

**COMPREHENSIVE PLAN UPDATE (CPU):
BASIC STUDIES UPDATE REPORT AND
CPU GOALS, OBJECTIVES AND STRATEGIES
TOWN OF NORTH SALEM TOWN BOARD**



**PREPARED BY:
Town of North Salem Town Board,
Town of North Salem Planning Board and
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Town of North Salem
Delancey Hall, Town Hall
266 Titicus Road
North Salem, New York 10560**

**Adopted by the Town of North Salem Town Board
on December 12, 2006**

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on December 12, 2006:**

Supervisor Sy Globerman
Councilman Thomas Belcastro
Councilman Christopher Brockmeyer
Councilman Warren Lucas
Councilman Christopher Morley

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INTRODUCTION

The Town of North Salem has worked for several years in a public, consultative process to prepare the Comprehensive Plan Update (CPU), including the Basic Studies Update Report (BSUR), which will be used to guide the changes, growth and development that will occur in the Town in the years ahead.

The CPU Goals, Objectives and Strategies, is the component of the CPU that provides a prioritized, description of the implementation strategies and actions that will guide the growth and development of the Town of North Salem, through the year 2018. In addition to identifying goals, objectives, general strategies and more specific actions, the CPU Goals, Objectives and Strategies (hereinafter referred to as the CPU or the Plan) provides guidance about the necessary focused studies, assessments and analyses anticipated to further develop actual, specific strategies and actions for each area of concern identified herein. Each section contains a subsection that addresses "Development Objectives and Strategies" or implementation strategies and a related description of the necessary assessment or analysis.

The Basic Studies Update Report (BSUR) was prepared to provide a review of existing conditions such as the natural environment, population, housing, land use and other aspects of the Town of North Salem. As a component of the CPU, the BSUR provides an updated statement about the Town's resources and facilities. The Town of North Salem is located in the northeast corner of Westchester County, New York. It is bordered by the State of Connecticut to the east, the Town of Lewisboro to the south, the Town of Somers to the west and the Putnam County Towns of Carmel and Southeast to the north. North Salem is a scenic, rural community that is primarily residential in character with a number of farms and businesses.

A Concept Map, created as part of the CPU, illustrates recently rezoned lands, parcels under consideration for proposed zoning amendments and, based on the CPU text, parcels of land that are recommended for potential future rezoning.

This Plan, including all the component parts identified above, is intended to be an update to the Town of North Salem Master Plan, adopted in 1985 (hereinafter referred to as the "1985 Plan"). The general purposes and specific implementation strategies of this Plan are generally consistent

with the purposes of the 1985 Plan. However, the specific strategies are updated in response to the changing conditions and needs of the Town and the development trends affecting the community and the surrounding region.

The process by which these document were prepared, reviewed, revised and refined over several years is described in the introduction to the CPU Goals, Objectives and Strategies portion of these planning documents. After adoption, and as prioritized by the Town, the planning studies described herein should be conducted and the strategies and actions that are proposed herein should be implemented in the next ten to twelve years. The CPU should be reviewed and updated in ten to twelve years.

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Introduction

As part of the Comprehensive Plan Update (CPU), this Basic Studies Update Report (BSUR) provides an updated statement about the Town's resources and facilities. The Town of North Salem is located in the northeast corner of Westchester County. It is bordered by the State of Connecticut to the east, the Town of Lewisboro to the south, the Town of Somers to the west and the Putnam County Towns of Carmel and Southeast to the north. North Salem is a scenic, rural community that is primarily residential in character with a number of farms and businesses. A map of the Town's borders and streets is provided at the end of this BSUR.

North Salem's physical characteristics present both opportunities and limitations to land use and development. These physical characteristics, the objectives of the Master Plan adopted in 1985 and accomplishments since that time, the community's population and facilities and many other characteristics of the Town are highlighted in this BSUR.

The Town has experienced moderate rates of population growth in the last two decades and land development and housing construction has proceeded consistently over time. The Town's development patterns are related to, among many factors, the Master Plan adopted in 1985 (hereinafter the 1985 Master Plan or 1985 Plan), the resulting Zoning Ordinance and certain regional influences.

North Salem Comprehensive Planning In Context

The future of the Town of North Salem is influenced by outside forces as much as by local decision-making. For example, regional influences such as the New York City Watershed; the New York City metropolitan area real estate market; housing demand in Westchester County and other regional forces all play roles in whether or how land is developed in North Salem. Similarly, New York State laws, regulations and policies affect North Salem's future including New York State Department of Transportation planning for improvement of state highways and related intersections and New York State Department of Environmental Conservation (NYSDEC) requirements regarding stormwater management.

The effect of commuter travel patterns on the Town are in part the result of a lack of affordable housing in the North County towns of Westchester coupled with the increased time that commuters spend traveling to and from jobs including increased numbers of jobs in the North County (*Mission Possible*, www.westchestergov.com). Long-distance commuting, including to and from New York City, the Central County and the North County can affect air quality, the cost of maintaining roads, and cause worsening traffic problems.

Within Westchester County, the northern Towns (referred to as the North County by Westchester County's *Patterns*) contain more open land, which means there is the potential for preservation and also there is more pressure for development. Therefore the local framework of planning policies, programs, regulations and review procedures must be well-coordinated to provide balance between the pressures for land development and natural resource protection as well as how regional and state influences agree or are in conflict with local goals and objectives. The BSUR starts with an overview of the local goals and objectives as stated in the 1985 Master Plan including a review of the specific objectives and implementation strategies and whether certain items were addressed or remain to be pursued.

Master Plan Adopted in 1985

The Town of North Salem Master Plan that was adopted in 1985 (hereinafter the 1985 Master Plan, the 1985 Plan) involved the work of the Town's Planning Board and Town Board with the assistance of its planning consultant. The 1985 Master Plan included a "Master Plan Map" that illustrates the Land Use Plan, a key part of the Plan's text. The Plan "sets forth a future development policy for the Town", which is intended to guide growth "over the next several years". The 1985 Master Plan involved an initial phase resulting in the Basic Studies Update report providing an analysis of physical resources, population, land use, the transportation system, community facilities, utilities and other issues. A series of maps were prepared for use by decision-makers and the consultant involved in the preparation of the Basic Studies Update, however, these are large scale maps and were not produced at smaller scales to be included in the plan. As noted above, the 1985 Plan included a Land Use Plan.

After an assessment of the Town's existing resources and systems, the Master Plan sections on "Development Goals and Objectives", the Land Use Plan and other sections stated the objectives as outlined in the table below.

The last phase of the planning process, which was to be "presented in subsequent documents", described the mechanisms for implementing the Master Plan in more detail. These implementation methods, which are described below under "Plan Implementation", include a proposal to do a "comprehensive revision of the existing zoning" and changes to existing subdivision regulations and other implementation measures. These measures are described in the plan, however, they were developed, reviewed and, as appropriate, adopted in later years.

Status of 1985 Master Plan Goals, Objectives and Implementation

North Salem's 1985 Master Plan contained numerous general development goals and objectives and then more specific plan objectives and strategies, which are summarized, described and paraphrased in the table below. The table indicates whether specified goals and objectives were addressed by the Town after adoption of the 1985 Plan and notes pertinent information, projects and dates, where appropriate.

