

**TIM  
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April 27, 2012

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

Dear Ms. Curtis:

Enclosed are responses to comments from the public hearing held on April 4, 2012 for the Bridleside residential project amended application involving site plan, wetland permit and stormwater permit. The comments were summarized by topic from the hearing transcripts and responses are provided. The public hearing responses also address e-mailed comments and comment letters from the public received by the lead agency. The letter from Mr. Gress was also responded to, given its detailed and specific comments.

Application materials and plans have been revised to address comments from Town consultants and agencies as follows

- Letter from MDRA, dated March 30, 2012, (responses provided below).
- Letter from Hahn Engineering dated April 3, 2012 (Response provided by Insite)
- Letter from NYCDEP dated March 22, 2012 (response provided by Insite)

The updated application materials include:

- Modified EAF Part 3 Narrative,
- Updated Site plan drawings,
- Updated SWPPP,
- Updated Architectural Plans,
- Updated Buffer Enhancement and Monitoring Plan

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:

**Construction Monitoring and Post construction Operations Programs**

**1. Buffer Enhancement and Monitoring Plan**

- a. Comment noted. Plan references changed in monitoring plan text.
- b. All species proposed for the buffer enhancement area are native species known to exist in natural conditions in North Salem. As such, these species have a certain resistance to

deer browsing. That being said, deer may move through the site after the planting is complete, and may choose favorite edible species to browse on. The plan calls for long term monitoring and observation of the enhancement area, replacement of plantings that do not survive or get browsed down, and leaves the option of exchanging a different species for one that is favored by the deer. It is not the applicant's preference to use deer fencing in this area.

- c. Comment noted. Several fern species have been added to the plant list.
- d. Comment noted. Although redbud is naturalized in the area, and is blooming profusely this spring after a warm winter, we have eliminated redbud from the plant list and increased the number of shadblow.
- e. Comment noted, revision made.
- f. Comment noted, the reference to Sheet SP-2 has been added to the plan narrative.  
Comment noted, revision made

### **NYCDEP Comments**

2. A separate letter has been submitted by Insite Engineering, Surveying & Landscape Architecture, P.C. responding to the NYCDEP comments. The suggestions revisions have been made to the project plans.

### **SEQR EAF**

3. EAF part 3

3a. According to Insite Engineering, the estimated area of wetland buffer disturbance has not physically changed on the site plan drawings, but rather the change in disturbance estimates was due to a mathematical rounding error.

3.b. Page 16, first sentence: The text has been revised to address NYSDEC jurisdiction over Wetlands A, D, E and F.

3 c. Page 16, paragraph 5: Text has been revised, as suggested.

3 d. Page 28, paragraph 2. The number of school children has been corrected.

3 e. Page 23, paragraph 5. Additional text has been added to describe how income is calculated and what is included.

3 f. The applicant has confirmed that leases will be renewed to renters with changes to incomes. See public hearing Response 11.

3g. The occupancy criteria has been confirmed by the applicant. The terms and conditions of the public funding do not conflict with the Town's zoning standards or the County Model Ordinance (see Response 10).

## **Project Plans**

### Response 4

- a. All plan sheets have been revised to include the label "*Wetland F and NYSDEC Wetland L-32*" for the area designated by flag numbers WL F1 through WL F12.
- b. The plans have been revised to clearly show the limits of the Wildflower meadow mix, the 10-foot wide grass SSTS access drive, and the wood chip path.

### Response 5

The location of the proposed centralized mailboxes, and a detail of the mailbox area has been added to the plans.

### Response 6

The wall features shown on all Elevations of the proposed Wastewater Treatment Plant Building have been labeled.

### Response 7

- a. The label "*Proposed Site Development (see General Note #4)*" has been added in the center loop of the proposed development area.
- b. The work "*Existing*" has been added to the "*100' Wide Utility Easement*" label.
- c. General Note #2 has been revised to include a reference to General Note #4.
- d. A prominently placed and sized list of Easement Dedication notes has been added to the drawing describing the intent and intended recipient of each of the following.
  - Conservation Easement
  - 20' wide Bridle/Walking Trail Easement
  - Fire Department Access to Fire Protection Water Storage Tanks
- e. The access easements for the water tanks are blanket easements and do not require metes and bounds descriptions. The proposed fire protection water tanks and labels have been added to this drawing.
- f. The label sizes for the "*Proposed 20' Wide Bridle/Walking Trail Easement*" have been changed to match the "*Proposed Conservation Easement*" labels.
- g. The Supplemental Requirements and R-MF/4 Zone Requirements tables have been removed from the drawing.

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

Sincerely;



Jon P. Dahlgren

Senior Environmental Geologist  
TIM MILLER ASSOCIATES, Inc.

Ms. Curtis  
Page 4 of 4

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