

STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

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In the Matter of the Joint Petition by
Salem Acres Association (SAA) and the
Town of North Salem for Approval of the
Transfer of all of the Water Supply Assets
Serving the Residents of the Salem Acres
Area of North Salem, New York, Located
in the Town of North Salem, New York

JOINT PETITION FOR THE
TRANSFER OF WATER
SUPPLY ASSETS

Case No. _____

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To: The Public Service Commission of the State of New York

1. The Salem Acres Association (hereinafter "SAA") is a transportation corporation having an address of (PWS) ID NYS5903466, 32 Lakeview Road, North Salem, NY 10560. SAA operates wholly within the Town of North Salem, Westchester County, New York.

2. The Town of North Salem (hereinafter "the Town") is a municipality formed under the laws of the State of New York and having its principal office at 66 June Road, North Salem, New York 10560.

3. By this Joint Petition, both SAA and Town request that the New York State Public Service Commission (hereinafter "the Commission") approve the transfer of all of the water supply assets owned by the Company and that said assets be transferred to the Town.

4. SAA previously served customers within the Salem Acres area, which is a rural-residential community located in the northeast corner of the Town providing water to 57 properties. No expansion of the water service previously provided by SAA is contemplated at this time. SAA does not provide fire protection service.

5. SAA's current source of water consists of one water supply well, disinfection system, two water storage tanks and pump house. Facilities also include approximately 4700 linear feet of two inch diameter distribution pipe. The water main extends from the well chamber to Lakeview Road

in two directions – north via a two inch diameter pipe and south via a four inch diameter pipe. At the pipe intersection, the water main extends east and west generally following Lakeview Road. The result is four main branches in the network with no interconnection.

6. The Westchester County Health Department (“WCHD”) has regularly tested the water quality. The WCHD has designated SAA’s water source as being ground water under the influence of surface water (“GWUDI”). The WCHD has directed SAA to install a new water source meeting New York regulatory requirements within a reasonable time frame.

7. On or about September 20, 2020, pursuant to Article 12A of the Town Law, the Town Board adopted an Order Calling Public Hearing on behalf of the residents in SAA being served by the water Company. A copy of the Order is attached as Exhibit A.

8. The Town also hired Hahn Engineering to prepare a Map, Plan & Report for the proposed Water District. On or about July 2020, Hahn Engineering completed the proposed Map, Plan & Report. A copy of the Map, Plan & Report and Environmental Assessment Form (EAF) is attached as Exhibit B.

9. Pursuant to Article 12A of the Town Law, the Town has heretofore proceeded to create the Salem Acres Water District; a copy of the Town Board Order Establishing the Salem Acres Water District, dated November 20, 2020, is annexed hereto as Exhibit C.

10. The water supply assets of the Company were transferred to the newly established water district for no consideration. The assets transferred generally consisted of one (1) parcel of real property, together with 57 customer accounts and the existing water system consisting of:

- One parcel of real estate;
- 57 customer accounts;
- 1 water well;
- 2 active inground holding/storage tanks;
- 1 pump house with pumps and chlorinator; and
- All existing water distribution mains varying between 2 inch and 4 inch diameter pipes.

The Salem Acres Water District, a municipal special district of the Town of North Salem commenced operation of the water system as of January 1, 2021.

11. The Map, Plan & Report discusses various alternatives. Ultimately, it was determined by the Town Board that the best solution was to continue to use the existing well source and improve the quality of the water and district facilities over time working under the direction of the Westchester County Health Department.

12. The Town has heretofore applied for various State and local grants to finance the capital needs of the Salem Acres Water District.

13. Under the State Environmental Quality Review Act (“SEQRA”), Article 8 of the Environmental Conservation Law, and its implementing regulations (6 NYCRR Part 617 and 16 NYCRR part 7), a lead agency must determine whether the transfer of assets and establishment of the Salem Acres Water District will have a significant impact upon the environment. The Town has adopted a resolution appointing the Town Board as Lead Agency in a review of the formation of the Salem Acres Water District.

14. The Town Board of the Town of North Salem, acting as Lead Agency, has determined that the formation of the Salem Acres Water District and the transfer of the water system and other assets of SAA to the District will not result in a significant adverse impact to the environment.

15. The transfer of SAA’s water supply assets to the Salem Acres Water District is in the public interest. SAA heretofore relied essentially upon volunteer labor to operate the water supply system. SAA is poorly financed with a minimal bank balance. Further, SAA lacks the funds and the ability to finance the needed capital improvements. SAA has essentially deferred all maintenance of the water supply system for many years.

16. The Salem Acres Water District, on the other hand, can finance the needed capital improvements at a much lower cost and is authorized to issue municipal bonds which power is not available to SAA. The Town does not pay any real estate taxes, the PSC assessment, or income taxes. The transfer of SAA's water supply assets and the construction of the contemplated improvements will result in a safer and more dependable water service to the customers and in the long run, at lower rates.

17. The parties have transferred the water supply assets of the Company to the Town as of January 1, 2021 and request that the Public Service Commission act upon the within petition.

18. The proceedings to establish the Salem Acres Water District were undertaken subject to Permissive Referendum of the members of the SAA. No petition requiring a referendum was submitted by the members of the SAA. A copy of the Notice of Permissive Referendum is attached as Exhibit D.

19. For the reasons set forth above the parties request that the Commission act promptly on this application and approve the transfer of assets contemplated herein.

IN WITNESS WHEREOF, the undersigned respectfully request that the Public Service Commission grant and approve the relief sought in this petition this 30th day of January 2025.

Respectfully submitted,

TOWN OF NORTH SALEM

By: 
Warren Lucas, Town Supervisor

SALEM ACRES ASSOCIATION

By: 
Michael McGurk, President

EXHIBIT A

Order Calling Public Hearing

At a meeting of the Town Board of the Town of North Salem at the Town Meeting Room, 66 June Road, North Salem, New York in the Town of North Salem, Westchester County, New York, on the 8th day of September, 2020, at 7:30 p.m.