Goals, objectives and implementation actions of the 1985 Master Plan	Status, implementation and/or comments
DEVELOPMENT GOALS	
<ul style="list-style-type: none"> ● Guide population growth and development in North Salem so as to maintain the Town's rural character. ● Establish adequate land use planning policies and development standards to ensure a balanced and orderly pattern of future growth and economic stability. ● Formulate Town land use development policies to ensure that the future growth is coordinated with the town's ability to provide adequate community facilities and services. ● Accommodate North Salem's present and future population by encouraging the development of an appropriate variety and quantity of sound housing which will serve various age groups, in accordance with local, county and regional considerations. ● Encourage the orderly but limited expansion and addition of land uses consistent with the predominant character of the community. ● Provide for a safe, adequate and an efficient roadway network that will serve the various types and intensities of traffic generated by the proposed pattern of land use within the town. ● Preserve the historic features and sites of North Salem, which give it a pleasant, rural setting and which serve to enhance the appearance of the town. ● Preserve the natural features of North Salem - its parks, lakes, ponds, waterways and wooded hills - which give it a pleasant, open setting and which serve, collectively as an attractive background for the more developed areas of the Town and the region. 	<p>These goals were modified and re-stated in the Town's Zoning Ordinance adopted in 1987 as purposes of the zoning.</p> <p>These goals also provide general guideposts for many other local laws and regulations adopted after the 1985 Master Plan, which are addressed in more detail below.</p>

Goals, objectives and implementation actions of the 1985 Master Plan	Status, implementation and/or comments
<ul style="list-style-type: none"> ● Provide for the control of environmental degradation and establish high standards of environmental quality in public and private development. ● Provide a pleasant community in which people can live, work and pursue leisure activities. ● Protect and preserve surface and subsurface water so as to ensure an adequate supply of potable water. 	See comments above.
DEVELOPMENT OBJECTIVES	
<ul style="list-style-type: none"> ● Preserve, rehabilitate and strengthen existing activity centers such as the Croton Falls Central Business District (CBD). 	<p>These objectives are addressed in the more specific objectives and strategies stated in the Land Use Plan and other parts of the 1985 Plan below.</p> <p>These objectives also provide general guideposts for many other local laws and regulations adopted after the 1985 Master Plan, which are addressed in more detail below.</p>
<ul style="list-style-type: none"> ● Discourage the development of viable agricultural land through one or more land use control techniques. 	
<ul style="list-style-type: none"> ● Encourage higher density development to locate in or adjacent to existing activity centers. As a corollary, concentrate higher density uses predominantly within the I-684 corridor. 	
<ul style="list-style-type: none"> ● Provide adequate areas to house the anticipated Town population with a variety of housing types and densities. 	
<ul style="list-style-type: none"> ● Provide continued opportunities for hamlet-oriented convenience shopping facilities in well-defined and contained areas. 	
<ul style="list-style-type: none"> ● Provide limited areas for the expansion and addition of nonresidential land use development in order to provide for necessary community facilities. 	
<ul style="list-style-type: none"> ● Discourage random and scattered commercial development in order to insure maximum traffic safety as well as the economic vitality of Croton Falls, Purdys and Peach Lake. 	
<ul style="list-style-type: none"> ● Develop a system of primary transportation-utility areas to aid in clustering growth, thus preserving the natural environment as much as possible. 	

<ul style="list-style-type: none"> ● Preserve and rehabilitate the existing circulation system to maintain the links between major population concentrations and the regional network, and each other. 	
<ul style="list-style-type: none"> ● Discourage strip residential and commercial development; develop within a circulation network composed of collector and local roads, rather than along major circulation routes. 	
<ul style="list-style-type: none"> ● Phase development to coincide with available utilities and services, thereby minimizing the fiscal burden to the existing community. 	
<ul style="list-style-type: none"> ● Provide adequate recreational, educational and cultural facilities and services to meet the varied needs of all segments of the population. 	
<ul style="list-style-type: none"> ● Protect and preserve special natural resources, areas and vistas, unique geological and open space areas, floodplains, key water bodies and watersheds, and other environmentally sensitive features. 	
<ul style="list-style-type: none"> ● Develop an open space system which will provide connections between distinct open space areas. 	
<ul style="list-style-type: none"> ● Protect and foster the Town’s heritage through the identification and preservation of historic areas, landmarks, sites and structures. 	
Goals, objectives and implementation actions of the 1985 Master Plan	Status, implementation and/or comments
LAND USE PLAN	
Residential Uses	
<p><u>Rural Density Residential</u> - This type of land use is proposed in the 1985 Master Plan for areas where central water and sewer services are not likely to be available and where the land is characterized by significant environmental constraints (substandard soils and topographic conditions), which represents the predominant character of the Town. The recommended density is one unit per four acres with single-family dwellings on individual lots as the predominant land use.</p>	<p>The Zoning Ordinance and Map, adopted on March 10, 1987 created the R-4 zoning district, which covers most of the Town.</p>

Goals, objectives and implementation actions of the 1985 Master Plan	Status, implementation and/or comments
<p><u>Low Density Residential (without utilities)</u> - This type of land use is also proposed in the 1985 Plan for areas where central water and sewer services are not likely to be available and where the land is characterized by slightly less significant environmental constraints (substandard soils and other topographic conditions). Street access is available or new street development is more feasible. The recommended density is one unit per two acres with single-family dwellings on individual lots as the predominant land use.</p>	<p>The 1987 Zoning Ordinance and Map created the R-2 zoning district, which covers significant areas of the Town, including some established neighborhoods.</p>
<p><u>Low Density Residential (with utilities)</u> - This type of land use is proposed in the 1985 Plan for areas where it may be feasible to develop public sewer services. Street access is available or new street development is more feasible. The recommended density is one unit per acre with public sewers or one unit per two acres without sewer service with single-family dwellings on individual lots as the predominant land use.</p>	<p>The 1987 Zoning Ordinance and Map created the R-1 zoning district, which covers many existing neighborhoods and other sites in the Town.</p>
<p><u>Medium Density Residential</u> - This type of land use is proposed in the 1985 Plan to create a variety of housing types and for areas where major links to the Town's street system are available. This land use is also located near key community facilities and services. The recommended density is one unit per one-half acre with the possibility or potential for development of public sewers with single-family dwellings on individual lots as the predominant land use.</p>	<p>The 1987 Zoning Ordinance and Map created the R-1/2 zoning district, which covers several of the Town's existing neighborhoods.</p>
<p><u>Medium-High Density Residential</u> - This type of land use is proposed in the 1985 Plan for areas that have the potential for public sewer service and where there are major links to the Town's street system. This land use is also located near key community facilities and services. The recommended density is four units per acre for development of multifamily dwellings. This density is proposed for a few distinct areas on the Master Plan map.</p>	<p>The 1987 Zoning Ordinance and Map created the R-1/4 zoning district, which covers two undeveloped sites. In 2000 and 2001, Zoning Ordinance amendments were adopted to address the Continental Decision.</p>

Goals, objectives and implementation actions of the 1985 Master Plan	Status, implementation and/or comments
Nonresidential Land Uses	
<p><u>Commercial Uses</u> - This section of the 1985 Plan recognizes Croton Falls as the principal area of Town for businesses and services. Only neighborhood shopping is recommended outside of Croton Falls.</p>	<p>The 1987 Zoning Ordinance and Map created the GB (General Business) zoning district, which covers the Croton Falls central business area.</p>
<p><u>Neighborhood Shopping</u> - The areas of Purdys, Peach Lake and Salem Center are intended to provide neighborhood shopping, which is considered to be convenience shopping and services for the nearby residential community.</p>	<p>The 1987 Zoning Ordinance and Map created the NB (Neighborhood Business) zoning district, located in the Purdys, Peach Lake and Salem Center areas.</p>
<p><u>Research-Office Uses</u> - Office and research development is recommended to balance land use in the Town. The location relates to suitable access and availability of utilities, environmental considerations and compatibility with surrounding land uses. The Fields Lane area is recommended as it has some research-office development, potential for County sewer service and access to I-684.</p>	<p>The 1987 Zoning Ordinance and Map created the RO (Research-Office) zoning district, which is located along Fields Lane.</p>
<p><u>Public and Semi-Public Uses</u> - These existing land uses are identified on the Master Plan Map, however, there are no stated objectives in this section.</p>	
<p><u>Recreation Uses</u> - The Land Use Plan identifies existing recreational facilities (Mountain Lakes Camp, Joe Borhdrum Park and “Purdys Field”), which are recommended for protection from development. The creation of two additional Town parks is recommended at the corner of June and Bloomer Road and a small park at the corner of June and Titicus Roads.</p>	<p>Mountain Lakes, Borhdrum and “Purdys Field” remain in use as recreation facilities. Parks were <u>not</u> created at the June/Bloomer Roads and June/Titicus Roads locations. However, the new Town park, Volunteers Park was created on June Road. Additional objectives are addressed with the adoption of various regulations (see Open Space and Recreation Plan below).</p>

