



March 30, 2012

Mr. Scott Ballard  
Deputy Regional Permit Administrator  
NYSDEC  
21 South Putt Corners Road  
New Paltz, New York 12561-1620

RE: Bridleside (Formerly "Salem Hunt") Residential Development  
June Road  
Town of North Salem  
Westchester County  
Cleaning House No. 3918  
NYSDEC Permit Nos. 3-5540-00094/00003 – SPDES NY 027 4763  
3-5540-00094/00004 – WSA # 11,336  
3-5540-00094/00005 – Freshwater Wetlands  
3-5540-00094/00006 – Water Quality Certification (WQC)

Dear Mr. Ballard:

This letter is being sent to in accordance with our telephone conversation yesterday regarding the above referenced project and it's associated NYSDEC Permits issued by your Department. We are also sending this letter in response to your March 27, 2012 letter to the Town of North Salem Planning Board regarding lead agency circulation response.

As you will recall, your Department issued the above listed permits in correspondence dated December 10, 2010. We had also received all other outside agency approvals for the Salem Hunt project. June Road Development LLC/Wilder Balter Partners, Inc. has elected to revise the Salem Hunt Residential Development from a 65-unit residential development with a 20% affordable housing component to a 65-unit all affordable housing development. The overall bedroom count has been reduced from 130 to 115. The Bridleside units have been reduced to less than half the square footage of the Salem Hunt units. The development footprint is significantly smaller. This revised plan has significantly reduced total site disturbance and impervious surfaces and preserves significantly more of the natural landscape. In addition, this project will significantly advance the Town's and County's goal for providing affordable housing in Westchester County. It is proposed to utilize the same water supply system and wastewater treatment plant and subsurface sanitary disposal area (SSDA) as previously approved for the Salem Hunt project. The size of the SSDA has been reduced slightly based on the reduction in bedroom count for the Bridleside project. The access road remains the same and the utility infrastructure will be similar along with the proposed site work and stormwater management plan previously approved for the project. The NYSDEC wetland buffer disturbance remains as permitted for the Salem Hunt project with no proposed changes.

Based on our telephone conversation yesterday, we have outlined below the procedures with your Department to modify the existing permits for the Bridleside project.

**Article 24, Freshwater Wetlands**

The Freshwater Wetland Permit (#3-5540-00094-00005) was issued to Wilder Balter Partners, LLC for the Salem Hunt Residential Development project. The original project components which required issuance of the NYSDEC Wetland Permit had not changed with the new Bridleside development. The roadway access, walking trails, and pedestrian bridge remain the same. The proposed disturbance within the buffer areas have not changed and the proposed mitigation remains the same. Based on our telephone conversation, it is our understanding that an Application for Permit Transfer will be required to change the name of the project to Bridleside and the name of the transferee will be June Road Development, LLC. As discussed, the applicant will submit the requested Application for Permit Transfer along with three (3) copies of the site plans to your Department for review and subsequent approval.

**Section 401, Clean Water Act**

The Water Quality Certification (#3-5540-00094-00006) was issued to Wilder Balter Partners, LLC. The original project components which required the issuance of the Water Quality Certification have not changed with the new Bridleside development. The construction of the roadway access, walking trails, and pedestrian bridge remain the same. As discussed, an Application for Permit Transfer is required to change the name to Bridleside and the permit transferee will be June Road Development, LLC. The applicant will submit the requested Application for Permit Transfer along with copies of the site plans to your department for review and subsequent approval.

**State Pollutant Discharge Elimination System (Article 17) A.**

The SPDES Discharge Permit (#3-5540-00094-00003) was issued to June Road Sewage Works Corporation. As discussed, the previously proposed subdivision is no longer proposed, as such the Sewer Works Corporation is no longer required or needed for the project. The entity that will own and manage the Bridleside development is June Road Development, LLC. Per our discussions, an Application for Permit Transfer is required for this permit. The applicant will submit the requested Permit Transfer Application along with the site plans to your department for review and subsequent approval.

**State Pollutant Discharge Elimination System (Article 17) B.**

The Stormwater Pollution Prevention Plan (SWPPP) has been revised for the Bridleside project. As discussed with you, the overall development footprint has been significantly reduced. The total site disturbance and impervious surfaces have been significantly reduced. The revised SWPPP has been prepared in conformance with the Stormwater General Permit for Stormwater Discharges from Construction Activities, GP-0-10-001. The revised SWPPP has been submitted to the Town Engineering Consultant for his review. Initial comments have been received and a revised SWPPP resubmitted to the Town for review. Upon acceptance of the SWPPP by the municipality, the MS4 Acceptance Form will be completed by our office, forward to the Town for signature, and submitted to the NYSDEC as required for acceptance and coverage issued by your Department under the General Permit.

As discussed with you, the Water Supply Permit (#3-5540-0009-00004) was issued to June Road Water Works Corporation. The Water Works Corporation is no longer required based on the fact that a subdivision of the property is no longer required. The entity that will own and manage the Bridleside development is June Road Development, LLC. As discussed with you yesterday, the NYSDEC requires that a new application form for the Water Supply Permit be completed in the new entities names. A revised permit application will be submitted to your Department along with a set of the Bridleside drawings for review and issuance of a new permit for the water supply for the project. It is noted that the NYSDEC regulations do not permit an Application for Permit Transfer for the Water Supply Permit.

March 30, 2012

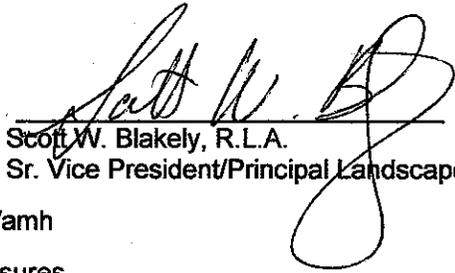
I trust you will find the above information in order. As discussed, the applicant / owner and its consultants have been working diligently to update, modify, and/or transfer permits for this project. We appreciate your ongoing assistance with this project.

Should you have any questions or comments regarding this information, please feel free to contact me directly.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:

  
Scott W. Blakely, R.L.A.  
Sr. Vice President/Principal Landscape Architect

SWB/amh

Enclosures

cc: Cynthia Curtis  
Town of North Salem Planning Board Members  
William Balter  
Charles Martabano, Esq.  
Tim Miller  
Will Agresta  
Frank Annunziata, P.E.

Insite File No. 11203.100