P R E S E N T :

Hon. Warren Lucas
Peter Kamenstein
Martin Aronchick
Brent Golisano
Robert Daros

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In the Matter of the Establishment of the Salem Acres
Water District in the Town of North Salem,
Westchester County, New York, pursuant to Article 12A
of the Town Law.

ORDER CALLING
PUBLIC HEARING

-----X

WHEREAS, a map, plan and report (dated July, 2020); has been prepared at the direction of the Town Board in such manner and in such detail as has heretofore been determined by the Town Board relating to the establishment of the Salem Acres Water District, and

WHEREAS, said map, plan and report has been prepared by an engineer, duly licensed by the State of New York, showing the boundaries of the proposed district and a general plan of the water system, and

WHEREAS, said map, plan and report has been duly filed in the office of the Town Clerk of said Town and is available for public inspection during normal business hours, and

WHEREAS, said map shows the existing water mains and appurtenant facilities in the as-built privately operated water system owned by Salem Acres Association PWS NY 5903466, and

WHEREAS, the boundaries of the proposed district to be known as "Salem Acres Water District" are as follows:

SEE SCHEDULE A

WHEREAS, there are 51 lots in the proposed district with 44 current connections, a 45th connection will soon come on line. There are no current improvements to be made to the water system other than the installation of meters. As future improvements become necessary, separate proceedings will be undertaken in accordance with Town Law Section 202b. The deed for the well lot and associated easements will be transferred to the new district, once organized. The newly established district will be operated in accordance with Town Code which will be amended to include this District. A Bill of Sale for water mains, pumps, fixtures and appurtenances will be delivered to the Town, and

WHEREAS, the first year cost to the typical one-family home which includes payment of professional fees, meter purchase and installation, delivery of water and contracting with a private company to operate the system and other miscellaneous costs and fees shall not exceed \$900.00, and

NOW, on motion of Supervisor Warren Lucas, seconded by Councilman Peter Kamenstein, it is hereby

ORDERED, that the Town Board of the Town of North Salem shall meet and hold a public hearing at the North Salem Town Meeting Room, 66 June Road, in said Town on the 13th day of October, 2020, at 7:30 p.m. in that day to consider said map, plan and report (dated July, 2020) and to hear all persons interested in the subject thereof concerning the same and to take such action thereon as is required or authorized by law.

The adoption of the foregoing order was duly put to vote, and on a roll call the vote was as follows:

Hon. Warren Lucas	voting Aye
Peter Kamenstein	voting Aye
Martin Aronchick	voting Aye
Brent Golisano	voting Aye
Robert Daros	voting Aye

and the order was thereupon declared duly adopted.

Dated: North Salem, NY
September 8, 2020

BY ORDER OF THE TOWN BOARD
TOWN OF NORTH SALEM
Maria Hlushko, *Town Clerk*

SCHEDULE A

Description of Extended District

The Salem Acres Association includes the following 51 tax lots:

15.-1695-1	15.-1741-3	15.-1742-2	15.-1742-11	15.-1742-20	15.-1743-5
15.-1695-2	15.-1741-4	15.-1742-3	15.-1742-12	15.-1742-21	15.-1743-6
15.-1695-4	15.-1741-5	15.-1742-4	15.-1742-13	15.-1742-22	15.-1743-7
15.-1695-6	15.-1741-6	15.-1742-5	15.-1742-14	15.-1742-23*	15.-1743-8
15.-1695-7	15.-1741-7	15.-1742-6	15.-1742-15	15.-1742-26	15.-1743-9
15.-1695-8	15.-1741-8	15.-1742-7	15.-1742-16	15.-1743-1	15.-1743-11
15.-1695-9	15.-1741-9	15.-1742-8	15.-1742-17	15.-1743-2	
15.-1695-10	15.-1741-10	15.-1742-9	15.-1742-18	15.-1743-3	
15.-1741-1	15.-1742-1	15.-1742-10	15.-1742-19	15.-1743-4	

EXHIBIT B

Map, Plan & Report and Environmental Assessment Form (EAF)

MAP, PLAN & REPORT
FOR
AN EXISTING WATER IMPROVEMENT AREA
SALEM ACRES ASSOCIATION
TOWN OF NORTH SALEM, NY



PREPARED BY
JAMES J. HAHN ENGINEERING, P.C.
PUTNAM BUSINESS PARK
1689 ROUTE 22
BREWSTER, NEW YORK 10509

July 2020
Revised September 2020

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**Map, Plan & Report
Salem Acres Association
North Salem, NY**

Introduction

The properties along Lakeview Road in the Town of North Salem collectively form the Salem Acres Association (SAA), a unique water improvement area, Public Water System (PWS) ID NY5903466. The members of SAA have requested the Town of North Salem to take over ownership and administration of the water district. SAA consists of one water supply well, a disinfection system, and a distribution network serving fifty-one properties. Lakeview Road is a loop road off of Delancy Road.

The Town met with SAA in September 2019 to discuss the transfer of administration. The Town of North Salem Town Board will hold a public hearing to review the Environmental Assessment Form (Appendix A) and the Map, Plan and Report. If acceptable, a resolution will be adopted by the Town Board to accept Salem Acres Association as a municipal water district. The Town Code will be revised as required.

Description of Original System

Salem Acres Association (SAA) was established circa 1928 when the approximately 65.4-acre area around Lakeview Road was subdivided and developed for residential use. SAA is located in the NYCDEP East of Hudson Watershed and is approximately 1,700 feet from the Titicus Reservoir. Each property has its own onsite wastewater treatment system. One property, 15.-1695-1, is a protected parcel and is undeveloped. There are no NYS regulated freshwater wetlands located on the developed properties. An unnamed, C-classified (“best usage for fishing”) stream, a tributary of the Titicus Reservoir, flows through the SAA water district.