Goals, objectives and implementation actions of the 1985 Master Plan	Status, implementation and/or comments
<p><u>Open Space</u> - The Master Plan Map identifies areas for open space, recommending these areas be precluded from development or regulated by strict environmental controls. These are areas of steep slopes, wetlands and other areas of ecological significance. Clustering or easement acquisition are recommended methods for retaining open space for protecting environmental resources and North Salem’s rural character.</p>	<p>The Zoning Ordinance includes provisions for Average Density subdivisions with provisions for retaining resulting open space.</p>
CIRCULATION AND TRANSPORTATION PLAN	
Circulation System	
<p><u>Limited Access Highways</u> - This section recognizes Interstate Route 684 (I-684) as a limited access highway. No recommendations are stated in this section.</p>	
<p><u>Major Roads</u> - These roads connect secondary and collector roads to limited access highways, link North Salem with surrounding communities and distribute traffic within the Town between the population centers. Major Roads include Titicus Road (NYS Route 116), NYS Route 22, June Road (WC Route 310, formerly NYS Route 124), Grant/Peach Lake Road (NYS Route 121), Hardscrabble/Bloomer Road and Mills Road. It is recommended that direct land service from these roads should be limited.</p>	<p>The Town’s subdivision regulations contains standard that attempt to limit direct access from these roads.</p>
<p><u>Collector Roads</u> - These roads connect local roads to other roads in the circulation system, but are not designed for major circulation. Collector Roads include Delancey, Bogtown and Nash Roads and the neighborhood roads consisting of Daniel Road, Sunset Drive, Overlook and Oak Ridge Roads. No recommendations are stated in this section.</p>	<p>The Town’s regulations for the subdivision of land define various types of roads and provide standards for construction or improvement, as appropriate.</p>
<p><u>Local Roads</u> - These roads serve individual properties and are not designed for through traffic. No recommendations are stated in this section.</p>	<p>See comment above.</p>

Goals, objectives and implementation actions of the 1985 Master Plan	Status, implementation and/or comments
Recommended Improvements to Circulation System	
The introductory section recommends improvements to the Town's Roads including upgrading of existing roads, including widening some roads and the construction of new roads.	
Mills Road is recommended for widening to a basic standard, for example to the standard of 24 feet of pavement width and 6 foot wide shoulders for each lane.	Mills Road was not widened. This would involve acquiring land on one or both sides of the road.
Another critical section that requires improvement is Grant Road/Hawley Road.	This intersection was not improved and a concern remains about the speed limit in the area
Regional level, capacity deficient intersections which are recommended for improvements include:	
- Route 22/Hardscrabble Road-changes for traffic capacity, widening, realignment and signalization are indicated.	Intersection was improved and traffic light added in 1990.
- Route 116/I-684 off-ramp-signalization is needed	Off-ramp improvements were completed in 2005.
- Route 22/Route 116 (Eastern part)-revamping intersection and signalization are recommended.	There have been no improvements to this intersection.
- I-684/Hardscrabble Road Interchange-State review and implementation of necessary improvements are recommended, which might include on-off ramps at Route 116.	Southbound off and on-ramps were improved and traffic lights were installed. Northern ramps were not improved.
- Route 22/Route 116 (Western part)-Traffic signal control to allow eastbound traffic to enter Route 22 is recommended.	Intersection was improved and traffic light added in 2005.
- Route 116/Route 121-Revamping of this intersection is needed to improve sight distance and grades.	Intersection was not improved.
- Route 116/June Road-Improvements for safety, widening and realignment of Titicus Road (Route 116) are needed to eliminate grades and curves that limit sight distance.	Route 116 was not improved.

Goals, objectives and implementation actions of the 1985 Master Plan	Status, implementation and/or comments
- Route 116/Oak Ridge Road-Improvements are needed on this section of Route 116 near Oak Ridge to eliminate steep grades and curves that limit sight distance.	Route 116 was not improved.
- Route 22-Road-Realignment of the road is needed on the vicinity of the former Purdys School (Westchester Exceptional Children’s school) to improve sight distance.	Route 22 was not improved except at intersection noted above.
- Route 22 (Candlewood Park area)-Widening and realignment of the road are needed on this section of the road to safely accommodate two-way traffic.	Route 22 was not improved except at intersection noted above.
<p>COMMUNITY FACILITIES AND PUBLIC UTILITIES PLAN</p> <p>Note: Headings are included below only for sections in which objectives were stated that involved public facilities and utilities.</p>	
<p><u>Cultural facilities</u> - The Town should make a comprehensive inventory of historically and architecturally significant buildings and sites. The Town should consider establishing historic districts and preserving historic landmarks.</p>	<p>The Historic Preservation Law adopted in 1984, was superceded by the Landmark and Historic Preservation Law, adopted in 1995. Nineteen properties have been designated as landmarks.</p>
<p><u>Public Buildings</u> - The second floor of the Town Hall (Delancey) should be relocated to be accessible to handicapped persons.</p> <p>The Town should undertake a study to address Highway Department facility inadequacy and salt storage problems to analyze solutions to these problems.</p>	<p>Both Delancey Hall and Lobdell House are accessible to disabled persons.</p> <p>A new salt storage facility is located on June Road near the High School.</p>
<p><u>Water Supply</u> - Because of residents dependence on primarily individual water supply systems (wells), the type and magnitude of development should be regulated in areas that provide for recharge of groundwater supplies.</p>	<p>The Town’s residential zoning consists of primarily rural to low-density districts.</p>

Goals, objectives and implementation actions of the 1985 Master Plan	Status, implementation and/or comments
OPEN SPACE AND RECREATION PLAN	
<u>Open Space</u>	
As part of a number of proposed techniques to protect open space, the creation of flood plain zoning is proposed.	Flood Damage Prevention regulations were adopted in July 1989.
One of the other proposed techniques to protect open space is the use of the subdivision regulations to obtain dedicated open space and the use of cluster.	An amendment to the subdivision regulations regarding the suitability of set asides for parkland was adopted in March of 1996.
Another of the recommended techniques to protect open space is the creation of wetland regulations.	Freshwater Wetland regulations were adopted in March, 1987.
Another of the recommended techniques to protect open space is the purchase of conservation easements or development rights.	The Conservation Easements regulations were adopted in May, 1987.
Another of the recommended techniques to protect open space is the creation of an agricultural district.	Representatives of the Town worked with the Westchester County Planning Department. Agricultural District No. 1 was certified by the NYS Commis. of Agriculture and Markets in July 2001.
<u>Recreation</u>	
As a priority, The Town should emphasize the provision of additional Town-owned recreation properties and the provision of sites for active, rather than passive recreation.	The Town obtained a parcel of land on June Road, which was developed as Volunteers Park.
PLAN IMPLEMENTATION	
This section indicates that the proposals and objectives stated in the 1985 Plan will be implemented after the plan is adopted and that the plan does not change any zoning or assure implementation of the ideas stated therein.	The details of zoning and land use controls, the official map and information collection for capital improvements were to be provided after the adoption of the Master Plan.

Goals, objectives and implementation actions of the 1985 Master Plan	Status, implementation and/or comments
ZONING ORDINANCE AND LAND USE CONTROLS	
Several of the recommended changes to the Town’s zoning and other land use controls are described generally in the plan. A comprehensive revision of the existing zoning (adopted 1965) is recommended	The Zoning Ordinance was adopted in March, 1987 and there have been a number of amendments up to 2003. Various amendments to the subdivision regulations were adopted in 1993, 1996 and 1999.
FRESHWATER WETLANDS PROTECTION ORDINANCE	
The adoption of a local wetlands protection ordinance is recommended for the preservation, protection and conservation of wetlands and watercourses.	The Freshwater Wetlands law was adopted in March, 1987.
OFFICIAL MAP	
The adoption of an Official Map, showing streets, parks and drainage systems, is recommended.	An Official Map was adopted.
CAPITAL IMPROVEMENT PROGRAM	
This section of the 1985 Master Plan recommends that a Capital Improvement Program should be developed and describes how such a program should be undertaken.	Although a road paving program was implemented, a written Capital Improvement Program was not developed.

