maintained by the Town. As designed and proposed there are no aspects of the project which are anticipated to result in an ownership, maintenance or operational responsibility to the Town of North Salem.

Beyond these one time payments and the direct tax levy to the local taxing districts, there are expected to be secondary benefits to the local economy as a result of construction activities and the future spending by the new residents of this project. The spending of residents expected to live at the proposed development will benefit commercial businesses in the local area and the region, both in the Town of North Salem and outside of the Town. The secondary benefits and spending by residents at Bridleside may be somewhat less than anticipated for Salem Hunt, given the projected difference in income levels for the residents.

### North Salem Central School District Fiscal Impact

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<sup>1</sup>School aged child: the household members of elementary and secondary school age, defined as children 5 to 17 years of age. Source: Burchell, Robert W., David Listokin and William Dolphin, et al. Residential Demographic Multipliers - Estimates of the Occupants of New Housing. 2006.

As detailed above, based upon data published by the Rutgers University's Center for Urban Policy Research, the costs to the North Salem Central School District associated with the addition of up to 14 school age children were examined.

According to the NYS Department of Education, the School District's budget for programming costs during the 2010-2011 school year totaled \$29,094,748 with 88 percent or approximately \$25,603,378 being raised by the tax levy. As reported to the NYS Department of Education, the School District's enrollment for the 2010-2011 school year was 1,331 students, resulting in a per student programming cost from the tax levy of \$19,236.

Based on the \$19,236 figure calculated above, programming costs to the School District to educate 14 students introduced by the Bridleside development would be approximately \$269,304. The property tax revenues to be generated to the School District by the Bridleside affordable housing development would total \$91,693, resulting in a net cost to the district of \$177,611 or approximately \$98 per household.

According to the Revised Long Range Planning Study of the North Salem Central School District, dated March 2011, the district's enrollments are declining. The Study states "*The North Salem Central School District showed an overall decrease of 66 students or 4.7 percent between 2000 and 2010. The elementary and middle grade configurations lost students over the last 10 years, while the high school grades showed overall growth during the historical period. Losses are projected in all grade configurations over the next ten years; however the elementary enrollment is expected to remain relatively stable during the latter half of the period. The district is expected to be at its projection period peak next year, in 2011, with 1306 students; this is 19 fewer students than are currently enrolled. Declines are anticipated to follow each year through the remainder of the projection period.*" Given this trend the addition of just 14 students distributed throughout 12 grades over multiple school years is not considered a significant impact from a facilities capacity perspective.

Lower tax revenue to the respective taxing jurisdictions is an unavoidable impact of any fully affordable development. If a development contains a mix of market rate and affordable units, the market rate units could off-set some of the reduction in the lower tax revenues of the affordable units. The anticipated lower tax revenue must be balanced with the fact that Bridleside will be a resource that will provide for affordable housing that will significantly advance the Town and County goals for such housing and will help to satisfy local and regional housing needs, truly a mitigation factor that must be given appropriate consideration.

School children would be picked up by bus at the intersection of June Road and the project site access driveway. The Transportation Supervisor for the North Salem School District has indicated that bus capacity issues as a result of the proposed action are not anticipated. Additionally, a pedestrian connection to the adjacent Town property to the south which borders the North Salem Middle/High School property has been proposed.

## **Emergency Services**



The Bridleside development is anticipated to increase the population of the Town of North Salem by 134 persons including 14 school age children. This population increase is generally the same as the previous Salem Hunt project, thus the anticipated impacts to emergency services including Police, Fire and Ambulance are similar to Salem Hunt and will not result in a significant negative impact on the provision of emergency services.

### **Recreation and Open Space**

The Bridleside project is estimated to generate a projected 134 residents to the Town of North Salem's population. These residents will cause an incremental increase in recreational demand on an existing inadequate supply of active recreation fields within the Town.

The North Salem Land Subdivision Regulations include a provision for the reservation (when the land is suitable) of 10% of the total land area, specifically for recreational purposes (§200-32). Specific land dimensions and environmental characteristics are also required for such reservations of land.

To address some of the impacts to recreational facilities, the Bridleside plan includes an on-site community / recreation building and an outdoor recreation area. These facilities will be privately owned and maintained by the project sponsor and will be for private use by site residents and their invited guests only. The extent of proposed on-site active recreation facilities for Bridleside are reduced from Salem Hunt with the elimination of the proposed swimming pool.