A common well, located on its own parcel, lot 15.-1742-23 (“lot 45A”), was constructed at the center of the original 54 lot subdivision. The lot can be accessed via a 12-foot wide easement over lot 15.-1742-18 (“lot 44”) and a 12-foot wide easement over lot 15.-1742-7 (“lot 33”); refer to Appendix B for easement maps. The well is 160 feet deep and water from this well is pumped at a rate of approximately 55 gallons per minute at 260 feet of head to a 3,000-gallon hydro-pneumatic storage tank using a Model 55GS50412 Goulds 5-HP 60-Hz high capacity 4-inch submersible well pump that was installed in 2012. In 2017, a disinfection system was installed, consisting of: a 3,000-gallon hydro-pneumatic contact tank, a Pulsafeeder XP007 chemical feed pump, a 62-gallon sodium hypochlorite tank, and a Gast 6HCA-10-M616NEX air compressor. The controls and disinfection system are located in a subgrade well chamber on lot 15.-1742-23. The system also includes an emergency power connection for a portable generator should there be a loss of power.

The distribution system consists of 57 valves and approximately 4,700 linear feet of 2-inch diameter distribution pipe. The water main extends from the well chamber to Lakeview Road in two directions – north via a 2-inch diameter pipe and south via a 4-inch diameter pipe. At that tee, the water main extends east and west generally following Lakeview Road. The result is four main

Map, Plan & Report
Salem Acres Association
North Salem, NY

branches in the network; there are no loops. Blow-off hydrants exist throughout the system. A map of the water district is provided in Appendix C.

The low elevation in the system is 450 feet (with 127 psi) and the high elevation in the system is 559 feet (with 80 psi). The well chamber is approximately elevation 554 feet (with 82 psi). There is adequate pressure in the system with no history of low pressure complaints.

The home owners' associate for SAA is currently responsible for the collection of water usage fees and for the operation and maintenance of the water system. SAA contracts with Lumar Plumbing and Heating, a private licensed operator, to maintain and operate the system.

System Usage

Due to subsequent subdivisions and lot mergers, SAA currently serves 51 properties. Of these properties, 44 are developed with single family residences. One of these properties, 12 Lakeview Road, is currently being developed and has not connected to the water system yet. The average daily water usage is about 7,700 gallons per day, based on 44 properties. The well is capable of satisfying this average demand and is capable of handling peak demands. The system is not used for fire protection and there are no fire suppression fire-hydrants in the system. There is no history of a lack of water supply.

System Improvements

No system improvements are proposed as part of this transfer of administration.

Recent improvements include replacement of a pressure reducing valve and valve chamber improvements near lot 15.-1742-22.

In 2018, additional improvements include the replacement of approximately 375 feet of watermain across lot 15.-1742-7 from the pump station to Lakeview Road with a 4-inch diameter SDR 35 water pipe. Also, that year SAA sold commonly held lot 15.-1695-8. This lot was a possible well expansion area though never officially designated. The lot has a pond and was used for recreation purposes but taxation and insurance became too burdensome for the SAA. The lot has been recently developed as 24 Lakeview Road.

The system lacks a secondary source of water well as required by Recommended Standards for Water Works ("Ten State Standards") and Westchester County Department of Health ("WCDOH"). The WCDOH has indicated that while there has been no issue with the water system, a plan for a back-up source should be addressed within the next 10 years. The cost to dig a 100-foot reserve well casing is approximately \$10,000. This estimated cost excludes land acquisition, pumps, cabling, and piping.

**Map, Plan & Report
Salem Acres Association
North Salem, NY**

The condition of the existing 3,000-gallon storage tank is unknown and was reported as being replaced at least once since the origin of the subdivision. This will likely need to be upgraded within the next 10 years.

The condition of the distribution system is reportedly a mix of pipe materials and has experienced breaks in the past. It is likely the distribution system will continue to require repairs and upgrades. Furthermore, the WCDOH has required that the new water mains be installed within the next five years. It is estimated that it will cost approximately \$50 per linear foot to install new 4-inch diameter PVC pipe for a total cost of \$217,500 for 4,350 linear feet.

Description of Extended District

The Salem Acres Association includes the following 51 tax lots:

15.-1695-1	15.-1741-3	15.-1742-2	15.-1742-11	15.-1742-20	15.-1743-5
15.-1695-2	15.-1741-4	15.-1742-3	15.-1742-12	15.-1742-21	15.-1743-6
15.-1695-4	15.-1741-5	15.-1742-4	15.-1742-13	15.-1742-22	15.-1743-7
15.-1695-6	15.-1741-6	15.-1742-5	15.-1742-14	15.-1742-23*	15.-1743-8
15.-1695-7	15.-1741-7	15.-1742-6	15.-1742-15	15.-1742-26	15.-1743-11
15.-1695-8	15.-1741-8	15.-1742-7	15.-1742-16	15.-1743-1	
15.-1695-9	15.-1741-9	15.-1742-8	15.-1742-17	15.-1743-2	
15.-1695-10	15.-1741-10	15.-1742-9	15.-1742-18	15.-1743-3	
15.-1741-1	15.-1742-1	15.-1742-10	15.-1742-19	15.-1743-4	

*Well lot

The 51 lots are in the R-2 zoning district, which consists of one to two acre single family residential lots with no commercial properties. Lakeview Road, which serves 49 of the lots, is owned and maintained by the Town of North Salem. The remaining lot is accessed from Delancy Road, a Town road.

The deed for the well lot (15.-1742-23) will be transferred to the Town. Additionally, all existing easements will be assigned to the Town. No new easements will be established. The Town will contract with a private operator to maintain and operate the system.

The SAA currently is not subject to Town of North Salem Town Code Chapter 230, Article I "Town of North Salem Water District Laws". However, as a result of the proposed administration and ownership transfer, the SAA will become part of the "Municipal Water Districts" and subject to Town regulations. The Town Code §230-1 A. will have to be amended to include "Salem Acres Association" as a Town administered water district. All existing conditions not conforming to the Town Code, such as pipe diameters, water meters, or curb box locations, shall be adopted as-is and any future improvements shall be done in conformance with applicable Town Code regulations. It shall be the responsibility of each property owner to provide a suitable device in

**Map, Plan & Report
Salem Acres Association
North Salem, NY**

conformance with §230-40 of the Town Code to prevent collapse or explosion on a water-supplied boiler in the event water is shut off to the supply line.