Additional Laws and Regulations Enacted by the Town

A number of local laws and regulations were adopted by the Town of North Salem that were not anticipated in 1985 Master Plan. These are outlined in chronological order in the table below:

Date adopted (month/year)	North Salem Code Chapter	Description of Code Chapter Addition or Amendment
3/1987	Chapter 189	Addition of regulations for Sand and Gravel Excavation and Tree Removal; amended in its entirety in 9/1995

Date adopted (month/year)	North Salem Code Chapter	Description of Code Chapter Addition or Amendment
11/1987	Chapter A267	Site Development Plan Rules and Regulations were adopted
3/1996 & 12/1996	Chapter 200	Significant amendments were made to the Subdivision of Land regulations regarding design and development standards, plan requirements and review procedures
2/1999	Chapter 48	Added regulations regarding Blasting and Explosives (repealed former regulations)
3/1999	Chapter 89	Added regulations regarding the delivery of fill
12/2000	Chapter 131	Addition of regulations regarding Historic Road Preservation for designation and preservation of such roads
3/2005	Chapter 20	Added chapter adopting the Westchester County Greenway Compact Plan and related changes in the Zoning Ordinance and subdivision regulations

Westchester County *Patterns* and Implications

As discussed above, the future of North Salem is influenced by outside forces such as the New York City Watershed and other state and regional regulations and agencies. The Westchester County Planning Board is one such agency. The Westchester County Planning Board adopted *Patterns for Westchester: The Land and the People* (hereinafter *Patterns*) in 1996 as a policy framework to guide the physical development of the County. *Patterns* provides long range planning policies from the County’s perspective for use by the County, the private sector and local municipalities in considering growth, development, land acquisition, infrastructure and other improvements. *Patterns* recognizes the need to balance economic considerations with protection of natural resources. *Patterns* includes an array of approaches for local and county governments to “implement their common goals of serving people, conserving land and water, and assuring economic growth”.

Through the northwestern area of North Salem runs Interstate 684 (I-684), considered by *Patterns* to be a “Principal Corridor”, which serves as a major transportation route, a scenic corridor and an avenue for development. The *Patterns* map similarly identifies lands alongside I-684 as having “Open space Character”. The “Areas of Open Space Character” are lands that add to open space character but are not specifically protected and may include low density areas.

The “north county” area and its corridors are identified as parts of the county where there are opportunities for development. *Patterns* recommends that zoning and design techniques must be used to address the potential for development of privately-owned lands to retain open space character.

The *Patterns* map recommends Low Density Rural (LDR 0-2) for most of the Town of North Salem, however, Medium Density Suburban (MDS 1-3, 2-4 and 3-5) development is recommended for the western areas of Town, including Croton Falls and Purdys, and for the areas around Peach Lake. These development density categories, which address both residential and non-residential land uses, provide recommended Floor Area Ratios (FAR, or Floor Area per Lot Area) and densities (GRD or Gross Residential Density) as follows:

LDR 0-2/0.0125-0.05 FAR - This density is recommended for most of the Town. This category is equivalent to 0-2 dwelling units per acre (du/acre) or 0.625% to 2.5% building coverage (building footprint) assuming 2-story development.

MDS 1-3/0.025-0.1 FAR - This density is recommended for primarily neighborhood areas on the western side of Town, including areas outside of Croton Falls, Purdys and north of, but outside of Golden’s Bridge. These areas are aligned with, but setback from the NYS Route 22 and I-684 corridors. It also includes areas along Hardscrabble Road just east of Croton Falls. This category is equivalent to 1-3 du/acre or 1.25% to 5% building coverage (building footprint) assuming 2-story development.

MDS 2-4/0.05-0.2 FAR - The alignment of this density category is similar to the MDS 1-3 category as it is also recommended for primarily neighborhood areas on the western side of Town, but includes areas immediately surrounding Croton Falls, Purdys and north of, but outside of Golden’s Bridge. These areas are aligned with and adjacent to the NYS Route 22 and I-684 corridors. It also includes areas surrounding Peach Lake. This category is equivalent to 2-7 dwelling units per acre (du/acre) or 2.5% to 10% building coverage (building footprint) assuming 2-story development.

MDS 3-5/0.1-0.4 FAR - This density category is recommended for central areas of Croton Falls and Purdys and a long area adjacent to and on the east side of the I-684 corridor. This category is equivalent to 3-13 dwelling units per acre (du/acre) or 5% to 20% building coverage (building footprint) assuming 2-story development.

Patterns also recommends channeling development to existing centers such as Croton Falls and Purdys, which are recognized by the County as Hamlets. North Salem also recognizes smaller centers as local hamlets including Peach Lake, Salem Center and North Salem. *Patterns* expresses the need to nurture the economy using available resources to attract and support businesses, provide a variety of housing and improving transportation and infrastructure. These policies also address the need to preserve natural resources and open space and to enhance and provide access to recreational, educational, cultural and historical facilities.

There are other regional planning efforts such as the Croton Watershed Plan and the Westchester County Affordable Housing Allocation Plan that affect North Salem's ongoing planning efforts that are addressed later in this BSUR. Similarly, the New York State requirements for municipal management of stormwater (Stormwater Phase II), which also affect North Salem's planning, are also addressed later in regard to water resources.

Westchester County *Greenprint*

In March of 2005, the Town of North Salem enacted a local law to adopt the Westchester County Greenway Compact Plan, also known as *The Greenprint for a Sustainable Future...The Westchester Way*. *Greenprint* was prepared by Westchester County in accordance with the New York legislation known as the Hudson River Valley Greenway Act of 1991. As part of the local law, the Town created the new Code Chapter 20 and made amendments to the Code of the Town of North Salem, Chapter 200, Subdivision of Land (the subdivision regulations), and Chapter 250, Zoning (the Zoning Ordinance) to make reference to the Westchester County Greenway Plan and the Greenway Criteria as part of the review of applications for land development.

The proposed local law includes language indicating that the policies and principles of *The Greenprint* will supplement other established land use policies in the Town. In its discretionary actions in review of site development plans and under the subdivision regulations, the Planning Board will consider the stated policies, principles and guides of *The Greenprint*, and the Greenway Criteria, as appropriate. The Greenway Criteria promote natural and cultural resource protection, regional planning, compatible economic development (agriculture, tourism and revitalization of community centers), public access to natural and cultural resources and heritage and environmental education.

Similarly, because reference to the Greenway Compact will be included in the stated purposes of the Zoning Ordinance, decision-making governed by the Town's zoning will also consider the stated policies, principles and guides of *The Greenprint*, and the Greenway Criteria, as appropriate.

Greenprint follows the format and many of the policies of Westchester County's *Patterns*, which is described in the above section. There are twelve policies from *Patterns* that provide the foundation for *Greenprint*. These policies encourage the channeling of development to existing centers, including Hamlets, existing infrastructure and the use and enhancement of the county's corridors (such as I-684). A "diverse and interconnected system of open space", including parks, and the preservation of natural resources is recommended. The economic climate is an important aspect of *Patterns* that is included in *Greenprint*, which recognizes the need to improve infrastructure and provide support for affordable housing and business enterprises. The provision of transportation alternatives and the protection of educational, historical and cultural resources are indicated to enhance residents' quality of life. Also addressed in these policies is encouragement to participate in inter-municipal and regional planning efforts.

Westchester County *Agriculture and Farmland Protection Plan*

In May 2004, the Westchester County Planning Department worked with the Agriculture and Farmland Protection Board (AFPB) to conclude their development of the ***Westchester County Agriculture and Farmland Protection Plan*** (hereinafter the Agriculture Plan). The purpose of the Agriculture Plan is to “enhance agriculture in the County and protect its farmland in accordance with Article 25AAA of the New York State Agriculture and Markets law”. The majority of farm land and agricultural district properties are located in northern Westchester County with a significant portion located in the Town of North Salem. A summarized version of the Agriculture Plan can be viewed on the County’s website at www.westchestergov.com on the Planning Department webpage under environmental planning.

The Agriculture Plan’s recommendations and actions will be implemented by the AFBP in cooperation with the Westchester County Planning Department, Cornell Cooperative Extension, East of Hudson Watershed Agricultural Council (WAC) and municipalities in Westchester. The following general recommendations are set forth in the Agriculture Plan:

- Develop a public outreach program;
- Strengthen the Westchester County Agricultural District;
- Plan for agriculture at the local level;
- Continue to expand use of Best Management Practices on farmland;
- Explore participation in purchase of development rights program;
- Use the Strategic Farmland Map as a link to Croton Watershed Planning; and
- Support Westchester County’s current and future agricultural entrepreneurs.

North Salem will participate in activities initiated under the Agriculture Plan. The CPU describes North Salem’s objectives with regard to agriculture primarily in Section 1.1 regarding “desirable non-residential uses”. Agriculture is also discussed in the CPU in regard to natural resources (Section 7), open space (Section 9) and visual resources and community character (Section 10). The Town has already begun to plan for agriculture at the local level. The zoning ordinance amendment adopted in 2003, which exempted agricultural operations from the requirement for site development plan, review greatly facilitates the development of new farms and continuation of existing farms.