The trail system proposed under the Salem Hunt plan will be fully implemented for the Bridleside project including a proposed Trail Easement conveyance to the North Salem Bridle Trails Association. The proposed trail system provides for continued use of the site by equestrians in order to access the adjacent established bridle trail system to the south/southwest of the site.

The proposed on-site recreation provisions address a portion of the anticipated recreational demand resulting from the project development. The project sponsor will make a payment to the Town's Recreation Fund of \$300,000 to be utilized by the Town of North Salem in accordance with its Recreation Master Plan, which payment will serve to offset some of the increased demand for recreational resources of the type and nature which have not (and cannot) be provided for on the project site.

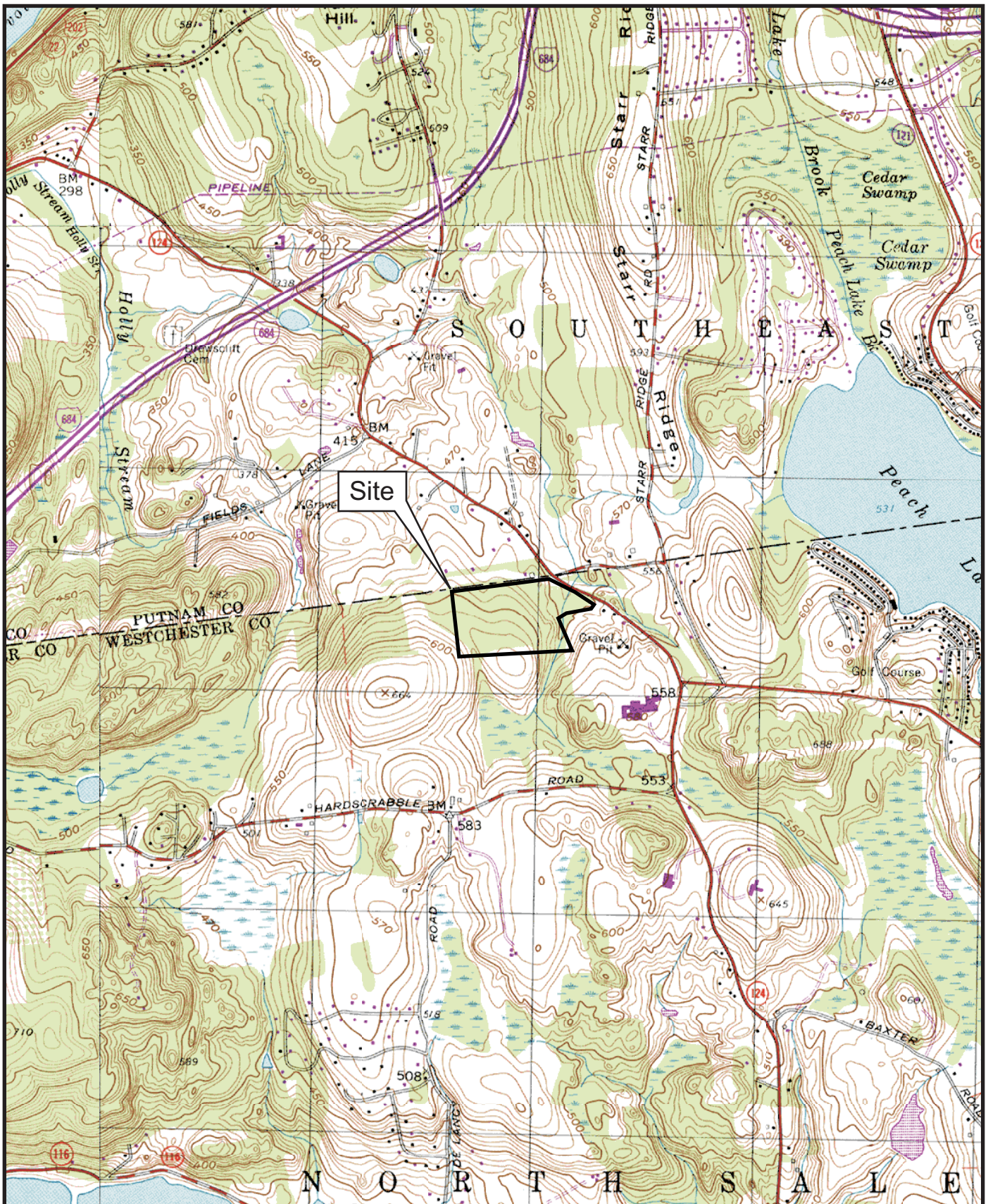


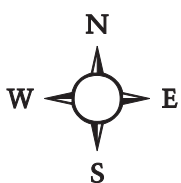
Figure 1-1: Location Map

Bridleside

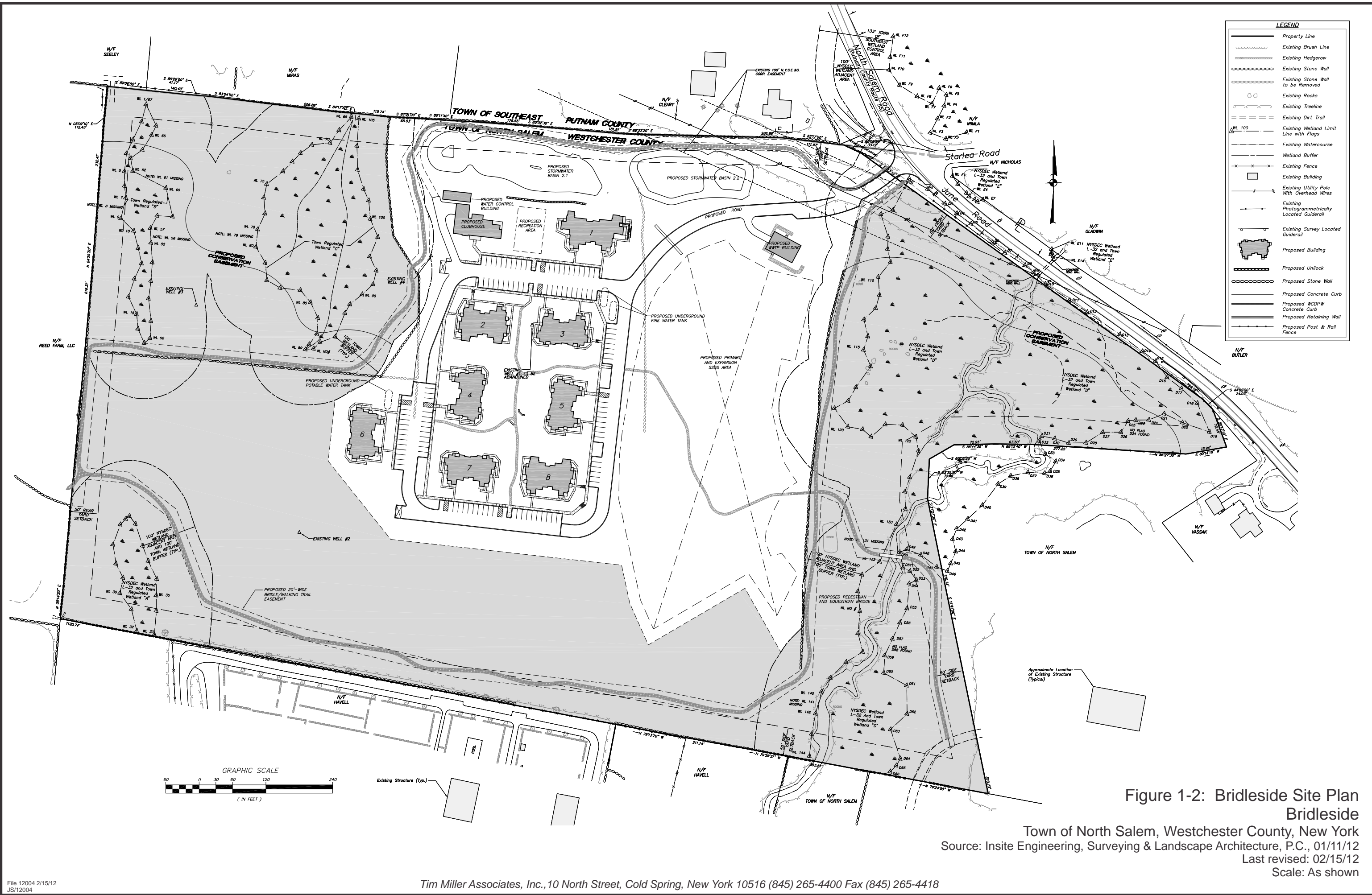
Town of North Salem, Westchester, New York

