

New York State Department of Environmental Conservation
Division of Environmental Permits, Region 3
21 South Putt Corners Road, New Paltz, New York 12561-1620
Phone: (845) 256-3054 • FAX: (845) 255-4659
Website: www.dec.ny.gov



Joe Martens
Commissioner

March 27, 2012

RECEIVED

Dawn Onufrick, Secretary
Town of North Salem Planning Board
266 Titicus Road
North Salem, New York 10560

MAR 29 2012

TOWN OF NORTH SALEM
PLANNING BOARD

RE: Lead Agency Circulation Response -
Bridleside (formerly "Salem Hunt") Residential Development
Town of North Salem, Westchester County
Clearinghouse No. 3918

Dear Ms. Onufrick:

We have reviewed the SEQR lead agency coordination request ("Reopening of SEQR Process") for the above project which our office received on February 21, 2012. As indicated in circulated materials, the former Salem Hunt Development has been modified and now involves the construction of 65 rental apartment units within fewer buildings on a 40 acre site, including the following project components:

- Eight residential apartment buildings;
- paved internal roadways and infrastructure;
- stormwater management facilities;
- clubhouse with outdoor recreation area;
- development of potable water supply and distribution system; and
- construction of wastewater treatment system with subsurface discharge.

Based upon our review of the circulated documents, it appears that the project will require the Department permits that are indicated below:

Department Jurisdictions

Article 24, Freshwater Wetlands: For physical disturbance proposed within or near State-designated Freshwater Wetland L-32 (Class II) or its 100-foot adjacent area. The applicant will be required by DEC to demonstrate that the project meets the permit issuance standards contained in Freshwater Wetland Permit Requirements Regulations 6 NYCRR Part 663.5 [application forms and regulations available on the DEC website at: www.dec.ny.gov].

Section 401, Clean Water Act: A sub-tributary to the East Branch Croton River (Class C) bisects the site, north to south, on the eastern portion of the 40-acre parcel. While this stream is not a NYS protected waterbody under Use and Protection of Waters regulation Part 608, a Section 401 Water Quality Certification is required for any excavation or fill below *mean high water* of this stream or for work within federally regulated wetlands (proposed pedestrian bridge).

State Pollutant Discharge Elimination System (Article 17):

A. The proposed wastewater discharge to groundwater requires a SPDES sanitary discharge permit as water usage for this project is noted to be "18,200 gpd".

B. Stormwater discharges resulting from construction activities that disturb one or more acres must comply with the SPDES Stormwater General Permit (Stormwater Discharges from Construction Activities, GP-0-10-001). As the proposal will disturb approximately 14.1 acres, a Stormwater Pollution Prevention Plan (SWPPP) must be prepared which conforms to requirements of the General Permit. Under current regulations, it is the responsibility of the Town of North Salem, as a Municipal Separate Storm Sewer Systems (MS4) regulated community, to review and approve the Stormwater Pollution Prevention Plan (SWPPP) developed for the proposal, rather than DEC. However, the MS-4 Acceptance Form must still be submitted to the DEC during application processing. [More information on the SPDES general permit is available on the DEC website noted above.]

By copy of this letter, DEC is advising project representatives of the need for the above permits. It is possible that the DEC permit requirements noted above may change based upon additional information received or as project modifications occur. Questions pertaining to the Department's jurisdiction or related matters should be directed to the undersigned at (845) 256-2250.

Sincerely,



Scott Ballard
Deputy Regional Permit Administrator
Region 3

cc: W. Balter - Wilder Balter Partners, Inc.
J. Dahlgren - Tim Miller Assoc., Inc. (ecc)
S. Blakely - InSite Engineering (ecc)