Physical Resources

The 1985 Master Plan Basic Studies Update Report provided an overview of the Town's physical characteristics. These are in essence the Town's underlying natural resources, the base on which all of the Town's land uses, development and natural and scenic features are situated. The narrative provided below addresses the Town's subsurface and surface geology, topography and water resources and thus provides a similar survey. Maps are provided at the end of this Basic Studies Update Report (BSUR) that illustrate many of these features.

It should be noted that some of the information about the Town's natural resources is based on text excerpted from the "Draft Generic Environmental Impact Statement (DGEIS) for the Zoning Ordinance Amendments Proposed to Address the Continental Decision", which was prepared for the Town by their Planning Consultant, Matthew D. Rudikoff Associates, dated July 28, 1998. The DGEIS text has been paraphrased, updated and edited as necessary. A note regarding further use of the DGEIS text will be provided in later sections of this Basic Studies Update, as appropriate.

Subsurface Geology/Bedrock

The Town of North Salem and indeed most of Northern Westchester County is underlain by various rock types that vary substantially in mineral composition and age. Collectively, these rocks are largely of metamorphic origin (formed from preexisting rocks that have been mineralogically altered by subsurface heating), but also include rocks of igneous origin (formed from solidification of once molten minerals; i.e., magma). These rocks are highly folded and faulted (prominently fractured along vertical planes) in various locations throughout the Town and range in geologic age from Precambrian (more than 600 million years old) to Upper Devonian (approximately 350 million years old).

The underlying bedrock formations were tightly folded and metamorphosed during a period of mountain building and crustal upheaval (the Taconian Orogeny) which took place about 450 million years ago. The folded and faulted character of regional bedrock is manifested in the topography of North Salem which consists of many small, rolling to steep hills and ridges bisected by streams and narrow river valleys. In several areas of the Town the river valleys are expanded into broad tracts of wetlands.

Bedrock types underlying the Town of North Salem are generally more than 1,000 feet thick and are comprised largely of three principal formations, namely (in order of oldest to most recent in age): Hudson Highland Complex, Cortland Complex and Devonian Intrusives (Wolcott and Snow, 1995).

The mineral composition of area bedrock is highly varied and consists of various micas (e.g., biotite and muscovite), feldspars (orthoclase, plagioclase), quartz, calcite, carbonates and several dark dense minerals (e.g., amphibolite, hornblende, olivine, pyroxenite) which are found, in various combinations and amounts, within the complex of gneisses, schists, granites, marble and

other rock types of the area. The Town itself is underlain principally by Fordham gneiss contacted on all sides by a band of Inwood marble. Both types of bedrock are components of the Hudson Highland Complex formation and underlie 75% of the Town; most of its eastern half and northern one-third. Manhattan schist underlies the remainder of the Town in two areas: a small area in the approximate northeast corner and most of the southwest quarter of the Town below Titicus Reservoir (Fischer et al., 1970).

Bedrock outcrops are prevalent throughout the Town and are evident on moderate to steep slopes, along streams, in ravines and in road cuts throughout the Town.

The North Salem Geographic Information System (GIS) mapping, prepared by the Westchester County GIS Department, shows five somewhat more specific, yet generalized groups of bedrock that underlie the Town’s rolling hills. These are depicted on a map of North Salem at the end of this Basic Studies Update. The following generalized groups of bedrock occur and recur in North Salem:

Name of Bedrock Type	General Locations
Beekmantown, Wappinger and Stockbridge Groups, and Potsdam Sandstone, Poughquag Quartzite and Vermont Valley Sequence	In a band running from Oak Ridge Road, to north of Hardscrabble and then to the east just south of Bloomer Road. Another Band runs north of the reservoir and Salem Center. Smaller areas are located in the southwest corner of Town.
Cortlandt and smaller Mafic Complexes	These are located in a wide band that runs through southern parts of Croton Falls and to the northeast just north of I-684.
Lorraine, Trenton and Black River Groups and Metamorphic Equivalents	A wide swath of this bedrock type occurs in the northern areas of Town from the Daniel Road/Sunset Drive neighborhood, along the northern boundary of Town and to the east surrounding the Peach Lake hamlet and the Dingle Ridge/Finch Road area. Another large area of this bedrock type is located under and to the south of the Titicus Reservoir.

Name of Bedrock Type	General Locations
Metamorphic Rocks of Sedimentary and Volcanic Origin	A wide swath of this bedrock type occurs in the northern, central area of Town from the Oak Ridge Road neighborhood, across the hills north of the Titicus Reservoir and to the east near Delancey and Baxter Roads and to the north of the North Salem hamlet area. Another large area of this bedrock type is located in Mountain Lakes Camp and to the north. The southwestern corner of Town has a notable area of this bedrock type.
Taconic Overthrust (Allochthonous) Sequence	There is a very thin band of this bedrock type in the northwest corner of Town in the northernmost part of Croton Falls.

Surface Geology/Unconsolidated Material and Soils

Glacial activity throughout Northern Westchester County has had a pronounced effect upon the regional landscape. During the most recent period of continental glaciation (the Wisconsin glacial period which occurred 10,000 - 20,000 years ago), an advancing ice sheet up to 3,000 feet thick, carved and reshaped hills, while widening and deepening valleys. Later, as the regional climate warmed and the glacier retreated northward, ice-transported boulders and ground-up rock materials were deposited “in situ” or were stream transported, sorted and redeposited in more distant low-lying areas.

As a result of historical glacial activity, unconsolidated glacial deposits of the following types overlie bedrock throughout the Town of North Salem (Cadwell, 1989):

- Glacial till (a heterogeneous mixture of rock fragments ranging in size from clay particles to boulders) varying in thickness from 6 - 150 feet. Glacial till occurs predominantly in higher elevations. Some till deposits may be mixed with wind and water deposits and may be underlain with shallow to deep, largely fractured bedrock.
- Outwash sand and gravel deposits derived from glacial meltwater streams and varying in thickness from 6 - 60 feet. These deposits are located along low-lying stream corridors and small level valley floors.
- Swamp deposits comprised of peat-muck, organic silt and sand in poorly drained depressions. These deposits vary from 6 - 100 feet in thickness and underlie wetlands.

Soils

Once regional unconsolidated materials of glacial origin (e.g., various tills, and glacial outwash deposits) had warmed enough to permit the genesis of plant growth, the interaction of plants, weather and unconsolidated deposits initiated the process of soil formation which began several thousand years ago. The Westchester County soils, which have developed atop the unconsolidated parent material, have been mapped and interpreted in the most recent Soil Survey. The soils that occur throughout the Town are depicted in detail on the most recent Soil Survey (U.S. Department of Agriculture Soil Conservation Service, *Soil Survey of Putnam and Westchester Counties*, 1994, hereinafter referred to as the “Soil Survey”).

The Westchester County GIS Department prepared a number of large maps for the Town of North Salem including one entitled, “Soils”, which indicates that 57 different types of soils occur throughout the Town. These range from sandy and loamy soils to rocky soils to poorly drained wetland soils. Soils with a shallow depth to bedrock (very little soil on the surface over bedrock) often occur on large steep hills and in other areas of steep slopes and create certain limitations to agricultural use and other development. Sandy and loamy soils that may occur in lower more level to rolling landscapes are generally favorable for farming and many types of development, however, these soils may also be susceptible to erosion. Soils that contain fine silt and clay tend to occur in low areas or low, flat areas between hills and also alongside waterways and waterbodies. These less well drained to poorly drained soils create limitations to development and farm use. The soil types on a specific site are typically depicted on plans for land development such as subdivision or site development plans. Many land areas consist of more than one soil type and any given soil type presents its own combination of characteristics that affects its usefulness and limitations for development.

The characteristics of a site’s soils are considered in the siting of structures, roads or driveways and subsurface sewage disposal systems (SSDS’s or septic systems). Also, a site’s soils indicate where wetlands may be located and where there is a hazard of erosion or a likelihood of bedrock at or below the ground’s surface. These areas may have to be avoided or special measures may be taken when proposing ground disturbance or improvements in areas where the soils’ characteristics present constraints to development. Much of the land in North Salem has soils that present constraints to development. Therefore, the siting of roads, improvements or structures is guided by the location of better soils on each site and the need for special measures to address soils’ constraints on other parts of each site.