Proposed Cost and Financing

Because no improvements are proposed, there are no construction costs associated with the transfer of administration. The Town will bear the cost of future maintenance of the water system and the required improvements. The most immediate cost would be meter installation for each property, which is estimated at \$21,000 for the entire system. Water main improvements over the next five years could cost \$217,500. A new reserve well casing over the next 10 years could cost \$10,000.

The SAA water district currently uses a flat fee of \$625.00 per household per year. At 43 properties, the annual income is about \$26,875.00 (excluding 12 Lakeview Road).

The Town already administers three other water districts: Croton Falls Water District, the Candlewood Park Water District, and the Sunset Ridge Water District. Per §230-21 of the Town Code, any existing water meters shall become the property of the Town and all unmetered service connections shall be metered. Each property shall be subject to the annual meter charge per §230-23 of the Town Code. The annual charge for a 1-inch meter is \$14.00. Each water district has unique water rates and Town Code §230-45 "Water Rates" will have to be amended to include the water rates for the proposed SAA water district. The average of the Town Code's annual water rates is \$3.45 per 1,000 gal., minimum rate of 10,000 gal. per year, and \$4.20 per 1,000 gal. thereafter. Using these average values, the anticipated average charge will be \$280.91 per year per property (refer to calculations below). The annual income for the district due to water fees will be about \$12,360.

Average Calculation:

$7,700 \text{ gal. per day} \div 43 \text{ properties} = 179 \text{ gal. per day per property}$

$179 \text{ gal. per day per property} \times 365 \text{ days} = 65,335 \text{ gal. per year per property}$

$10,000 \text{ gal.} \times \$3.45 \text{ per 1,000 gal.} = \$34.50 \text{ per year per property}$

$(65,335 \text{ gal.} - 10,000 \text{ gal.}) \times \$4.20 \text{ per 1,000 gal.} = \$232.41 \text{ per year per property}$

$\$34.50 + \$232.41 + \$14.00 \text{ (annual meter charge)} = \$280.91 \text{ per year per property}$

$\$280.91 \text{ per year per property} \times 44 \text{ properties}^* = \$12,360.00 \text{ per year}$

*44 properties include 12 Lakeview Road

APPENDIX A

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Salem Acres Association		
Project Location (describe, and attach a general location map): Lakeview Road, North Salem, NY		
Brief Description of Proposed Action (include purpose or need): Salem Acres Association (SAA), a unique water improvement area, Public Water System (PWS) ID NY5903466, is currently administered by a home owners association. The members of SAA propose to transfer ownership and administration of the water district to the Town of North Salem. SAA consists of one water supply well, a disinfection system, and a distribution network serving fifty-one properties. Lakeview Road is a loop road off of Delancy Road.		
Name of Applicant/Sponsor: Town of North Salem	Telephone: 914-669-5577 E-Mail: wlucas@northsalemny.org	
Address: 266 Titicus Road		
City/PO: North Salem	State: NY	Zip Code: 10560
Project Contact (if not same as sponsor; give name and title/role): Warren Lucas, Town Supervisor	Telephone: 914-669-5577 E-Mail: wlucas@northsalemny.org	
Address: 266 Titicus Road		
City/PO: North Salem	State: NY	Zip Code: 10560
Property Owner (if not same as sponsor): Salem Acres Association (Michael McGurk, President)	Telephone: 646-529-4289 E-Mail: user586139@aol.com	
Address: Lakeview Road		
City/PO: North Salem	State: NY	Zip Code: 10560

B. Government Approvals**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board Approval	June 2020
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Westchester County Health Department Approval	June 2020
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☒ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

NYC Watershed Boundary

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☒ Yes ☐ No

If Yes, identify the plan(s):

Lot 15.-1695-1 is a protected parcel

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

R-2 (two-acre single family residential)

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? North Salem Central School District

b. What police or other public protection forces serve the project site?

North Salem Police Department

c. Which fire protection and emergency medical services serve the project site?

Croton Falls Fire Department and North Salem Volunteer Ambulance Corps

d. What parks serve the project site?

Ruth Walgreen Franklin & Winifred Fels Sanctuary

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? _____

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned
or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No • Will a line extension within an existing district be necessary to serve the project? <input type="checkbox"/> Yes <input type="checkbox"/> No <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):</p> <p>_____</p> <p>_____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p> <p>_____</p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (impervious surface)</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p> <p>_____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p>_____</p> <p>_____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ <p>_____</p> <ul style="list-style-type: none"> • Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input type="checkbox"/> No 	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>_____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>_____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>_____</p>	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
 ii. If mix of uses, generally describe:

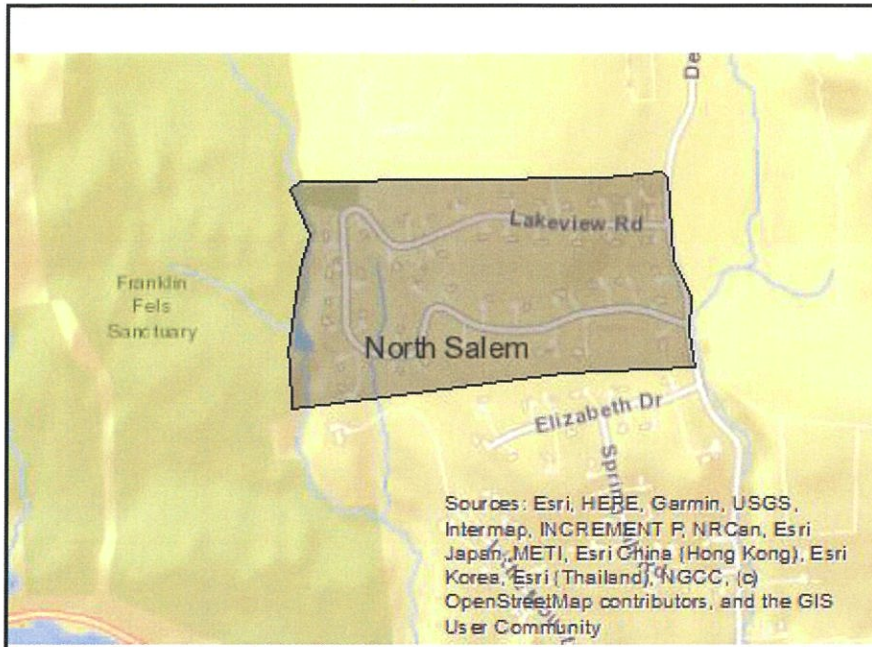
b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

