



Robert P. Astorino
County Executive

County Planning Board

RECEIVED
JUN 27 2011
TOWN OF NORTH SALEM
TOWN CLERK'S OFFICE

June 27, 2011

Hon. Warren J. Lucas, Supervisor
Town of North Salem
266 Titicus Road
North Salem, New York 10560

**Subject: Referral File No. NSM 11-001B — Town of North Salem Comprehensive Plan
Draft Generic Environmental Impact Statement**

Dear Supervisor Lucas and Town Board Members:

The Westchester County Planning Board has received a copy of the draft Comprehensive Plan for the Town of North Salem, dated revised February 2011, and a draft generic environmental impact statement (GEIS), prepared pursuant to the NYS Environmental Quality Review Act (SEQR), dated accepted May 11, 2011.

It is our understanding that Town officials have worked for several years in a public, consultative process to prepare a new Comprehensive Plan to update the Town's previous plan from 1985. The draft Plan reflects changing demographic and land use trends, real estate markets, limits of infrastructure and regional growth pressures. The draft Plan is organized into six sections: Demographics and Local Economy; Community Character and Design; Land Use and Zoning; Environmental Resources; Housing; Transportation; and Public Facilities and Services. Each section contains core objectives to realize the vision presented and strategies to meet the objectives.

The draft Generic Environmental Impact Statement (GEIS) analyzes and evaluates possible environmental impacts of the draft Plan's recommended amendments to the Zoning Code. The draft GEIS also evaluates the impacts of alternatives to the draft Plan's recommendations. The draft GEIS concludes that potential environmental impacts of the proposed actions recommended in the draft Plan will largely result in modest increases in development, protection of environmental resources and the channeling of development to the Town's hamlets and areas of existing development. Little or no mitigation for these actions is found to be required. The draft GEIS notes that future development proposals will be separately reviewed for environmental impacts and possible mitigation measures.

The County Planning Board has reviewed the draft Plan and draft GEIS under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code.

We find that the overall goals and recommendations are consistent with the County Planning Board's long-range planning policies and strategies set forth in *Westchester 2025—Context for County and*

432 Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Telephone: (914) 995-4400 Fax: (914) 995-9098 Website: westchestergov.com

Municipal Planning and Policies to Guide County Planning, adopted by the County Planning Board on May 6, 2008, and amended January 5, 2010, as well as the strategies of *Patterns for Westchester*, adopted by the Board December 4, 1995. The draft Comprehensive Plan for the Town is a noteworthy contribution to planning efforts in Westchester that will ensure our county continues to be a livable, vibrant community.

We offer the following observations and comments:

1. Preserving community character and environmental resources. The draft Plan and its recommended actions call for protection and preservation of the highly valued semi-rural character of the town which features open spaces and environmentally sensitive features and resources. This objective is appropriate for North Salem based on its location, land development history and existing conditions. With a population of 5,140 (Census 2010), North Salem has the lowest density of all Westchester municipalities with 220 person per square mile.

As described in detail in the draft Plan, all but 150 acres of the town's total area of 14,856 acres are within the Croton Watershed, a public drinking water supply source for New York City and parts of Westchester County -- but not North Salem. Only a few areas of the town are served by public or private water systems that use well water for sources. Some of these areas are faced with the challenge of radiological constituents in well water. No areas of the North Salem are served by public sewer systems though a small system is now under construction to serve residential properties around Peach Lake. The draft Plan includes an analysis that recommends minimum average parcel sizes between 1.6 to 3 acres in areas served by individual wells and septic systems. In addition, we note that approximately 40% of all land within the Westchester County Agricultural District is located in North Salem.

The draft Plan outlines many steps that can be taken to preserve community character and environmental resources. While each has a sound basis to pursue, we note that some may be more obtainable and effective than others. For example:

DRAFTING AN AQUIFER PROTECTION ORDINANCE There is no question about the importance of protecting groundwater resources. However, based on our observations, the development of local regulations based on sound technical information and the subsequent enforcement of such regulations is not an easy or inexpensive process. It may be a more efficient use of limited resources to focus on use-of-land regulations (i.e. identify and restrict sources of potential pollution) and performance zoning. We recommend that the final Plan identify such limitations so as to not set expectations that the Town may not be able to meet.

DRAFTING A NEW STEEP SLOPE ORDINANCE As the draft Plan mentions several other environmental factors that require consideration in land development, the assessment of proposals to alter steep slopes may be best considered as part of a more comprehensive analysis through a performance zoning approach. That approach could establish a basis for "balancing" of various factors, when necessary, and simplify the application, review and approval process. We suggest that the final Plan include the discussion of steep slope regulation as part of the discussion of performance zoning and overall consideration of impacts on sensitive environment conditions.