As described in more detail below, many characteristics of the land in North Salem, or on specific properties, can be viewed on the Town’s website (www.northsalemny.org) or on the Westchester County website (www.westchestergov.com) on each website’s link for GIS maps. Although there is no soils mapping included in this online GIS mapping system, characteristics such as “steep slopes” and “hydric soils”, which are indicative of the underlying soil types, can be viewed. Similarly, the aerial photography available for viewing on the online GIS mapping system illustrates where there are farms, fields, wetlands and wooded hillsides, especially in combination with other available map “layers” that can be selected such as those showing slopes, hydric soils, streams and waterbodies.

Topography

According to the Soil Survey, the Town of North Salem lies within the New England Uplands/Hudson Highlands physiographic province. Generally the topography of North Salem consists of many small, steep hills and ridges bisected by streams and narrow river valleys. Elevations range generally from nearly 1,000 feet above sea level in the southeast corner of the Town to approximately 200 feet above sea level along the rail-line near Purdys Station. Steep hills tend to decrease in height from east to west and slope down from the north and the south toward the Titicus River and Titicus Reservoir which form a narrow-to-broad east-west valley across the approximate center of the Town.

Drainage in the Town is generally toward the central east-west valley corridor and then westward along the Titicus River to the Titicus Reservoir and the Croton River (Muscoot Reservoir), which drain southwesterly along the western Border of the Town.

The Westchester County GIS Department prepared a number of large maps for the Town of North Salem including one entitled, “Environmental Features”, which indicates areas of steep slopes (slopes of 15%-25% and slopes of 25% or greater). Other features are included on this map such as waterbodies, wetlands and drainage divides to give a generalized view of how certain natural features shape the Town. Many properties or development sites in the Town contain areas of steep slopes (grades of 15% or greater). These areas of steep slopes can be viewed on the Town’s website (www.northsaalemny.org) or on the Westchester County website (www.westchestergov.com) on the link for GIS maps. Similarly, the aerial photography available for viewing on the online GIS mapping system provides an overview as wooded hillsides, the direction of ridges, basins and other features can be detected, especially in combination with other available map “layers” selected as described above.

The overall topography of the Town, showing various levels of elevation contours, is depicted on a map of North Salem at the end of this Basic Studies Update.

Water Resources

Water Resources/Groundwater

Groundwater is the principal source of water supply for most of northern Westchester County (Wolcott and Snow, 1995). Ninety percent or more of the groundwater currently being supplied by community water systems and individual wells in the Town of North Salem is derived from bedrock aquifers, a type of confined aquifer. Aquifers are geologic formations in which groundwater seeps to places where water is discharged into streams, wetlands and waterbodies. In addition, to providing well water, groundwater provides water flow to streams and other surface waters.

There are bedrock aquifers under all parts of Northern Westchester, including North Salem. Groundwater migrates through fractures in the geologic formations. Well yields in bedrock

aquifers tend to be low, but may be adequate for domestic wells. North Salem is primarily underlain by bedrock aquifers resulting from two general formations:

- Manhattan Prong: Inwood Marble; and
- Manhattan Prong: Schist and Diverse Metamorphics.

The Westchester County Department of Planning prepared a general overview of groundwater conditions and recommendations entitled, *Northern Westchester Groundwater Conditions Summary, Data Gaps and Program Recommendations* (April 2003) to summarize available information, to identify information needed for groundwater management and to identify threats to groundwater quality.

Because of the preponderance of steep hills, narrow valleys and shallow depth to bedrock throughout the Town, sources of unconfined groundwater; i.e., surficial water-bearing unconsolidated deposits, are very limited.

Water Resources/Surface Water

Surface waters include both natural and constructed ponds, lakes, and similar water bodies, as well as naturally occurring intermittent and perennial watercourses containing running water for more than three months a year. A summary of the most notable surface waters in the Town of North Salem is provided below.

Name of Waterbody or Watercourse (lake, pond river or stream, etc.)	Description of location and relation to other waterbodies/watercourses
Titicus Reservoir	The Reservoir is the largest waterbody, and is located centrally in the Town, to the east of Purdys, south of and very visible from Titicus Road (NYS Route 116). The Titicus River (see below) is the major tributary to the Reservoir, which drains to the Croton River (Muscoot Reservoir).
Peach Lake	Located in the northwestern part of Town in the Peach Lake hamlet, the lake is home to several large neighborhoods. It drains into the East Branch Reservoir in the Town of Southeast.
Hemlock Lake	This is one of four small lakes in Mountain Lakes Camp (County Park) that drain into Crook Brook and ultimately the Titicus River.
Spruce Lake	This is one of four small lakes in Mountain Lakes Camp (see Hemlock Lake above).

Name of Waterbody or Watercourse (lake, pond river or stream, etc.)	Description of location and relation to other waterbodies/watercourses
Laurel Lake	This is one of four small lakes in Mountain Lakes Camp (see above).
Pine Lake	This is one of four small lakes in Mountain Lakes Camp (see above).
Croton River	This river runs along North Salem’s western boundary and the Town of Somer’s eastern boundary. It is also known as the Muscoot Reservoir and receives waters from the Titicus Reservoir.
Titicus River	This River gathers waters from Connecticut, eastern and central areas of Town, including the Crook Brook, and feeds the Titicus Reservoir.
Crook Brook	This stream gathers waters from the southeastern and southern areas of Town and feeds the Titicus River and Reservoir.
Mopus Brook	This stream gathers waters from the northeastern corner of Town, runs into Connecticut briefly and drains into the Titicus River there, which flows back into North Salem.

There are numerous other lakes, ponds, streams and wetlands throughout the Town that add character to various areas, hamlets and neighborhoods within the Town. Many of these are unnamed waterbodies and watercourses and many are included in the numerous wetlands that are regulated by Federal, New York State and local regulations. Furthermore, since nearly the entire Town land area falls within the New York City Watershed, many construction and land development activities near even the seemingly most minor drainageway fall under the regulation of the New York City Department of Environmental Protection (NYCDEP).

As noted above, the WC GIS Department prepared a number of large maps for the Town of North Salem including one entitled, “Environmental Features”, which shows waterbodies, wetlands and drainage divides in the Town. These surface water features can be viewed on the Town’s website (www.northsaalemny.org) or on the Westchester County website (www.westchestergov.com) on the link for GIS maps. A map showing streams, lakes, ponds other waterbodies and New York State designated wetlands is provided at the end of this BSUR. A similar map shows waterways and waterbodies with their respective flood hazard areas (flood plains).

New York City Watershed

The New York City Watershed in North Salem includes 98% of the town's land area and includes all land that drains into any drainageway, watercourse or waterbody that drains into a tributary that leads to the following:

- Crook Brook, Mopus Brook and Titicus River, which drain into the southeast end of Titicus Reservoir;
- The perimeter of Titicus Reservoir and its drainage into Croton River;
- Other streams and adjacent land areas that drain to Croton River (Muscoot Reservoir); and
- Peach Lake and other tributaries that drain into Holly Stream and the East Branch of the Croton River (Muscoot Reservoir).

The section below on New York State Department of Environmental Conservation (NYSDEC) wetlands describes many of the pathways from the Town's wetlands and related waterbodies and watercourses to the various reservoirs.

Many land use, development and construction activities on properties within the New York City Watershed are required to address the ***Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources*** (NYCDEP regulations or Watershed regulations). The overall objective of the NYCDEP regulations with regard to land development is to prevent pollutants or contaminants from land use, development and construction activities from entering the drainageways, tributaries, watercourses and waterbodies that drain into the New York City water supply reservoirs. Furthermore, the Town participates in the ***Comprehensive Croton Watershed Water Quality Protection Plan for Westchester County, NY*** (see Croton Watershed Planning below).

Water Resources/Wetlands

Wetlands are a vital natural resource that serve a number of important ecological functions. They provide the following benefits to humans, wildlife and the local environment:

- Wetlands control flooding by collecting and detaining stormwater runoff, then metering it gradually to subsurface and downstream areas.
- By trapping particulate matter and breaking down such harmful substances as pesticides, wetlands function as giant water "filters" and water "conditioners", thereby protecting and improving groundwater quality.
- While wetlands generally comprise a relatively small portion of the landscape, they provide critical habitat links in the life cycles of a high proportion of area wildlife, notably wetland-dependent birds, mammals, reptiles and amphibians.
- Wetlands provide breeding, nesting, feeding, aestivating, hibernating, and overwintering, as well as permanent and temporary shelter habitats, for many species of wildlife, a number of which are rare, threatened or endangered, and are exclusively dependent upon wetlands for their survival.