<p>c. Is the project site presently used by members of the community for public recreation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>i. If Yes: explain: _____</p>	
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes,</p> <p>i. Identify Facilities: _____</p>	
<p>e. Does the project site contain an existing dam? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p>ii. Dam's existing hazard classification: _____</p> <p>iii. Provide date and summarize results of last inspection: _____</p>	
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Has the facility been formally closed? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>• If yes, cite sources/documentation: _____</p> <p>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____</p> <p>iii. Describe any development constraints due to the prior solid waste activities: _____</p>	
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____</p>	
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div style="width: 45%;"> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> <p>ii. If site has been subject of RCRA corrective activities, describe control measures: _____</p> <p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, provide DEC ID number(s): _____</p> <p>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p>	

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ % _____ % _____ %	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained: _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes to either i or ii, continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
<ul style="list-style-type: none"> • Streams: Name <u>864-364</u> Classification <u>C</u> • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name <u>Federal Waters, NYS Wetland, Federal Waters, Fe...</u> Approximate Size <u>NYS Wetland (in a...</u> • Wetland No. (if regulated by DEC) <u>L-2</u> 	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. Name of aquifer: _____	

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>Bald Eagle, Northern Long-eared Bat</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: <u>WEST001</u></p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

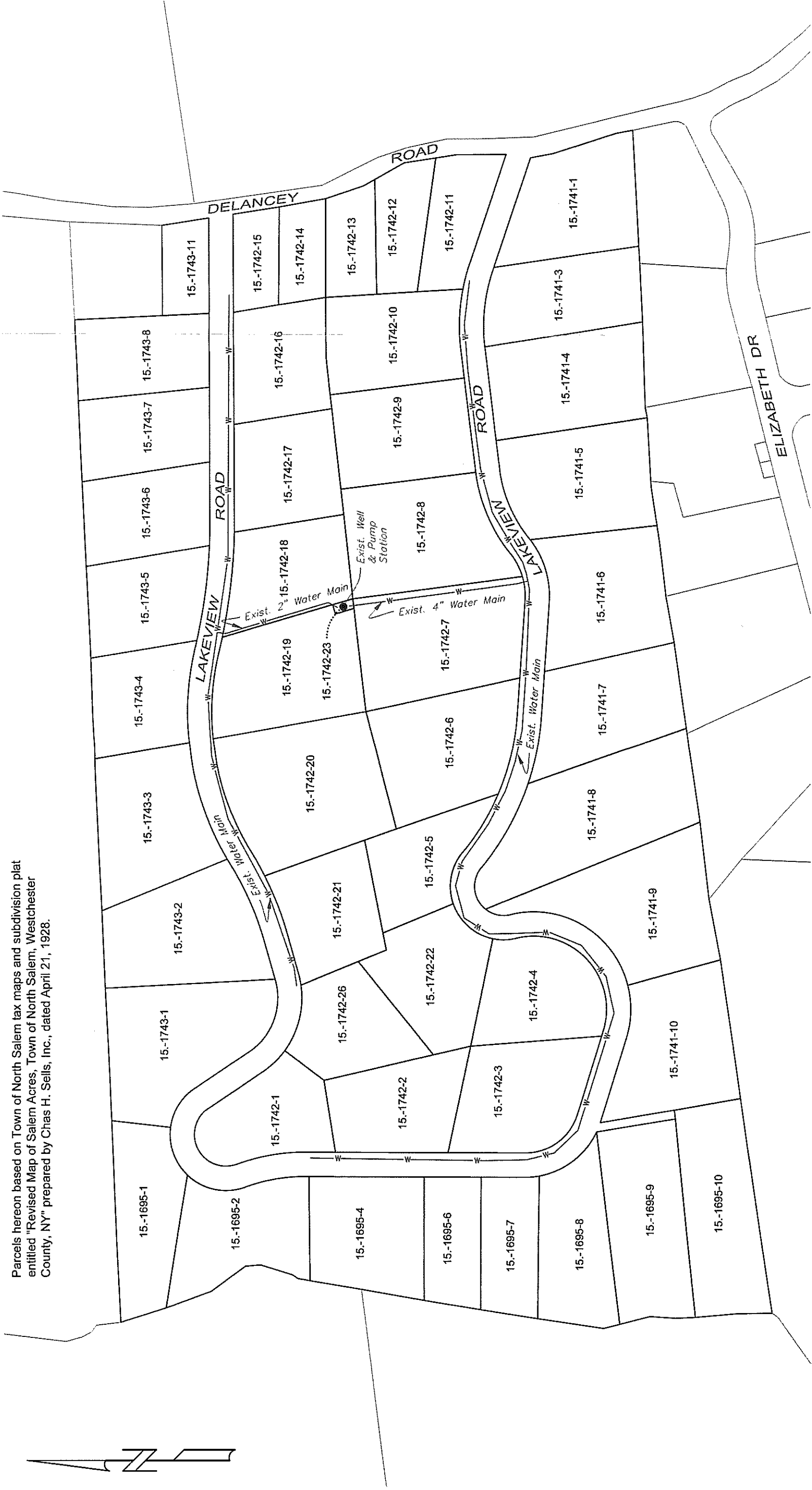


B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	864-364
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):52.8
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	L-2

E.2.n.v. [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Bald Eagle, Northern Long-eared Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	WEST001
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

APPENDIX B

Parcels hereon based on Town of North Salem tax maps and subdivision plat entitled "Revised Map of Salem Acres, Town of North Salem, Westchester County, NY" prepared by Chas H. Sells, Inc., dated April 21, 1928.