STRENGTHENING THE TOWN'S NOISE ORDINANCE The regulation of noise is a much discussed but rarely satisfactorily resolved topic. Many ordinances limit regulation to establishing specific time periods when excessive noise is to be avoided. To go further requires setting standards that may not address actual noise complaints and that require special means of enforcement. This is an area that we suggest the final Plan not overstate the potential for new solutions.

Several additional recommendations are consistent with the strategies recommended in *Patterns for Westchester*. These include adopting performance zoning to protect environmentally sensitive areas establishing a dark sky policy to limit unnecessary lighting impacts, updating the Town's tree preservation law, continuing support of the County Agricultural District, recognizing and protecting additional historic resources and preserving existing open space and agricultural properties.

2. Consistency with County Planning Board policies. The draft Plan mirrors the board's policies expressed in *Westchester 2025* in its recommendations to: channel development to existing centers and corridors; provide a range of housing types including fair and affordable housing; protect the character of the hamlets, neighborhoods and semi-rural areas; recommend improvements to encourage pedestrian and bicycle safety; and encourage sustainable development. We commend the Town on advocating such polices and strategies.

We welcome the draft Plan's recommendation that the Town work with Westchester County toward the creation of affordable affirmatively furthering fair housing (AFFH) units within North Salem. The draft Plan recognizes the need for more affordable housing and takes note of the County's Housing Settlement Agreement. We note that certain strategies discussed in the *Westchester County Fair and Affordable Housing Implementation Plan* (dated August 9, 2010) and the County's *Analysis of Impediments to Fair Housing Choice* (dated June 2011) are included in the Plan, such as encouraging apartments over retail uses in the hamlets, encouraging fair and affordable units in accessory apartments and in two- and three-family homes, promoting in-fill housing development, establishing a Town affordable housing trust fund and engaging in efforts to buy and rent homes and apartments as fair and affordable homes.

We are aware that the Town currently has in place several regulations that address affordable housing. We suggest that the Town include as a recommendation in the final Plan that the Town review the "Model Zoning Ordinance Provisions for Affordable Affirmatively Furthering Fair Housing Units" as included in the *Implementation Plan*. We note that the draft Plan recommends that the Town's definitions and income limits for affordable housing be aligned with the County's requirements; we support these recommendations as they are consistent with the Model Ordinance Provisions. The Town may already be working on revision which could lead to other changes or additions to the Town regulations that will further help create affordable AFFH units.

The draft Plan discusses the existing Planned Development – Continuing Care Retirement Community (PD – CCRC) District and recommends limiting it to its current mapped area. The permitted use in this district is now limited to senior residential housing. Because the undeveloped land in this area has the potential to be served by an existing sewage treatment facility, we recommend that the final Plan include

consideration of amending the requirements of this district to allow development of a mix of residential types, including non-age restricted multi-family with an affordable AFFH component, rather than all senior residential use. This strategy, combined with the draft Plan's other recommendations on housing, will increase opportunities for the development of affordable AFFH affordable housing in the Town.

02

The Department of Planning is available to assist the Town in reviewing affordable housing regulations and in identifying sites for affordable AFFH units. County staff can work with property owners and private and non-profit developers at the Town's request.

3. Land use and zoning. Modest changes to the Town's zoning ordinance and map are recommended. An expansion of the permitted uses in the Research Office (RO) District, an area limited to properties along Fields Lane near I-684, is recommended. Such changes will encourage new commercial uses and more mixed uses in this area, one of the few appropriate areas for such development, which will in turn assist the Town's tax base.

03

4. Westchester 2025: Plan Together. The County Planning Board reminds Town officials of the services offered by staff of the County Planning Department with regards to our *Westchester 2025: Plan Together* initiative.

04

As part of the county-wide *Westchester 2025* Vision Plan effort, staff met with Town officials a few years ago to review draft zoning build-out analyses. Staff will be updating this detailed zoning analysis and will contact Town officials to discuss this process. Calculations of impacts upon infrastructure, traffic and school populations and 3-D visualizations of building massing and facades are services the Department is able to provide as part of this process.

5. Transportation. A major focus of the draft Plan's transportation section is minimizing the impacts of vehicles traversing North Salem, either on their way to and from the Town's two train stations or diverted from congestion on routes I-84 and I-684.