- Nearly one-third of the rare plant species occurring in the United States are found in wetlands. Thus, wetlands are a significant refuge for rare plants.
- Wetlands fulfill a broad range of aesthetic, recreational, educational, and scientific research needs expressed in different ways by various populations within our society.

State Regulated Wetlands

The NYSDEC regulates freshwater wetlands that are 12.4 acres or larger, or less frequently, smaller wetlands of exceptional importance or value. Article 24 of the Freshwater Wetlands Act of 1975 (Environmental Conservation Law) establishes indicator plants, wetland community types and other criteria for determining the boundaries of these wetlands which are defined as "lands and submerged lands which support wetland vegetation".

In accordance with the State Freshwater Wetland Act, NYSDEC also regulates the area bordering State regulated wetlands, which is designated as the "adjacent area". Commonly referred to as the State regulated wetland buffer zone, the "adjacent area" is defined under Freshwater Wetlands Permit Requirements Regulations, 6 NYCRR Part 663, as: "...those areas of land or water that are outside a wetland and within 100 feet (approximately 30 meters), measured horizontally, of the boundary of the wetland." Activities involving grading, installation of utilities, discharge of sewage effluent, or construction within State regulated wetlands and State regulated adjacent areas require a letter of permission or a permit from the NYSDEC, depending on the nature and extent of activities proposed in the adjacent area.

The NYSDEC recently amended the boundaries of mapped wetlands in northern Westchester County to address inaccuracies in the New York City Watershed, to address new knowledge about what constitutes wetlands and to incorporate information from new sources such as better aerial photography. These amendments may include additions to wetland areas as well as deletions. The amendments were finalized on July 28, 2004, including the following New York State Freshwater Wetlands Maps for Westchester County:

- Base Map USGS Croton Falls Quadrangle, 1990, Map 3 of 14 (showing the West Side of Town); and
- Base Map USGS Croton Falls Quadrangle, 1990, Map 4 of 14 (showing the East Side of Town).

A review of the amended NYSDEC State Wetland Maps covering the Town of North Salem shows that there are 30 wetlands identified by the DEC in the Town of North Salem as described in the table below. The map provided at the end of this BSUR, however, does not show the amended wetlands in the Town as these adopted boundaries are not yet available to add to the Westchester County Geographic Information System (WC GIS) resources or to the Town's related mapping system.

NYSDEC Wetland Number	Description of general location and identity of associated watercourse or waterbody
Western End of Town	
F-16	Portions of this wetland are found to the west and southwest of Croton Falls, west of the railroad tracks, and are associated with the Croton River (Muscoot Reservoir). The remaining portions are in the Town of Somers.
F-17	Located at the east end of Pinegrove Drive, south of Purdys, this wetland drains to a stream and on to the Croton River.
F-30	Most of this new DEC wetland is located between NYS Route 22 and I-684, just north of Golden's Bridge, near the bottom of Whittier Hills Road.
F-74	Located to the east of Croton Falls and east of Crosby Road, this new DEC wetland occurs on both sides of Hardscrabble Road.
F-5	This wetland encircles a pond located in the hills above (north of) Titicus Road and drains to the the Titicus Reservoir.
F-38 and F-39	These are very small wetlands along the south shore of the Titicus Reservoir along Mills Road.
F-6	This new, extensive wetland complex is hydrologically linked to several wetlands and streams along Nash Road and in the area between Nash Road and Mills Road southeast of Purdys. The southwest portion of this wetland is a tributary that drains to the west into the Croton River.
L-1	Located north of Hardscrabble Road this wetland, which includes a pond, drains into a tributary to the north, which becomes Holly Stream in the Town of Southeast.
L-2	Located between Hardscrabble and Titicus Roads, this wetland includes a new portion to the north of Hardscrabble that connects to the southern portion via a linear wetland corridor. It drains into a tributary to the south, which runs along the west side of the Lakeview Road neighborhood and drains into the Titicus Reservoir.
Central part of Town	
L-42	This stream with bordering wetlands is located on the north side of Mills Road, west of Great Oaks Lane and south of the Titicus Reservoir.
L-43	These are relatively small wetlands located on either side of Mills Road, to the east of Bogtown road and south of the Titicus Reservoir.

NYSDEC Wetland Number	Description of general location and identity of associated watercourse or waterbody
L-53	This small wetland is located on the north side of Mills Road and south of the Titicus Reservoir, at the low end of a stream that runs from the hills to the south of the Reservoir.
L-45	This stream with bordering wetlands is the low end of a tributary to the north of Titicus Road just before it crosses under to the Reservoir.
L-46	This wetland is a series of smaller wetland areas along the northern side of the Titicus reservoir that flank the lower (southern) end of the tributary which runs along the west side of the Lakeview Road neighborhood. Part of this wetland flanks the lower end of another tributary that runs along Delancey Road. The tributaries of the wetland complex drain into the Titicus Reservoir.
L-3	This is an extensive network of smaller wetland areas and streams draining the area between Delancey and June Roads and an area south of Baxter Road and ending in a tributary to the east end of the Titicus Reservoir and including wetland areas along the east end of the Reservoir.
L-7	This is a series of wetlands including one large and four small areas north of Baxter Road and a stream south of the road draining the area between Bloomer and Baxter Roads and ending in a tributary to Wetland L-3 (described above) and ultimately draining to the Titicus Reservoir.
L-9	This is a series of wetlands including two large and three smaller areas running from the Town of Lewisboro and south of Grant Road then continuing along the Crook Brook draining the area between Grant and Turkey Hill Roads and ultimately draining to the Titicus Reservoir.
L-10	A small portion of this wetland is located in North Salem on both sides of Nash Road on the west side of Yerkes Road, which flanks a short tributary that drains to the north into a manmade pond that in turn drains into Wetland F-6 (described above).
L-32	This wetland is located north of Hardscrabble Road, west of June Road and approximately encircles the North Salem Central Middle/High School campus continuing in a tributary to the north into the Town of Southeast. The tributary continues and drains into Holly Stream, which empties into the East Branch of the Croton River.

NYSDEC Wetland Number	Description of general location and identity of associated watercourse or waterbody
BR-24	This new wetland is located mostly north and partially south of Bloomer Road, and another portion is east of Starr Ridge Road, which continues in one direction to a tributary to the north into the Town of Southeast. This tributary continues and drains into Holly Stream, which empties into the East Branch of the Croton River. The northeastern leg of this wetland drains into Peach Lake, which drains into the East Branch Reservoir in the Town of Southeast.
Eastern End of Town	
L-4	This large wetland includes portions on both sides of Dingle Ridge Road, and drains into Peach Lake, which drains into the East Branch Reservoir in the Town of Southeast.
L-5	Located south of Finch Road and east of Peach Lake Road, this wetland appears to drain into Wetland L-6 (described below), which drains into a tributary to the Titicus River and continues to the Reservoir.
L-6	Located south of Bloomer Road, north of Titicus Road and west of Peach Lake Road, this wetland appears to drain into a tributary to the Titicus River and continues to the Reservoir.
L-38	Located to the east of Dingle Ridge Road on the Town's northern border, this wetland is generally isolated. However, in very wet seasons, it may drain towards Wetland L-4 (described above).
L-39	This large and extensive wetland is located to the north and south of Finch Road and to the east of Vail/Norton Lane. It drains into the Mopus Brook, and then to the Titicus River and ultimately to the Titicus Reservoir.
L-40	This relatively small wetland flanks the Titicus River on the eastern Town boundary, between Wallace and Titicus Roads and the River drains to the Titicus Reservoir.
L-41	This is a very small wetland isolated from and located to the east of Wetland L-39 (described above).
L-48	Located on the eastern side of Mountain Lakes Camp park, this small wetland appears to be isolated in a hilly area.

NYSDEC Wetland Number	Description of general location and identity of associated watercourse or waterbody
L-49	Located in the center of Mountain Lakes Camp park, this new wetland encompasses a smaller wetland draining into a stream, flanked by additional wetland areas, that drains to a series of lakes that are not DEC wetlands (Spruce, Laurel and Pine Lakes). The stream continues into the Crook Brook, then the Titicus River and ultimately the Reservoir.

