

7.0 GEOLOGY, SOILS, AND TOPOGRAPHY COMMENTS AND RESPONSES

Comment 7-1 (Letter #14 Ms. Fay Muir, CWCWC, July 28, 2008): The applicant claims that 50% of the land will remain untouched. Although true, this 50% is nearly entirely wetland and should, therefore, not be developed under either NYSDEC regulations or the North Salem Town Code. In other words, 100% of the developable land is being used.

Response 7-1: The commentor is correct that much of the project site that is not either wetland or regulated wetland buffer area would be developed. The proposed FEIS project plan is in compliance with the Town Zoning Code and is designed to minimize impacts to the site's natural resources and to be compatible with the community.

Comment 7-2 (Letter #17 Hilary Smith & Joe Bridges, MDRA, July 30, 2008): Delete the statement on Page 7-10 that the “proposed project does not include the use of retaining walls” as this is inconsistent with the current site plan. The retaining walls are necessary because of the concentrated development and proximity of units. The impact analysis should be expanded to justify the need for retaining walls.

Response 7-2: The statement on page 7-10 is incorrect. The project does utilize generally low retaining walls to reduce the amount of grading. Retaining walls are proposed to decrease the amount of disturbance for areas where the grade changes are greatest. The plans have been revised to introduce terracing where the retaining walls exceeded 5 feet in height on the previously submitted plans. The walls will range in height with a maximum height of 5 feet (see Drawing D-2 Site Details). Walls up to 5 feet in height will be constructed of native stone, similar in appearance to the existing walls on the site. Depending upon location and field conditions certain walls may be constructed of "uni-lock" masonry. The masonry walls can be constructed with the appearance of stone. The proposed walls will generally be curvilinear, following the existing topography and will provide an attractive visual feature designed to enhance the project. Any retaining wall over four feet high will be designed by a New York State Licensed Professional Engineer.