

## MEMORANDUM

TO: Town of North Salem Planning Board

FROM: William Agresta, AICP, Director of Planning  
Joseph T. Bridges, PhD, Senior Biologist

DATE: January 31, 2012

RE: BRIDLESIDE (former Salem Hunt)  
SITE PLAN, WETLAND PERMIT, STORMWATER PERMIT  
June Road - Sheet 5, Block 1735, Lot 19  
Our File NS05005

### REVIEW SUMMARY

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- The current application (Bridleside) is an amendment of the former (Salem Hunt), changing the proposed 65 multi-family residences from fee simple single-family attached dwellings (80% market rate and 20% middle income as defined by North Salem Zoning) under a Homeowners' Association (HOA) to rental apartments (100% affordable as defined Westchester County) privately owned (no HOA), thereby eliminating the need for subdivision and formation of water and sewer transportation corporations. Bridleside is still subject to the pending Site Plan, Wetland Permit and Stormwater Permits.**
- The applicant should officially withdraw in writing its previous application for Subdivision.**
- A number of other Involved Agency permit approvals which have already been obtained by the applicant will need to be modified and/or updated for the revised Bridleside configuration.**
- Resumption of the previously completed coordinated SEQR process will be necessary to evaluate the potential impact significance of the project changes. As such, the Board should authorize the circulation of a Notice (along with a copy of the project plans and a revised EAF as commented below) to the other Involved Agencies describing the project changes, the need to re-open the SEQR evaluation and that the Board will resume as Lead Agency. A minimum comment response period of 30 days should also be indicated with said Notice.**
- The project plans are generally complete, except for submission of a new Easement Map (since a Subdivision Plat is no longer proposed), several revisions and few recommended additions, as commented below.**

## MATERIALS RECEIVED

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- ▶ Application for Site Plan Approval;
- ▶ Application for Wetland Permit;
- ▶ Copies of Involved Agency Permit Approvals;
- ▶ Non-Salt Winter Traction Materials Monitoring & Maintenance Program by Insite Engineering, March 17, 2010;
- ▶ Buffer Enhancement and Monitoring Plan, Tim Miller Associates, December 16, 2009, revised July 9, 2010;
- ▶ Integrated Pest Management Plan, Tim Miller Associates, revised April 30, 2009, revised July 9, 2010;
- ▶ Herptile Protection Plan, Tim Miller Associates, December 16, 2009, revised July 9, 2010;
- ▶ Invasive Species Monitoring and Control Program, Tim Miller Associates, December 16, 2009, revised July 9, 2010;
- ▶ Well Monitoring and Mitigation Plan, Tim Miller Associates, December 16, 2009, revised July 9, 2010;

### NEW / REVISED INFORMATION

- ▶ Stormwater Pollution Prevention Plan (Bridleside), Insite Engineering, January 11, 2012;
- ▶ EAF Part 1, Part 2 and EAF Narrative, Tim Miller Associates, January 11, 2012;
- ▶ Site Plans, Sheets 1 through 16, Insite Engineering, January 11, 2012; and
- ▶ Architectural Documents, A-0 through A-16, L&M Design LLC, January 10, 2012.

## OVERVIEW COMMENTS

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1. The applicant should provide the Board with a short written summary for each of the other Involved Agency permit approvals which either are: no longer needed; require modification, renewal or otherwise updating due to the changes in the proposed action; or which remain valid and do not require to be amended.
2. Similarly, the applicant should identify the draft proposed legal instruments which are still involved and any which are no longer needed. Copies of draft proposed legal instruments for those still involved should be provided (as previously commented) for Board and consultant review.
3. As previously commented, current copies of the Construction Monitoring and Post-Construction Operations Programs and Reporting measures should be provided, along with confirmation that all previous comment revisions dated August 2, 2011 (**MDRA**) and July 28, 2010 (The Chazen Companies) have been made.
4. As previously commented, the following Operational Details should be provided:
  - a. A draft written agreement indicating that when the School initiates the drilling of new wells, Salem Hunt's wells will be made available to the School for observation of any draw-down testing.
  - b. Details of the affordable units income and rental program (i.e., eligibility standards, initial and renewal rental fees, and rental review process).
5. With the project change from fee simple single-family attached housing to rental apartments, the Building Inspector should be consulted for potential related requirements which may affect the layout, building and utility components (need for handicap parking, sprinklers and any related storage facilities, unit access, etc.)
6. Typical with community water and sewer plants are back-up generators. If such are proposed the plans should be revised to show their location, fueling source and storage, and to indicate measures included to minimize related noise impacts during times of periodic testing.

**SEQR - EAF - RECOMMENCEMENT OF COORDINATED REVIEW**

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7. The EAF Part 1 should be revised to address the following:
  - a. Revise the “After Completion” acreage for “Forested” lands as stated in response to Question A.2 from “25.9” to **17.85**.
  - b. Expand the response to Question B.24 (add to the EAF Narrative) by providing details of the noted public funding sources including any terms or requirements tied to said public funding.
  - c. Modify the responses to Question B.25 as follows:
    - (1) Add Stormwater Permit under the North Salem Planning Board.
    - (2) Add Stormwater Permit / MS4 Acceptance by the North Salem SMO under Other Local Agencies.
    - (3) Expand (add to the EAF Narrative) to explain what, if any, role the North Salem Housing Board will be involved in the oversight and/or income qualification of future renters of the proposed affordable units.
  
