

TOWN OF NORTH SALEM TOWN BOARD
LEAD AGENCY – COORDINATED SEQR EVALUATION – TYPE I ACTION

HIGHGATE-WOODLANDS

42 SINGLE FAMILY HOMES AND 76 TOWNHOMES (55 AND OVER)
160 ACRE SITE ON REED ROAD, OFF HARDSCRABBLE ROAD
R-1 MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT

NOTICE OF LEAD AGENCY COMPLETION OF DSEIS
AND SEQR PUBLIC HEARING

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

LOCATION OF HEARING – CROTON FALLS FIREHOUSE, 7:30PM

DATE OF SEQR PUBLIC HEARING: TUESDAY, JUNE 25, 2013
END OF PUBLIC COMMENT PERIOD: THURSDAY, JULY 25, 2013

Copies of the DSEIS and the associated development plans are available for public review at the Office of the North Salem Town Clerk, Delancey Hall, and the Ruth Keeler Memorial Library, all located at 266-276 Titicus Road, North Salem, New York

INTERNET ACCESS OPTIONS TO VIEW A COPY OF THE DSEIS:

- Linked from Town of North Salem website: www.northsalemny.org
- Direct web: www.timmillerassociates.com/publicreview/highgate-woodlands

DESCRIPTION OF PROPOSED ACTION:

The proposed action includes the development of approximately 160 acres of land within an R-1 Residence District in the Town of North Salem, Westchester County, New York. The proposed action seeks to subdivide the entire property to develop 42 single-family homes and 76 townhouses for adults aged 55 and over. Rezoning of approximately 39 acres of the 160 acre site is proposed to accommodate the development of the 76 townhouses for persons aged 55 and over. The development will be served by private subsurface sewage treatment plant and water supply systems and would be accessed by a public road and serviced by a private interior road network. All of the private utilities and common amenities are proposed to be owned and operated by various homeowner and condominium associations. A significant amount of the site is steeply sloped and contains wetlands and associated regulated 100-foot wetland buffers.

The development also includes the development of a town-owned lot situated on Route 22 in the hamlet of Croton Falls for affordable housing.

SITE LOCATION:

The subject property is located on Reed Road, off Hardscrabble Road, Town of North Salem, Westchester County, New York, as designated on the Town of North Salem Assessor Tax Maps as Sheet 2, Block 1734, Lots 15, 16 and 19. The subject property's northerly boundary is also the municipal boundary separating the Town of North Salem from the Town of Southeast, Putnam County.

FOR FURTHER INFORMATION:

Contact: Veronica Howley, Town Clerk
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