Total parcel area to be served by the Salem Acres Water District = 58.6 acres

LEGEND

- PARCEL TO BE SERVED BY THE SALEM ACRES WATER DISTRICT
- EXISTING WATER MAIN (APPROX. LOCATION)

	UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW. THIS PLAN IS NULL AND VOID FOR CONSTRUCTION PURPOSES WITHOUT THE SIGNATURE AND SEAL OF THE DESIGN ENGINEER.		TITLE		SCALE	DATE
	Putnam Business Park 1689 Route 22 Brewster, New York 10509 Tel: (845) 279-2220		PROJECT		DRAWING NO.	SHEET NO.
	1 9/16/20		PROPOSED SALEM ACRES WATER DISTRICT TOWN OF NORTH SALEM, WESTCHESTER COUNTY, NY		-	1 OF 1

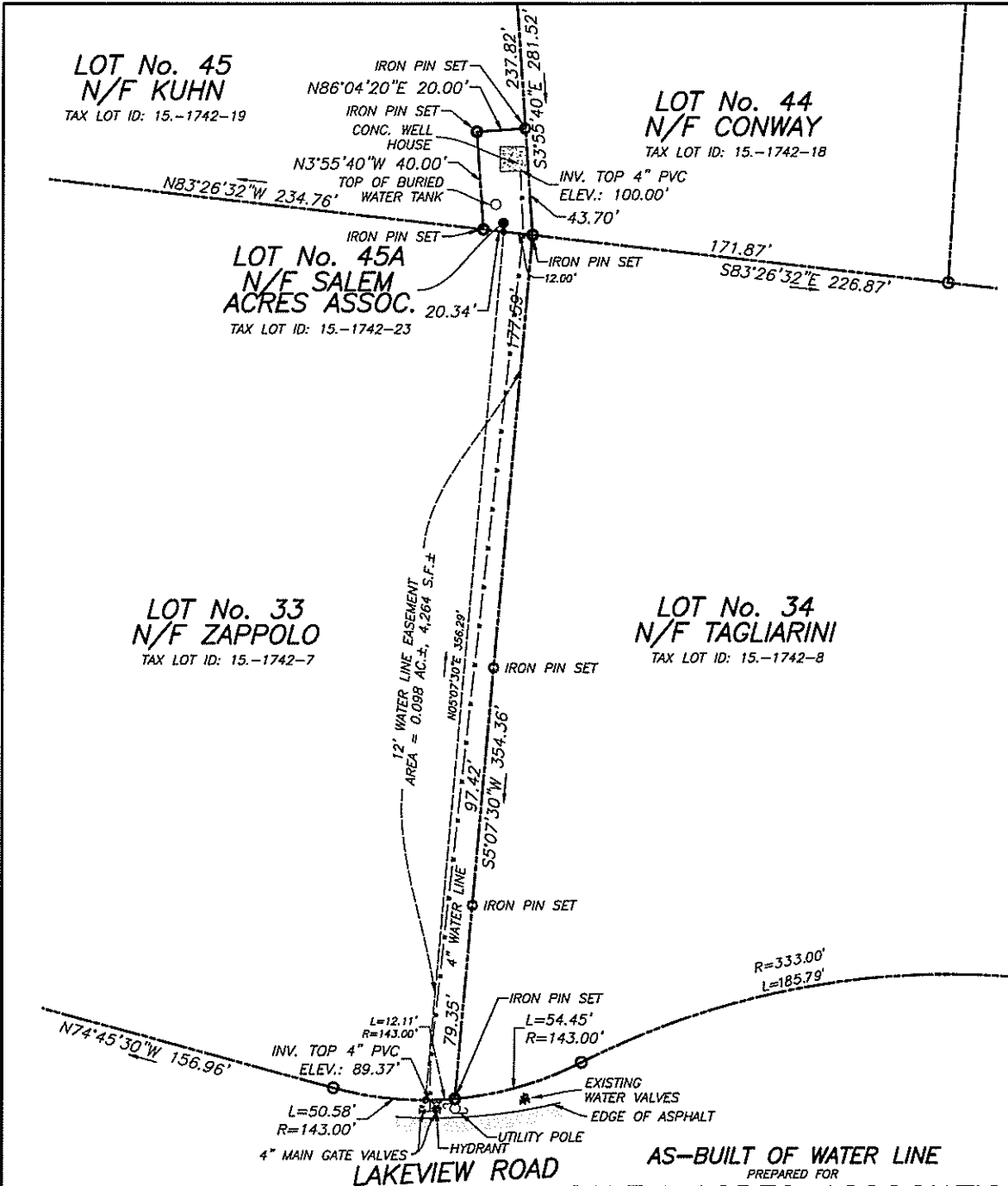
LOT No. 45
N/F KUHN
TAX LOT ID: 15.-1742-19

LOT No. 44
N/F CONWAY
TAX LOT ID: 15.-1742-18

LOT No. 45A
N/F SALEM
ACRES ASSOC.
TAX LOT ID: 15.-1742-23

LOT No. 33
N/F ZAPPOLO
TAX LOT ID: 15.-1742-7

LOT No. 34
N/F TAGLIARINI
TAX LOT ID: 15.-1742-8



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

NOTE:
VERTICAL DATUM ASSUMED

AS SHOWN ON
"REVISED MAP OF SALEM ACRES"
FILED MAP VOL. 67 PAGE 60. FILED 05/10/1928.