8. The EAF Narrative should be revised to address the following:
  - a. Revise the title of the EAF Narrative to also reference this document as an **EAF Part 3**.
  - b. Page 3, 4<sup>th</sup> paragraph, revise to indicate that the extent of proposed on-site active recreation facilities are less than the former Salem Hunt with the elimination of the previously proposed swimming pool.
  - c. Page 6, Section 2.1, expand as commented above in Overview Comments 1 and 4b.
  - d. Page 10, Section 3.1, expand to discuss the relationship and zoning consistency in regard to the Town’s Moderate-Income Housing Regulations.
  - e. Page 10, 4<sup>th</sup> paragraph, revise the reference to HOA ownership of the emergency access driveway to the currently proposed private ownership.
  - f. Page 15, 6<sup>th</sup> paragraph, update the past date reference regarding the Town’s study of potential phosphorus reduction projects.
  - g. Page 15, 7<sup>th</sup> paragraph, 4<sup>th</sup> line, insert the missing word **in** between “projects” and “the.”
  - h. Page 15, 8<sup>th</sup> paragraph, expand the discussion to describe the level of phosphorus reduction involved with the current project design.
  - i. Page 17, 1<sup>st</sup> full paragraph, 3<sup>rd</sup> and 4<sup>th</sup> lines, clarify if 15 or 16 bollards are proposed.
  - j. Page 21, 3<sup>rd</sup> paragraph, expand as commented above in EAF Part 1 Comments 7b and 7c(3).
  - k. Page 21, 6<sup>th</sup> paragraph, revise to list the proposed affordable units floor areas by bedroom count, referencing consistency with the minimum floor areas set forth in §250-126. Minimum and maximum occupancy standards as set forth in §250-127 should also be addressed.

- l. Page 23, 2<sup>nd</sup> paragraph, revise accordingly since only access roads to single-family dwellings would normally incur costs to the Town, as the noted components of the proposed development would either always be privately funded or under a special district.
- m. Page 23, 3<sup>rd</sup> paragraph, revise accordingly to indicate the noted secondary benefits potentially generated by Bridleside will be lower than Salem Hunt, and to note that these benefits would generally benefit areas outside North Salem.
- n. Page 23, 4<sup>th</sup> paragraph, expand to provide the supporting details pertaining to demographic information for Bridleside in comparison to Salem Hunt.
- o. Page 23, last paragraph, last sentence, revise by adding the following clarification: **...from a facilities capacity perspective.**
- p. Page 24, first sentence, revise accordingly as not every affordable development project necessarily would result in lower tax revenues; if market rate units are included they could offset the reduction in the lower tax revenues of the affordable units.
- q. Page 24, 3<sup>rd</sup> paragraph, revise to indicate that the extent of proposed on-site active recreation facilities are less than the former Salem Hunt with elimination of the previously proposed swimming pool.
- r. Page 24, 3<sup>rd</sup> paragraph, 3<sup>rd</sup> line, insert the word **generally** between “is” and “the.”

## PROJECT PLANS

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- 9. Since Subdivision is no longer proposed, a new Easement Map (instead of the previously proposed Plat) for filing purposes will be needed (which map should be referenced by the corresponding draft proposed legal instruments).
- 10. **SHEET SP-1**
  - a. The label pertaining to “existing well #1 to abandoned” should be corrected to insert the word **be** and to correct the reference to General Note #21 since there is no such note.
  - b. The sizes of the proposed underground fire water tanks should also be noted.
  - c. The meaning of General Note #16 in regard to “signs for a 6-foot wide area” is not clear and should be revised accordingly.
  - d. Reference to Town Building and Wetlands Inspectors should be added to Town Note #1.
  - e. Reference to HOA in Town Notes #7 and #9 should be deleted and the notes revised accordingly.
- 11. **SHEET SP-2**
  - a. Pedestrian trails through the central loop planting area should be added.

- b. Additional shade tree plantings should be provided in the following locations:
- At the June Road entrance and at the emergency access entrance.
  - Along the northern border adjacent to the stormwater basins and the property line.
  - At the beginning of the interior looped road section, on both sides of the main access road spine.
  - Along the westerly side of the loop road stretch between the northerly dumpster and proposed Building #6.
  - Adjacent to the north side of the southerly dumpster.
  - In proximity to the rear of Building #1.
  - In proximity around the perimeter of Building #6.
  - Along the southerly side of the loop road stretch between the southerly dumpster and the septic fields.

## 12. SHEET D-3

- a. The Plant Symbols on the Landscape Plan illustration should be revised to match those of the Typical Rain Garden Plant List. For example, in the former plan, CS (*Cornus sericea*) is used instead of ROB, as in the latter plan. It seems that the former plan uses abbreviations of scientific names for symbols while the latter plan uses abbreviations of common plant names.
- b. The typical plants indicated seem generally acceptable. However, since the hydrology of each rain garden may be different it is recommended that alternative species be noted for instances of greater or lesser wetland affinity (FAC versus FACW or OBL or visa versa) depending on available water supply to the rain gardens. This would also be helpful should replacement plantings be needed following initial installation.
- c. Long term integrity of the rain gardens will require regular seasonal maintenance. As such, details of proposed landscaping maintenance (for the rain gardens, stormwater basins, septic field meadow and all other site landscaping) should be provided to prevent invasive and weedy plants from eventually overtaken these areas.

## 13. SHEET LP-1

- a. The pole-mounted light standard fixture detail should be revised to clearing detail and note that the lens cap for the light fixture being recessed into the outer fixture housing to ensure zero horizontal light emission.
- b. An alternative bollard fixture design which does not produce visible horizontal light emission is recommended.

## 14. Architectural Sheets

- a. The Architectural Sheets should be integrated with the Site Plans into a single coordinated set, including signature blocks for the owner and Planning Board.
- b. The Clubhouse Floor Plans and Exterior Elevations should be expanded to also detail the proposed attached Water Control Building.
- c. A detailed Floor Plan and Exterior Elevations pertaining to the Wastewater Treatment Plant building should be included.