05

We support the draft Plan's recommendation to work with New York State Department of Transportation (NYS DOT) on identifying potential improvements to these major roadways. Westchester County will be available to assist in coordinating with NYS DOT and adjacent municipalities for discussions. We also support the recommended improvements to various intersections and roadways in the Town to improve safety and, in turn, encourage the more healthy and sustainable options of pedestrian and bicycle transportation.

Westchester 2025, as part of its Vision Plan effort, will consider regional transportation issues when recommending certain levels of density near transit and along corridors and making recommendations for highway and transit project capital improvements through regional agencies.

We support the draft Plan's recommendation to coordinate with the Town of Somers, the NYS DOT and Westchester County on improving the traffic situation in the area of the Croton Falls train station, particularly at the intersection of Croton Falls Road and Somerstown Turnpike (Route 202) in Somers.

A County capital project to improve the bridge over the East Branch Croton River near this intersection is underway. County staff will continue to be available to address this situation.

6. Sal J. Prezioso Mountain Lakes County Park. Under a five-year lease agreement, the Town of North Salem operates a summer camp at Camp Hemlock within the County's Sal J. Prezioso Mountain Lakes Park. The draft Plan recommends that the Town discuss with the County the need for capital improvements at the County Park that may be necessary for the Town to continue to operate its camp. A need for replacement of the Park's swimming pool is noted in the draft Plan. The draft Plan also recommends that the Town update its Recreation Plan.

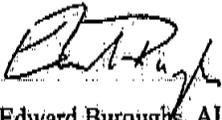
06

We recommend that the Town utilize an update to its Recreation Plan as an opportunity to identify long-term facility needs, including potential alternative locations for its summer camp. As part of the update, the Town should continue discussions with the County on the costs and benefits to both the Town and the County of the operation of this program at the County Park and the ramifications for shaping a Town or County capital investment program.

As a more detailed item, the Plan recommends that a traffic demand management program be developed to address the drop-off and pick-up of day campers within the County Park. When in operation, the camp generates a significant increase of traffic at peak times on North Salem's Hawley Mountain Road and along over one-mile of unpaved road through the backwoods area of Mountain Lakes park. The feasibility of establishing car pools or a shuttle service from Salem Center should be considered. The County Department of Parks, Recreation and Conservation should be consulted.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By: 
Edward Burroughs, AICP
Commissioner

EEB/WB



Caswell F. Holloway
Commissioner

Paul V. Rush, P.E.
Deputy Commissioner
Bureau of Water Supply
prush@dep.nyc.gov

465 Columbus Avenue
Valhalla, NY 10595-1398
T: (845) 340-7800
F: (845) 334-7175

June 27, 2011

Ms. Veronica Howley, Town Clerk
Town of North Salem
226 Titicus Road
North Salem, New York 10560

Re: **North Salem Comprehensive Plan**
Town of North Salem, Westchester County, NY
DEP Log#: 2005-MUL-0715-SQ.2

Dear Ms. Howley and Members of the Town Board:

The New York City Environmental Protection (DEP) has received the notice of completion of the Draft Generic Environmental Impact Statement (DGEIS) for the above-referenced project. DEP respectfully submits the following comments for the Board's consideration:

1. Section 5.4 of the Comprehensive Plan recommends that the Town amend the current Tree Preservation Ordinance (Chapter 189) to include a definition of forestry and add provisions for the harvesting of trees. It is suggested that the definition and ordinance make a distinction between tree harvesting for commercial purposes and tree harvesting for forest, woodlot and urban tree management.
2. The Environmental Resources Section of the Comprehensive Plan focuses exclusively on groundwater. The Town may want to consider expanding this section to include a more comprehensive review of other resource categories and protection strategies (e.g. surface waters, wetlands, wildlife, vegetation, geology, soils, topography, etc).

01
02

RECEIVED
JUN 30 2011
TOWN OF NORTH SALEM
TOWN CLERK'S OFFICE

Thank you for the opportunity to provide comments. You may reach me at cgarcia@dep.nyc.gov or (914) 773-4455 with any questions or if you care to discuss the matter further.

