

**TIM  
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February 15, 2012

Ms. Cynthia Curtis, Chair  
Town of North Salem Planning Board  
266 Titicus Road  
North Salem, New York 10560

Dear Ms. Curtis:

Enclosed are updated materials for the Bridleside residential project amended application involving site plan, wetland permit and stormwater permit. The updated application materials include:

- EAF Part 1, Part 2 and Part 3 Narrative,
- Site plan drawings,
- Architectural Plans,
- Stormwater Pollution Prevention Plan (Bridleside),
- Updated operational and maintenance plans related to the Site plan application.

The materials have been updated in response to comments prepared by Matthew D. Rudikoff Associates, Inc. (MDRA), dated January 31, 2012. The plans were also modified based upon Insite's recent meeting with the Town Building Inspector. Based upon these revisions, we believe the amended application materials are ready for circulation to Town staff and Involved and Interested agencies. We look forward to further discussions with the Town and its consultants in working to amend the Site Plan and associated approvals.

The application materials have been revised per MDRA comments as follows:

**Overview Comments**

1. A summary of Involved Agency approvals which are no longer needed, require updating, or remain valid is provided in page 6 – 8, including Table 2.
2. The draft legal instruments which are still required and which are no longer needed are as follows:

The Salem Hunt Preliminary Subdivision Approval required that we have legal instruments in place for the following purposes:

- Declaration of Homeowners' Association Covenants, Easements and Restrictions
- Water and Sewer Transportation Corporations Formation
- Water and Sewer District Formation
- Declaration of Fire Department Access Easement and Reporting
- Declaration of Covenants, Conditions, Restrictions and Conservation Easement
- Declaration of Bridle Trail Easement

Bridleside will no longer be a homeowners association with 65 fee simple townhome lots. June Road Development, LLC, or its successor, will own all of the land, buildings and other improvements at Bridleside. The effect of this structure on the legal instruments is as follows:

- There is no need for Water and Sewer Transportation Corporations which would have been required to have a sewer and water system serve homes with different owners.
- The Water and Sewer Districts have been created by the Town of North Salem. The Town can keep these in place or dissolve them as they wish.
- The Declaration of Fire Department Access Easement and Reporting will remain with the Grantor being June Road Development, LLC, or its successor.
- The Declaration of Covenants, Conditions, Restrictions and Conservation Easement will remain with the Grantor being June Road Development, LLC, or its successor.
- The Declaration of Bridle Trail Easement will remain with the Grantor being June Road Development, LLC, or its successor.

3. Copies of updated construction monitoring and post-construction operations and reporting programs are attached. These programs have been updated to reflect the Bridleside project and are dated February 15, 2012.

4.a. A draft written agreement providing permission for the School District to monitor the Bridleside wells when the school drills and tests new wells, is attached (revised Well Monitoring and Mitigation Plan).

4.b. Details of the affordable units program, including eligibility, rental fees and resident selection is provided in page 5.

5. Based on Insite's recent meeting with the Building Inspector, minor modifications have been made to the site plans. The proposed buildings have been shifted to provide proper separation distances, which include the covered door entrances to the units. It was confirmed by the project architect that the residential buildings are to be sprinklered. Handicap accessibility is provided to all first floor units and the clubhouse. Adequate handicap parking has been provided.

6. A backup generator has been provided and is located inside the Wastewater Treatment Plant Building. It is proposed to be powered by propane. This location inside the building minimizes noise impacts during times of periodic testing.

### **SEQR – EAF**

7.a. The acreage of "Forested" land has been corrected to 17.85

7.b. The EAF Narrative has been expanded to provide details of the project funding sources, including terms attached to the funding. See page 23 – Affordable Housing Details.

7.c. Responses to question B.25 regarding Approvals have been updated as requested. The role of the North Salem Housing Board in the Bridleside housing program is provided in page 5.