Base Map: USGS 7.5-minute Topographic Map, Lake Carmel Quad

Scale: 1" = 2,000'







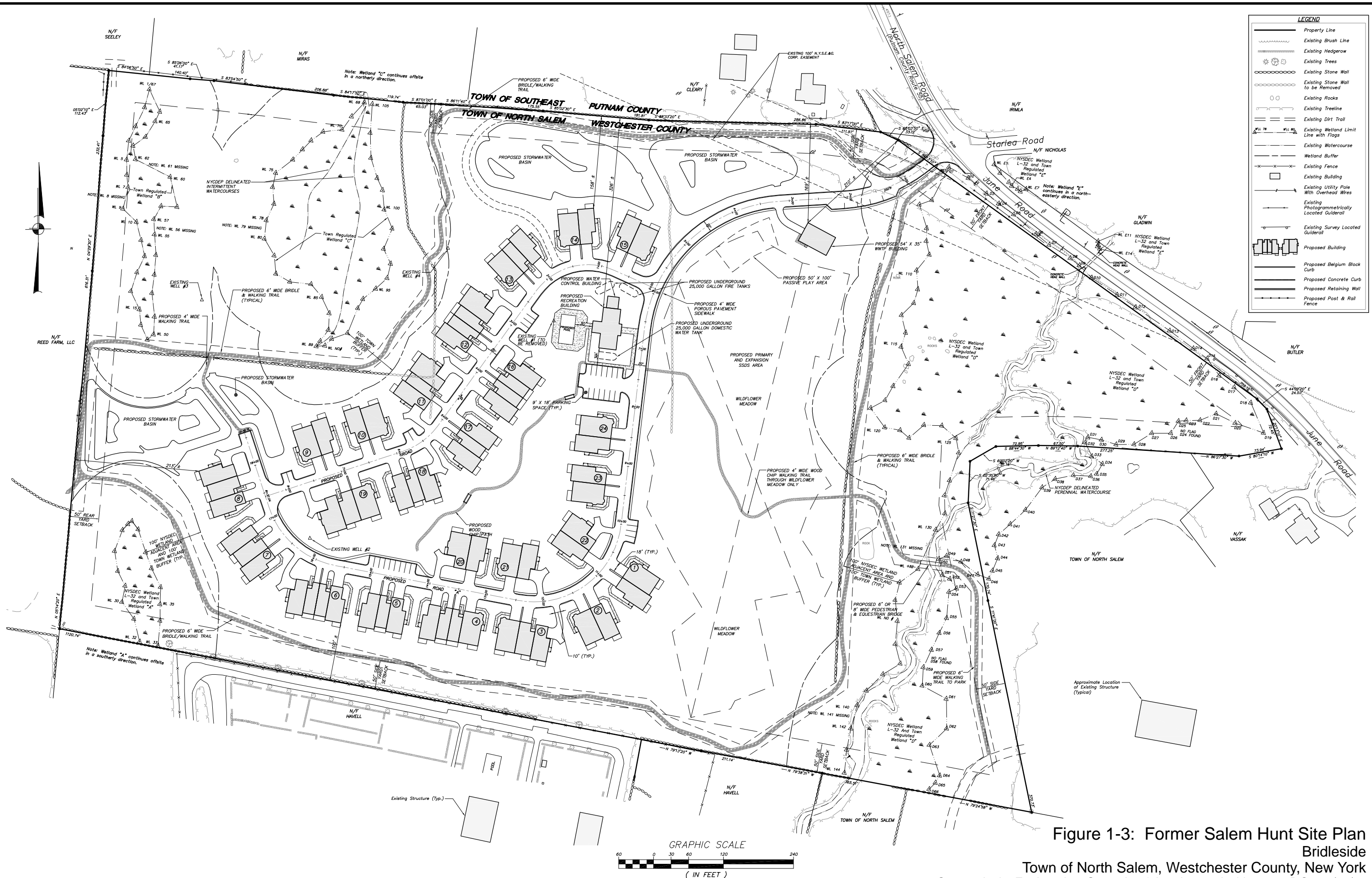


Figure 1-3: Former Salem Hunt Site Plan  
 Bridleside  
 Town of North Salem, Westchester County, New York  
 Source: Insite Engineering, Surveying & Landscape Architecture, P.C., 08/05/09  
 Scale: As shown