Sincerely,
Cynthia Garcia
Cynthia Garcia
SEQRA Coordination Section

C: E. Burroughs, WCDOP

RECEIVED

Veronica Howley

JUN 27 2011

From: Jerry Iannace [jiannace@gmail.com]
Sent: Sunday, June 26, 2011 10:06 PM
To: Veronica Howley
Subject: Transfer Tax

TOWN OF NORTH SALEM
TOWN CLERK'S OFFICE

01

Dear Ms. Howley,

I am a concerned citizen of North Salem who believes that we are taxed enough. I have heard that you are trying to instill a Transfer Tax through our CPD. I believe this is a back door tactic and is taxation without representation. I am appalled that an agenda is being pushed on citizens who obey the law, have respect for mankind and loves this great earth that God put us on. I have many concerns with the CPD and the regulations/restrictions you are suggesting based on a theory of man made climate change. Our tax dollars need to be scrutinized and used properly for capital needs that are important to this town. Anything else should be put on a referendum. Let we the people decide where our money should go. Thank you.

--

Visit: <http://www.isagenix.com/us/en/areyoutoxic.dhtml> or <http://www.isaproduct.com> To Learn More

Jerry Iannace
Independent Consultant
(914) 419-4490
Website: www.bmorenergized.isagenix.com

Isagenix is a delicious, convenient way to get organic nutrition in your body. Cleanse the impurities out of your body and Release unwanted pounds and inches quickly and safely in a very affordable way!

Veronica Howley

From: Ors Deak [od7347@verizon.net]
Sent: Monday, June 27, 2011 3:23 PM
To: Veronica Howley
Subject: Community Preservation Fund/Local Transfer Tax

RECEIVED
JUN 27 2011
TOWN OF ...

Dear Veronica,

I am concerned about the Community Preservation Fund/Local Transfer Tax proposal that I have been hearing about recently. I hope you can forward my e-mail to the board so they could be informed about them.

01

I have heard that it is to be offered in the new master plan. And then I have heard that it is not.

Regardless of these terrible economic times, even in good times I would oppose such a tax on the basis that it just does not seem fair to tell the entire community of North Salem that they have to turn over 2% of the value of their properties for the preservation of land, and especially when the majority of no sale residents in does not make use of them. I am opposed to it also because the fund has no stated goal. As I understand they already own 14 1/2% of North Salem. It appears that that is not enough. Until they say what is enough, be it 15%, 50%, 90%, or 98%, no money should be allowed to them by forcing anyone in North Salem to pay until they state the percentage they believe is necessary for this type of action.

I hope one day the board can meet and instead of proposing new ways and means to strip for residents of additional finance, they will only have proposals for implementation of ways and means to save money for the people they represent. I don't think the town board should consist of people finding ways to clean the residence out of their livelihood.

Ors Deak
32 Reed Rd.
Croton Falls, NY 10519



Veronica Howley

RECEIVED

From: Lisa Douglas [hvpatriots@gmail.com]
Sent: Sunday, June 26, 2011 6:45 PM
To: Veronica Howley
Subject: Comprehensive Plan

JUN 27 2011

TOWN OF NORTH SALEM
TOWN CLERK'S OFFICE

Hi Ronnie,

Would you kindly share the following with the town board. Sorry for coming late to the party so to speak!

First and foremost, I would like to state my position against the transfer tax. This is just bad legislation for our town residents.

Secondly after reading the plan in full I can't help but find this to be an environmental/climate action plan vs what I thought it was supposed to be - that being a comprehensive Town Plan. Within 4.3.4 it reads Global warming is one of the most important societal issues facing the world. I do believe there is much evidence out there that disproves that claim. However, I do believe that we all should be good stewards of the earth but some of the items within this plan are beyond reproach. I see that the public input was done in 2008. A much different economical/political/environmental scenario than today. With a 24 percent response rate back then, it may behoove us to rethink a good portion of this.

Below is what I have noted as issues within the plan: Create and adopt a local 'dark sky' policy with regard to residential properties. Now we're going to regulate that that exterior home lights must be turned off at night? Just about every person on my road Deveau leaves their front door and driveway lights on. This is overbearing government - sorry. As to the 'flexibility' of holiday lights - will they too have to be turned off at a certain time? As for motion detectors on street lights - how much will that cost? Will that put lives in danger? What research has been done or sited to find this move as advantageous? Where's the study on this one? And, how much will a study cost?

Don't we already have a 'disturbing the peace' ordinance on the books? I believe we do.

Unless I am reading this wrong, it's possible, but under Community design: residential projects landscaping? Now NS government will have a say as to how a taxpayer landscapes their homes? If in fact this is the case I dare say it's over regulation.

Environmental friendly? 'Greater emphasis on pedestrians? We have no sidewalks outside of the hamlets - so is NS planning on putting them in? At what cost? Sidewalks would most definitely take away from our 'rural character' would they not?.

Develop 'parking and better public access to trails and open space' again - will that not take away from our 'rural character'?