SITUATE IN

TOWN OF NORTH SALEM WESTCHESTER CO., N.Y.
SCALE: 1" = 40' SEPTEMBER 20, 2018

LAST REVISED: 10/5/18 (MOVED WATER LINE)
COPYRIGHT © 2018 GEOLOGIC LAND SURVEYING, PLLC ALL RIGHTS RESERVED

SURVEYOR'S SEAL

CERTIFICATIONS INDICATED HEREON SIGNIFY THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY WAS PREPARED AND ON HIS BEHALF TO THE TITLE CO. AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



Appendix B -
Map 2 of 2

EVAN J. FOGLE, P.L.S.
N.Y.S. LICENSE NO. 50873

THE ALTERATION OF SURVEY MAPS BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING, CONFUSING AND NOT IN THE GENERAL WELFARE AND BENEFIT OF THE PUBLIC. LICENSED LAND SURVEYORS SHALL NOT ALTER SURVEY MAPS, SURVEY PLANS OR SURVEY PLATS PREPARED BY OTHERS. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION # 7209 OF THE NEW YORK STATE EDUCATION LAW. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST OR ARE SHOWN HEREON ARE NOT CERTIFIED. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THIS MAP MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEEES.

JOB NO. 15.-1742-23 (SALEM ACRES ASSOCIATION 2018)

APPENDIX C

EXHIBIT C

Town Board Order



TOWN OF NORTH SALEM

Delancey Hall
266 Titicus Road
North Salem, N.Y. 10560

Office of the Town Clerk
Maria C. Hlushko

RESOLUTION #269-20
TO ADOPT A FINAL ORDER IN RELATION TO THE PROPOSED
ESTABLISHMENT OF THE SALEM ACRES WATER DISTRICT IN THE TOWN OF
NORTH SALEM WESTCHESTER COUNTY

Motion made by Supervisor Lucas
Seconded by Councilman Kamenstein

RESOLVED, that the Town Board of the Town of North Salem hereby adopts the attached resolution which was duly put to a vote on roll call, which resulted as follows:

Warren Lucas	voting <u>Aye</u>
Peter Kamenstein	voting <u>Aye</u>
Martin Aronchick	voting <u>Aye</u>
Brent Golisano	voting <u>Aye</u>
Robert Daros	voting <u>Aye</u>

*** see attached ***

Supervisor Lucas - Aye
Councilman Aronchick – Aye
Councilman Daros – Aye
Councilman Golisano – Aye
Councilman Kamenstein – Aye
Resolution Adopted.

I, Maria C. Hlushko, Town Clerk of the Town of North Salem, County of Westchester, State of New York, do certify that the above is a true and exact copy of a Resolution adopted by the Town Board of said Town at a meeting held on November 24, 2020.

Maria C. Hlushko

Maria C. Hlushko, Town Clerk

At a regular meeting of the Town Board of the Town of North Salem at the Town Meeting Room, 66 June Road, North Salem, New York in the Town of North Salem, Westchester County, New York, on the 24th day of November, 2020, at 7:30 p.m., Prevailing Time.

P R E S E N T :

Hon. Warren Lucas
Peter Kamenstein
Martin Aronchick
Brent Golisano
Robert Daros

-----X

In the Matter of the Establishment of the Salem Acres
Water District in the Town of North Salem,
Westchester County, New York, pursuant to Article 12A
of the Town Law.

FINAL ORDER

-----X

WHEREAS, the Town Board of the Town of North Salem, Westchester County, New York, has heretofore duly caused a list of real property tax map designations to be prepared which have been filed in the office of the Town Clerk of said Town in relation to the establishment of a Water District in said Town, to be known as the Salem Acres Water District, which said list of real property tax map designations is attached as **Schedule A**; and

WHEREAS, an order was duly adopted by said Town Board on September 8, 2020, reciting a description of the boundaries of said proposed Salem Acres Water District by tax map designation, the improvement proposed therefor, the manner of operation proposed, the maximum amount proposed to be expended for same and the cost to the typical property, which is a one-family home during the first year of operation, the

fact that said list was on file in the Town Clerk's office for public inspection, and specifying the 13th day of October, 2020, at 7:30 o'clock P.M., Prevailing time, at the Meeting Room, 66 June Road, in North Salem, New York, in said Town, as the time when and the place where said Town Board would meet for the purpose of holding a public hearing to hear all persons interested in the subject thereof concerning the same; and

WHEREAS, such order was duly published and posted in the manner and within the time prescribed by Section 209-d of the Town Law, and proof of such publication and posting has been duly presented to said Town Board; and

WHEREAS, said public hearing was duly held at the time and place set forth in said order, as aforesaid, at which time all persons desiring to be heard were duly heard; and

WHEREAS, following said public hearing, and based upon the evidence given thereat, said Town Board duly adopted a resolution determining in the affirmative all of the questions set forth in subdivision 1 of Section 209-e of the Town Law and an "approval resolution" approving the extension of said Water District, such resolution being adopted subject to permissive referendum; and

WHEREAS, notice of the adoption of said "approval resolution" was duly published and posted in the manner provided by applicable provisions of the Town Law, and proof of said publication and posting has been duly presented to this Town Board; and

WHEREAS, the period of time for the submission and filing of a petition against

said “approval resolution” and requesting a referendum in connection therewith elapsed without such a petition being submitted and filed; and

WHEREAS, the Town Clerk recorded a certified copy of said “approving resolution” with the Clerk of the County of Westchester on _____, 2020.

NOW, THEREFORE, IT IS HEREBY

ORDERED, by the Town Board of the Town of North Salem, Westchester County, New York, as follows:

Section 1. Salem Acres Water District in the Town of North Salem, Westchester County, New York, is hereby established to be bounded and described by real property tax map designations set forth in **Schedule A** attached hereto.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

The question of the adoption of the foregoing order was duly put to a vote on roll call, which resulted as follows:

Councilman Kamenstein	voting <u>Aye</u>
Councilman Aronchick	voting <u>Aye</u>
Councilman Golisano	voting <u>Aye</u>
Councilman Daros	voting <u>Aye</u>
Supervisor Lucas	voting <u>Aye</u>

The order was thereupon declared duly adopted.

