



STATE OF NEW YORK  
OFFICE OF THE WATERSHED INSPECTOR GENERAL  
FOR THE NEW YORK CITY WATERSHED

PHILIP BEIN  
WATERSHED INSPECTOR GENERAL

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April 3, 2012

**By Overnight Delivery**

Honorable Cynthia Curtis  
Chairman  
Planning Board of the Town of North Salem  
270 Titicus Road  
North Salem, NY 10560

**Re: Environmental Assessment of Proposed Bridleside Development**

Dear Ms. Curtis:

The Office of Watershed Inspector General ("WIG") is pleased to provide these comments to the Planning Board concerning the Draft Environmental Assessment for the proposed Bridleside Development at June and Starlea Roads ("the Site") within the Town of North Salem. Bridleside would develop 65 units of affordable rental housing at the Site. The project is a modification of the initial proposal of sponsor Wilder Balter Partners, LLC ("Developer" or "Wilder Balter"), called "Salem Hunt," to build condominiums there.

As you know, WIG had submitted several sets of comments concerning stormwater, wastewater, and pest management issues for the Salem Hunt project, and engaged in discussions with the Developer to prevent adverse pollution impacts to the Muscoot Reservoir from development of the Site. The Muscoot Reservoir has long been an important source of drinking water to residents of New York City and the State, but has suffered impaired water quality for many years due to excessive discharges of phosphorus found in stormwater runoff and in the effluent of wastewater.

Wilder Balter was forthcoming and cooperative in incorporating WIG's recommendations for mitigation measures to: (1) reduce stormwater pollution from the site through low impact development/better site design practices, (2) replace the proposed septic system with a wastewater treatment plant that would discharge effluent into the ground and provide additional phosphorus removal, (3) implement integrated pest management practices to reduce potential impacts of pesticides and fertilizers in stormwater runoff, and (4) agree to pay the Town \$94,000 to fund stormwater retrofit projects expected to more than offset increases in phosphorus loads in stormwater runoff from the Site.

Bridleside would include these important elements of the Salem Hunt project. In addition, WIG expects Bridleside to result in smaller loads of phosphorus in stormwater runoff because its construction footprint and impervious surfaces would be smaller in area than those proposed in the Salem Hunt project.

In light of the foregoing binding pollution prevention mitigation measures, WIG believes that issuance of a negative declaration for Bridleside conditioned on such mitigation measures is appropriate.

We appreciate this opportunity to address the Bridleside development with you and would be happy to assist the Board as it proceeds with its review of the project.

  
Philip Bein  
Watershed Inspector General

Very truly yours,  
  
Charles Silver, Ph.D.  
Watershed Inspector General Scientist

cc (by email):

William Balter (Wilder Balter)  
Brenda Drake (DEP)  
John Drake (DEP)  
Heather McVeigh (WCDOH)  
Paul Kutzy (WCDOH)  
Ken Kosniski (DEC)  
Tom Snow (DEC)  
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