Provide adequate recreational, educational and cultural facilities and services to meet the varied needs of all segments of the population. What needs? Who's needs? Too vague.

Sign Clutter - Too many signs can be confusing and distracting and can take away from the beauty of the natural environment. Sign reduction should be considered for Titicus Road. Pavement Markings - These can be an effective means of communicating to the motorists. Stop bars should be considered to supplement stop signs on Titicus Road at the intersection with June Road, Bloomer Road at its intersections with Peach Lake Road and June Road. Worn markings lose reflectivity and should re-striped on a regular basis to be effective. The Town should also consider the new bicycle symbol (share arrow) for bike routes in Town including Mills Road and Grant Road/Peach Lake Road. Where's the rural character there? I

01

02

03

04

05

06

bet if you put out a survey on this one item you'd not get a positive response. Honestly, on some of our roads you can't even see the white or yellow lines as it is! Not to mention the Connecticut speeders we see - we're lucky they come to a full stop by the highway department and Hardscrabble road.

Protect Water Quality: reduce road salt application during winter.
What will they use in its place? Too vague. Has this even been addressed by the highway department?

Housing: 'taking as a vehicle to obtain title; are we speaking eminent domain here?

Transportation: Encourage ride share for energy consumption/reduce fuel consumption - Seriously? How will we do that? Offer a tax break?

One final question Who is to pay for the bicycle study?

Respectfully,
Lisa Douglas

Veronica Howley

From: Elaine Sweeney [elainesweeney10@gmail.com]
Sent: Sunday, June 26, 2011 11:37 AM
To: Veronica Howley
Subject: Re Comprehensive Plan

To the North Salem Town Board: Please make sure that a property "transfer tax" is not included in the Comprehensive Plan. Also, we are against any environmental measure being included in the Comprehensive Plan that would result in any infringement on private "Property Rights" i.e. "Ecologically Significant" land (who makes these determinations?). Thank you for your time and consideration in this matter. Bernie and Elaine Sweeney

01

RECEIVED
JUN 27 2011
TOWN OF NORTH SALEM
TOWN CLERK'S OFFICE

Veronica Howley

From: BRUCE BARTON BUCHHOLTZ [BBB@FAIRFIELD.CH]
Sent: Friday, June 24, 2011 3:48 PM
To: Veronica Howley
Subject: opposition to local transfer tax
Importance: High

RECEIVED
JUN 24 2011
TOWN OF NORTH SALEM
TOWN CLERK'S OFFICE

Dear Ms. Howley,

Tiffany and I, as registered voters in North Salem, STRONGLY oppose any "transfer" tax or any similar tax added to the Comprehensive Plan.

01

Thank you for your kind attention.

Best wishes.

Bruce B. Buchholtz

BRUCE BARTON BUCHHOLTZ
Chairman & Managing Director

BBB@FAIRFIELD.CH

FAIRFIELD
Trump Tower 721 Fifth Avenue
New York, NY 10022-2523 USA
212-759-9392

FAIRFIELD
9663 Santa Monica Boulevard
Beverly Hills, CA 90210-4303 USA
310-858-5250

[HTTP://WWW.FAIRFIELD.CH](http://www.fairfield.ch)

FAIRFIELD
YOUR SOURCE FOR SOLUTIONS

William A. Monti
215 Hardscrabble Road
North Salem, New York 10560

June 23rd, 2011

RECEIVED

Mr. Warren Lucas, Supervisor
Town of North Salem
266 Titicus Road
New York 10560

JUN 24 2011

**TOWN OF NORTH SALEM
TOWN CLERK'S OFFICE**

Dear Mr. Supervisor Lucas,

Thank you for a well conducted Public Hearing on the proposed *Comprehensive Plan Draft - Revised February 2011* (CPD) for the Town of North Salem. I was unable to attend the Hearing due to a prior obligation.

It is understood that this CPD for the Town of North Salem is a framework document from which the Town Board will be able to adopt revised or new Zoning Regulations.

Over the past year or more members of the North Salem Republican Town Committee and other folks in Town have expressed concerns about the breadth of control being sought over their property. Fears of over-regulation, duplicate regulation, presenting the Town as having an exclusivity nature; along with a sense of not seeking out interests for enterprise development have been expressed by folks I have met and talked with.

One of the driving forces in ordinary people's lives is the cost of living here in North Salem, namely property taxes. While the bulk of property taxes are out of the hands of the Town Board the character of land use for the purpose of developing a broadened tax base is not. Also of concern are the mandating actions on individual properties, which have no effect on adjacent property owners or the general health and welfare of the public.