## **8.0 EAF Narrative**

- 8.a. The title of the EAF Narrative has been revised to indicate “Part 3”.
- 8.b. The discussion of recreation facilities and the elimination of the pool has been revised. See page 3, paragraph 4.
- 8.c. Section 2.1 has been expanded to better describe needed approvals, approvals not needed and valid approvals (see pages 6 – 8). Details regarding the affordable housing program are provided. See page 5 and page 23.
- 8.d. A discussion of the project’s relationship and consistency with the Town’s Moderate Income Housing regulations is provided on page 11, paragraphs 2 – 4.
- 8.e. The reference to HOA ownership has been corrected. See page 12, paragraph 1.
- 8.f. The reference to the Town’s phosphorus study has been corrected. See page 17, paragraph 4.
- 8.g. The missing word “in” has been added on page 17, paragraph 5.
- 8.h. The estimated amount of phosphorus reduction for Bridleside compared to Salem Hunt is provided on page 17, paragraph 5.
- 8.i. The lighting plan has been modified based on the revised use of the site. Additional pole-mounted and bollard lights have been added to provide for vehicular and pedestrian safety through the site. The current proposal includes 22 pole-mounted and 24 bollards lights. See page 18, paragraph 7.
- 8.j. The discussion of funding for the affordable housing program, eligibility and tenant selection and the role of the North Salem Housing Board is provided on page 23 and 24.
- 8.k. Details regarding the floor areas of the affordable units and consistency with the Town Code are provided in page 24.
- 8.l. The discussion of roadway maintenance has been clarified on page 26, paragraph 5.
- 8.m. The discussion of secondary fiscal impacts has been clarified on page 26, paragraph 6.
- 8.n. Supporting references to the demographic information for Bridleside are provided on page 26, paragraph 1 and 2.
- 8.o. The clarification regarding school facility capacity has been added to page 27, paragraph 4.
- 8.p. A clarification regarding the fiscal impacts of affordable development is provided on page 27, paragraph 5.
- 8.q. A clarification regarding recreational facilities for Bridleside compared to Salem Hunt is provided on page 28, paragraph 4.

8.r. The word “generally” has been added to page 28, paragraph 1.

### **Project Plans**

9. The easements are indicated on the Overall Plan. An easement map will be provided prior to Final Site Plan Approval for the project.

10.a. The label pertaining to the existing well #1 has been revised to include the word “be” and to eliminate the reference to General Note #21.

10.b. The sizes of the underground fire protection and potable water tanks have been noted on the plans.

10.c. General Note #16 was added to the drawings in April of 2009 in response to a comment from MDRA. The note has been revised slightly for clarification.

10.d. Reference to the Town Building Inspector and Town Wetlands Inspector has been added to Town Note #1.

10.e. Town Notes #7 and #9 have been revised to eliminate reference to a Homeowners Association and Water and Sewer Districts, and to include the appropriate responsible party.

11.a. Pedestrian trails have been added through the central loop planting area.

11.b. The additional shade tree plantings have been added as requested.

12.a. The plant symbols and plant list have been coordinated as requested.

12.b. The plans provide two separate plant lists for the proposed rain gardens for use depending on water supply and soil conditions.

12.c. Rain garden maintenance notes have been added to Drawing D-3. Refer to Planting Notes on Drawing SP-2 for maintenance notes for site plantings. Refer to General site seeding Note #5 for Meadow seeding maintenance.

13.a. The proposed pole-mounted light standard fixture is a full cut-off luminaire and provides zero horizontal light emission.

13.b. An alternative bollard light fixture has been specified on the plans.

14.a. The architectural drawings are prepared by a professional not associated with Insite Engineering, Surveying & Landscape Architectural, P.C. (Insite). As such, the project architect will submit a set of drawings separate from Insite’s drawings. These drawings are included with this submission package. This arrangement is acceptable to Ms. Curtis.

14.b. The Water Control Building floor plan and elevations have been included with this submission.

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14.c. The Wastewater Treatment Plant floor plan and elevations have been included with this submission.

Please advise if you have any questions or require additional information.

Sincerely;

A handwritten signature in black ink, appearing to read "Jon P. Dahlgren", written over a horizontal line.

Jon P. Dahlgren

Senior Environmental Geologist  
TIM MILLER ASSOCIATES, Inc.

C: Bill Balter, Wilder Balter Partners, Inc.  
Scott Blakely, Insite Engineering  
Dawn Onufrik, Planning Board Secretary