* * * *

SCHEDULE A

CERTIFICATION

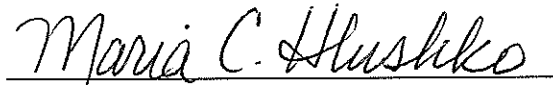
I, MARIA HLUSHKO, the undersigned Clerk of the Town of North Salem, Westchester County, New York, DO HEREBY CERTIFY the following documents attached hereto:

1. Resolution of the Town Board dated November 24, 2020 Adopting a Final Order Establishing the Salem Acres Water District in said Town.

That I have compared the foregoing with the originals thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matter therein referred to.

Dated the 25th day of November, 2020
at North Salem, New York

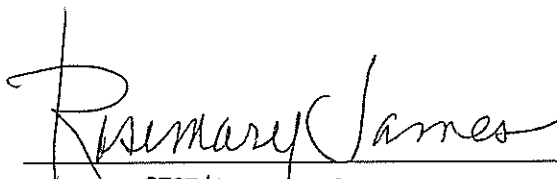
(SEAL)



Maria Hlushko
Town Clerk

STATE OF NEW YORK)
) SS.:
COUNTY OF WESTCHESTER)

On the 25th day of November in the year 2020 before me, the undersigned personally appeared MARIA HLUSHKO, Town Clerk of the Town of North Salem, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Rosemary James
Notary Public - State of New York
No. 01JA6093953 - Qualified in
Putnam County
My Commission Expires June 9, 2023

Notary Public

EXHIBIT D

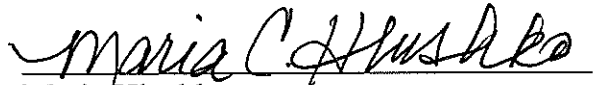
Notice of Permissive Referendum

NOTICE OF PERMISSIVE REFERENDUM

Notice is hereby given, that the Town Board of the Town of North Salem adopted a Resolution at its regular meeting on October 13, 2020, approving the establishment of a Water District in the Town of North Salem to be known as the Salem Acres Water District, the boundaries of which are set forth in Schedule A attached hereto.

This resolution is subject to a permissive referendum in the manner as provided for in Article 7 of the Town Law.

BY ORDER OF THE TOWN BOARD
OF THE TOWN OF NORTH SALEM



Maria Hlushko
Town Clerk

Dated: October 13, 2020
 North Salem, New York

SCHEDULE A

15.-1695-1	15.-1741-3	15.-1742-2	15.-1742-11	15.-1742-20	15.-1743-5
15.-1695-2	15.-1741-4	15.-1742-3	15.-1742-12	15.-1742-21	15.-1743-6
15.-1695-4	15.-1741-5	15.-1742-4	15.-1742-13	15.-1742-22	15.-1743-7
15.-1695-6	15.-1741-6	15.-1742-5	15.-1742-14	15.-1742-23*	15.-1743-8
15.-1695-7	15.-1741-7	15.-1742-6	15.-1742-15	15.-1742-26	15.-1743-11
15.-1695-8	15.-1741-8	15.-1742-7	15.-1742-16	15.-1743-1	
15.-1695-9	15.-1741-9	15.-1742-8	15.-1742-17	15.-1743-2	
15.-1695-10	15.-1741-10	15.-1742-9	15.-1742-18	15.-1743-3	
15.-1741-1	15.-1742-1	15.-1742-10	15.-1742-19	15.-1743-4	

*Well lot

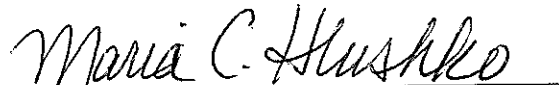
CERTIFICATE OF NO REFERENDUM

I, MARIA HLUSHKO, Town Clerk of the Town of North Salem, do hereby certify as follows:

1. The Town Board of the Town of North Salem conducted a public hearing regarding the establishment of the Salem Acres Water District in said Town on October 13, 2020, pursuant to an Order calling for same, and following said public hearing and based upon the evidence given thereat, said Town Board duly adopted a resolution determining in the affirmative all of the questions set forth in subdivision 1 of Section 209-e of the Town law and an "approval resolution" approving the establishment of said Water District; such resolution being adopted subject to permissive referendum.

2. The Notice of Adoption of said "approval resolution" was duly published and posted in the manner provided by applicable provisions of the Town Law, and proof of said publication and posting was duly presented to the Town Board.

3. The period of time for the filing of a petition against said "approval resolution" and requesting a referendum in connection therewith elapsed without such a petition being filed in accordance with the statutes made and provided.



MARIA HLUSHKO
Town Clerk
Town of North Salem

SEAL



TOWN OF NORTH SALEM

Delancey Hall
266 Titicus Road
North Salem, N.Y. 10560

Office of the Town Clerk
Maria C. Hlushko

RESOLUTION #68-25
TO AUTHORIZE SUPERVISOR TO SIGN AGREEMENT – JOINT PETITION FOR
THE TRANSFER OF WATER SUPPLY ASSETS

Motion made by Supervisor Lucas
Seconded by Councilman Kamenstein

RESOLVED, that the Town Board of the Town of North Salem hereby authorizes the Supervisor to sign a Joint Petition for the Transfer of Water Supply Assets to be submitted to the Public Service Commission as an approval request to transfer all assets of the Salem Acres Association to the Town.

Supervisor Lucas - Aye
Councilman Aronchick – Aye
Councilwoman Daniels – Aye
Councilman Golisano – Aye
Councilman Kamenstein – Aye
Resolution Adopted.

I, Maria C. Hlushko, Town Clerk of the Town of North Salem, County of Westchester, State of New York, do certify that the above is a true and exact copy of a Resolution adopted by the Town Board of said Town at a meeting held on January 28, 2025.



Maria C. Hlushko

Maria C. Hlushko, Town Clerk