The following specific concerns are expressed and require attention:

1. There appears to be no significant consideration given to establishing a Zoning type (fixed or movable) that would encourage the location of enterprises that would help broaden the tax base.
2. There was concern expressed over a suggested mandated property transfer tax for the purpose of a fund for land acquisition by the Town, this was to be removed from this CPD.

01
02

Land acquisition by the Town has a double negative effect – it costs all of us money to buy it and then it removes the land from the tax base. Given the land use descriptions in the Draft CPD we appear to have considerable open space. The tax notion appears to be replaced with a Community Preservation Fund coupled with a Purchase of Development Rights program that prohibits an owner from developing his/her land, this represents a takings program that would appear not to be Constitutional.

3. Up zoning of land use has its merits and downsides as well. At once it can be viewed as making land more costly and therefore excluding people from buying land to build a home. This may also have the effect of suggesting an end run to the County's Diversity Settlement agreement. On the up side it may have the positive effect of reducing stress on a local ecosystem, but how does one quantify the benefits of such actions. 03
4. "Preserve Ecologically Significant Land" – what are the criteria that defines these lands and what is the decision taking process. What is the source of these criteria and what specifics are excludable. 04
5. A number of the palliatives throughout about protecting the environment appear to duplicate Federal, State and County programs; those related to energy sources and carbon emissions. Others appear to have little application to North Salem's rural character, e.g. "... place(s) greater importance on pedestrians." The statement "Promote affordable housing near workplaces and mass transit." Seems to be misplaced given the geography and developed character of North Salem. Given the location of mass transit in our Town, its proximity to potential Historic Districts (Purdys and Croton Falls) it would be appropriate to discuss adaptive repurposing as a method of contributing housing that helps meet the County obligation under the County's Federal Diversity Settlement. 05
6. With respect to affordable housing and/or a fair housing settlement, the notion of "...establishing an affordable housing trust fund, and buying existing homes (negotiating the purchase and/or taking as a vehicle to obtain title)..." is not reasonable. How is this trust fund populated with money, will another tax be added to the burdens already sustained by the Town's population. The idea of taking one person's property for the benefit of another person is not constitutional. 06
7. Well water testing outside of publicly regulated water systems appears beyond the scope of Town regulation unless we intend to usurp the County's Department of Health regulations, which provide for this function. Would we develop our own Health 07

Department, I would think not. What are the individual and Town costs to implement and administer this program.

- 8. The idea that the Town be guided to establish a Capital Expenditure Plan as part of the CPD is intruding on the management of the Town, the Supervisor and the Board have a whole variety of obligations that are not cited here and that are necessary for the operation of the Town both in the instant, near term and long term.

While a great deal of effort has been expended in the preparation of the CPD it is my opinion the CPD should not be adopted until such time as the Town Board reviews it thoroughly for inconsistencies, for suggestions of added laws or regulations that already exist via other controlling Government's laws.

There needs to be an assessment of what new or revised laws or regulations will result from adopting this CPD along with a cost-benefit analysis for each.

Given the current the economic condition of our nation, state and county we should be metered in our attempts to change what so far works and not cause economic discomfort or environmental hazard.

The Town faces revenue crunches, to add to them at this time is unnecessary.

I am available along with others to discuss and clarify these concerns.

Sincerely yours,



Copy to: Veronica Howley, Town Clerk

Veronica Howley

From: MJL511@aol.com
Sent: Friday, June 24, 2011 2:34 PM
To: Veronica Howley
Cc: WEL231@aol.com
Subject: Comments on Draft Comprehensive Plan

RECEIVED
JUN 24 2011
TOWN OF NORTH SALEM
TOWN CLERK'S OFFICE

I am herewith submitting, on behalf of myself and my family, my comments on the Draft Comprehensive Plan, to be forwarded to the Town Board.

Town Board Members:

While I am a proponent of preserving the rural nature of our Town, I am against any expansion of open space that could result an increase in the cost of living, whether directly or indirectly, in this Town. As such, I request that any reference to the purchase of development rights and the establishment of a community preservation fund be removed from the Comprehensive Plan. A community preservation fund would not only have the impact of costing residents money at such time as they are negotiating on the sale of their home, but it would also take property off the tax roles, only to have those taxes re-distributed to the rest of the residents of the Town. In our Town, where there is already a good amount of open space, I believe that this is not only unnecessary, but it is excessive, and cost-burdensome to the majority of the people of this Town.

01

Section 5, "Land Use and Zoning" of the February 2011 draft Comprehensive Plan, includes as a recommendation (see page 57) that the Town "consider implementing the final step of the Open Space Plan, which includes identification of potential parcels for purchase/preservation and an analysis of funding options." Since the Open Space Plan discusses the possibility of the purchase of development rights and the establishment of a "transfer tax" I would also like the draft Comprehensive Plan amended to reflect that any reference to these items in the Open Space Plan, be deleted.

02

It has been said in public forums that the Comprehensive Plan was developed as a result of the Town-wide survey conducted in 2009; however, I believe that there is something that needs to be clarified.

Under the question related to "Town Services" the survey offers check-off boxes for "I'd pay more for to support this" and "Reallocate taxes to support this." In the presentation of the survey results, these two items are combined under the heading of "Service willing to pay more or Reallocate taxes to support." In my opinion these two responses represent two very different thoughts and should, therefore, have been reported separately. I, myself, and what I hear loud and clear from the majority of the residents of this Town, might be in favor of reallocating taxes for certain services, but neither I nor any of the people I have spoken to would be willing to pay more money for the purchase of more open land that will provide little or no service to the people of this Town.

03

Thank you for your consideration of these comments.

Marion, Wayne & Carl LaFranco

Veronica Howley

From: Susan Koch [smk496@msn.com]
Sent: Friday, June 24, 2011 1:14 PM
To: Veronica Howley
Subject: Comprehensive Plan Comments

RECEIVED
JUN 24 2011
TOWN OF NORTH SALEM
TOWN CLERK'S OFFICE

Dear Mrs. Howley,

Please pass my comments on to the Town Board:

As I stated months (or even a year) ago in public meetings, I am against the town forming a Community Preservation Fund within the Comprehensive Plan. The Transfer Tax, as it was originally called (and still is that, regardless of what we call it), is NOT a good idea for the residents and homeowners of North Salem. This was very clear at these meetings and why it's still in the plan is a mystery to me.

I appreciate you considering my thoughts on this matter.

Susan Koch
North Salem, NY

01

Veronica Howley

From: Alan Towers [atowers@towersm.com]
Sent: Thursday, June 23, 2011 2:13 PM
To: Veronica Howley
Subject: To be added to the record for 6/14 Bd Mtg

As a member of the Comprehensive Plan Committee I wanted express my personal support for a community preservation fund that protects open land in North Salem. Timing and finances of the plan should be left up to the Town Board and ratified by the citizens of the town. Preservation funds are working in other towns and have been effective in saving open land. North Salem needs to use every resource at its disposal to protect its unique, rural character and beauty.

01

Alan Towers
PO Box 504
North Salem, NY 10560

RECEIVED

JUN 23 2011

TOWN OF NORTH SALEM
TOWN CLERK'S OFFICE

Veronica Howley

RECEIVED

From: Susie Thompson [susiejt@optonline.net]
Sent: Thursday, June 23, 2011 2:53 PM
To: Veronica Howley
Subject: Community Preservation Fund

JUN 23 2011
TOWN OF NORTH SALEM
TOWN CLERK'S OFFICE

Dear Ronnie,

Unlike two residents who questioned the validity of the proposed Community Preservation Fund at the Comprehensive Plan DGEIS public hearing on June 14, 2011, I believe keeping the Fund in the Plan will give us a strong opportunity to help expand and protect North Salem open space.

01

Please include this email as a public comment on the Comprehensive Plan DGEIS.

Sincerely, Susan J. Thompson

Susan J. Thompson
11 Cotswolds Drive
North Salem, NY 10560
Susiejt@optonline.net

Ronnie, as a matter of public record I would like it to be known that as a resident of North Salem residing at 28 Deveau Road, I support having a referendum to create a Community Preservation Fund as enabled by NYS legislation and hope North Salem will proceed to create such a fund as soon as possible in order to protect key at-risk properties in Town.

Sincerely, William Butler

William Butler | Senior Vice President | Commercial Real Estate Lending | RBS Citizens, NA
711 Westchester Avenue | White Plains, NY 10604 | ☎: 914.288.8711 ☎: 914.288.8452 | 101 Park Avenue - NYC 10178 | New York, NY 10178 ☎: Cell 914.620.5743
✉: William.J.Butler@Citizensbank.com

TO: RONNIE HOWLEY
FAX: 914.669.8731
FROM: W. BUTLER

RECEIVED
JUN 23 2011
TOWN OF NORTH SALEM
TOWN CLERK'S OFFICE

Re: Draft Comprehensive Plan, town of North Salem

Comments:

Monday, June 20, 2011

North Salem Town Board
270 Titicus Road
North Salem, NY 10560

RECEIVED

JUN 20 2011

Supervisor, Warren Lucas,

TOWN OF NORTH SALEM
TOWN CLERK'S OFFICE

1. Under section 2.3 Natural Resources, the Plan recommends testing of Private Wells.

01

I believe this is an invasion of privacy rights, the way it was explained, and should be removed from the Plan. This testing will add a burdensome cost to all residents on Private Wells; it will also add additional work and costs to the town for enforcement and at the least, record keeping. Who will set the standards, will the town take over the roll of the US EPA, State DEC or the Department of Health? It will be another unfunded mandate on a local level and we have enough from the State.

At the public hearing, on June 14, 2011, Comprehensive Plan Chairman, John White, stated that the testing was to protect the health, safety and welfare of the Town of North Salem residents; how is water I drink affecting others? I agreed with the septic law testing because contaminates leaching into the ground water could affect the drinking water of others. Forcing people to test their water is like mandating everyone go to the doctor for an annual physical.

The EPA does not have the authority to test Private Wells, the State of New York has no laws regulating testing, the NYS DOH and the Public Service Commission only regulate water supplies serving 5 or more service connections. There is a proposed law (A667-2011 / S2709-2011) pending, since 2009 in the Environmental Conservation Law, and it has restrictions, rules and conditions.

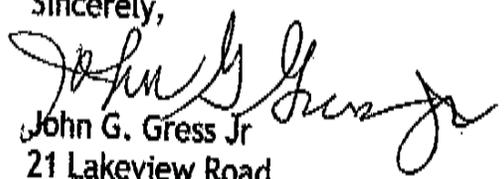
Currently, Westchester County Department of Health has rules and regulations for testing of Private Wells; whenever there is work performed on the well or system, additional testing is required. On the sale of a residence, the county, the bank or the buyer require testing of the Private Well. Westchester County also has a law since 2007, Chapter 107, "the private well-water testing law". I believe there is enough regulation; the Clean Water Act of 1972 (formerly since 1948) has regulated this country beyond necessity, at an unreasonable cost.

If the committee wants to recommend an education program to make all residents aware of the possible contaminates in water supplies, I would support that 100%, there are free brochures available from Cornell and EPA.

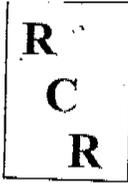
- 2. Under section 2.3.1, Existing Conditions, the sentence "a narrow majority believed sampling should remain a personal responsibility"

According to the questionnaire/survey, Chairman White stated that very few people believed that sampling should remain a personal responsibility. Supervisor Lucas stated that the wording was wrong and should be corrected, however I believe it should be removed.

Please consider my thoughts on over regulation; less government is better government.

Sincerely,

John G. Gress Jr
21 Lakeview Road
North Salem, Ny 10560

Cc: Chairman, John White
Clerk, Veronica Howley



RCR Real Estate Services
Licensed Real Estate Broker
12 Hardscrabble Road
North Salem, NY 10509
Tel. 914-584-2974
Fax 914 669 8321

RECEIVED

JUN 17 2011

**TOWN OF NORTH SALEM
TOWN CLERK'S OFFICE**

*Town of North Salem
Town Board and Planning Board*

Re: Use changes in the R-O Zone

As a long time proponent of changes to the R-O Zone I support the changes being contemplated. However, with these changes you must take into consideration the following to ensure these changes may work. To allow more business uses in this zone, please keep in mind that ¼'s of the properties do not conform to the required 160,000 square foot lot size. Furthermore, the Bulk Regulations will not allow the proposed uses to be effective for any type of expansion.

I would suggest that the Town's Planners take a look at these two issues and plan accordingly. The opportunity is now to correct or amend the R-O Zone, by reducing the size, setbacks, uses and bulk regulations that have limited the growth in this area for the past 20 years.

Respectfully,

Donald W. Russell

Check your Listings on the following Internet sites:

www.rcrrealestateservices.com

www.loopnet.com

www.costar.com

Respectfully submitted,

Donald W. Russell, RCR Inc

01

From: rkoser@att.net [mailto:rkoser@att.net]

Sent: Thursday, June 23, 2011 2:38 PM

To: Warren Lucas **Subject:** CP Public Comment

To: Warren Lucas and the Town Board

Please let it be known that I urge the North Salem Town Board to support the creation of a Community Preservation Fund and therefore keep it in the Comprehensive Plan.

01

-RK- ----- Richard Koser Resident, Taxpayer and Voter PO Box 639 Croton Falls, NY 10519 USA