Federal Jurisdictional Wetlands

Section 404 of the Federal Clean Water Act (33 U.S.C. 1344) authorizes the Army Corps of Engineers (ACOE) to review applications for projects proposing to discharge dredged materials or other forms of fill (e.g., roadbed materials, graded soils, housing foundations) into Waters of the United States, including wetlands and to issue permits for activities in said wetlands and waters, as appropriate.

The current Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory, 1987) establishes the technical criteria for identifying Federally regulated wetlands and describes the three required field indicators of wetland presence, namely: the simultaneous presence of hydrophytic vegetation, hydric soils and direct or substantial indirect evidence of wetland hydrology. Under normal conditions, areas lacking one or more of the above wetland criteria do not qualify technically as Federal jurisdictional wetlands.

Federally regulated wetlands are indicated on regional-scale maps known as National Wetland Inventory (NWI) maps and may identify many such wetlands in the Town. However, many more Federal wetlands may be located in Town than are shown on any map of these wetlands and typically the location of Federal wetlands must be determined on a site-specific basis.

Federally regulated wetlands include those regulated by the NYSDEC. Moreover, since there is no minimum threshold for the area or acreage of wet area that constitutes a Federal wetland, there are many more Federal wetlands than NYSDEC wetlands in the Town.

In addition to the NWI maps, an approximation of areas of Federally regulated wetlands within the Town can be assessed by a review of the location of “hydric wetland soils” or “hydric soils” on the soils survey for Putnam and Westchester Counties (1994). These soils are shown on the regional-scale Westchester County Geographic Information System (WCGIS or GIS) maps. A map showing hydric soils wetlands is provided at the end of this BSUR. A similar map shows hydric soil wetlands with NYSDEC wetlands. These hydric soil and NYSDEC wetland features can be viewed on the Town’s website (www.northsaalemny.org) or on the Westchester County website (www.westchestergov.com) on the link for GIS maps.

Areas of hydric soils usually include areas of Federal wetlands. More smaller wetlands are likely to be located throughout the Town and on specific properties than are shown on the GIS maps. As noted above, the location of Federal wetlands on individual properties must be determined on a site-specific basis involving an investigation of the property and a survey of the boundary determined by the investigation. On-site determinations about the boundaries of Federally regulated wetlands and related locally regulated wetlands are typically performed by a trained wetlands consultant as part of the preparation and review of an application for land development or construction.

Wetlands Regulated by the Town of North Salem

The Town of North Salem regulates watercourses and wetlands in accordance with the Town's Code, Chapter 107, Freshwater Wetlands. The Town's Code recognizes watercourses as streams, brooks or clearly defined drainage channels for which there is substantial evidence of running water persisting for more than three months a year, and "... all other bodies of water, natural or artificial, which are fed by, or have surface discharge to, a wetland or another water course" (Section 107-3. Definitions). Freshwater wetlands are recognized by the Town on the basis of specific soils types and/or soil drainage (i.e., poorly drained, or very poorly drained soils), and/or the predominance of wetland plants as indicated by vegetation types described in the Wetland Code (Section 107-3 Definitions).

The Town also regulates a wetland buffer area that extends upland and away from the boundary of a wetland for a distance of 100 feet. Areas of Town wetlands and watercourses and the associated 100-foot wetland/watercourse buffer area comprise the Town's Controlled Area.

Because the Town Code identifies wetlands on the basis of the drainage characteristics of soils or the dominance of wetland vegetation, wetlands delineated by Town standards may encompass a greater area of wetlands than would be delineated by State or Federal standards. Consequently, potential impacts to Town regulated wetlands may be greater than those delineated by State or Federal methods. In contrast to State and Town wetlands, Federal wetlands presently do not include a regulated wetland buffer area. And as discussed above, in regard to Federally regulated wetlands, locally regulated wetlands may include areas of NYSDEC wetlands and additional areas outside of the State wetland boundaries, sometimes incorporating significant portions of the buffer zone, the "adjacent area" of DEC wetlands. Moreover, since there is no minimum size threshold for what constitutes a local wetland, numerous, small wetlands that are unrelated to DEC wetlands and often unrelated to any mapped waterbody or watercourse may exist that would be subject to Town regulation. Thus there may be many more locally regulated wetlands than NYSDEC wetlands in the Town.

The hydric soils wetlands, referred to above, and shown on maps provided at the end of this BSUR, indicate where Town-regulated wetlands may occur. However, on-site investigation is the most accurate way to determine the presence of these wetlands. These hydric soil wetland features can be viewed on the Town's website (www.northsalemny.org) or on the Westchester County website (www.westchestergov.com) on the link for GIS maps.

Stormwater Management

The Town of North Salem is eligible for inclusion under the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Small Municipal Separate Storm Sewers (also referred to as MS4s). In short this means that the State has substantially delegated responsibility for management of stormwater runoff and the related effects on the environment to municipalities in New York State, including North Salem. Certain construction activities by private operators, those disturbing one or more acres of land, must obtain individual permits in compliance with the State Pollution Discharge Elimination System (SPDES) requirements.

In order to comply with the General Permit, each municipality is required to file a Notice of Intent (NOI) for Coverage under an SPDES General Permit, which North Salem did in March 2003. The submittal of the original NOI, the initial stormwater management plan and the related descriptive material attached thereto, identified stormwater management practices and measurable goals for the Town of North Salem. Each year North Salem submits an Annual Report to document the progress of the Town in pursuing these stormwater management practices (also known as “Best Management Practices” or BMP’s). These annual reports are referred to as SWMPAR’s (Stormwater Management Program Annual Reports). North Salem pursues funding to cover the cost of the stormwater management efforts being pursued by the Town.

A special aspect of stormwater management that North Salem must address relates to the Town’s location within the New York City Water Supply Watershed (see above) and specifically the Croton Watershed (see below), which is a “phosphorous-restricted basin”. The NYSDEC has therefore imposed additional requirements on municipalities like North Salem who are in these areas to address the need to reduce or prevent the entry of high levels of phosphorous into the watershed of water supplies and other protected surface water resources (reservoirs and protected lakes and rivers). Although not yet finalized, the NYSDEC expects North Salem to begin to address the “East of Hudson (EOH) MS4 Permit Requirements”. Special measures will be needed to regulate the sources of phosphorous, to reduce the use of substances that contain phosphorous (fertilizers, detergents, etc.) and to remove it from stormwater runoff before it enters reservoirs, lakes and streams.

Key aspects of the Town’s approach to stormwater management are highlighted below. Additional detail and clarification about the Town's proposed management of stormwater under the SPDES General Permit can be found in the NOI and the subsequent Annual reports filed by the Town with the NYSDEC. All of these materials are on file with the Town Clerk.

Before the NOI was submitted to the NYSDEC, there were many practices, policies, procedures and regulations already in effect in the Town of North Salem, that provided for consideration, review and proper management of stormwater. The Initial Stormwater Management Plan, which was submitted with the NOI, provided an overview of measures used by the Town to address control and management of stormwater and related effects of land disturbance and development, erosion, sedimentation and potential pollution of surface waters. These existing practices,

procedures and regulations correspond to construction site and post-construction stormwater runoff control and also result in the prevention of increases in stormwater runoff in the Town of North Salem. Several of the Town's existing laws and regulations address the management of, either directly or indirectly, potential sources of stormwater runoff and possible non-point sources of pollution, including the following Chapters of the Code of the Town of North Salem: Chapters 37, 48, 89, 100, 107, 115, 137, 189, 195, 200, 250, A263 and A267.

Additionally, the review of nearly all types of land development and disturbance in the Town of North Salem involves some form of environmental and/or engineering review. The North Salem Town Board, Planning Board and Building Department, in conducting their review of proposed development and construction, proceed in a detailed and consultative manner with the Town's consultants, Town, County and State agencies and the New York City Department of Environmental Protection (NYCDEP). These reviews address many aspects of environmental review including stormwater runoff, and erosion and sedimentation effects, which are discussed further below.

Most land use and development applications in the Town of North Salem require review of subdivision or site development plans, which are typically detailed construction plans that include grading, drainage, erosion and sedimentation control and landscaping for projects involving land disturbance. Applications before the Town Board, the Planning Board and some of the applications to the Zoning Board of Appeals involve environmental review and public hearings. Applications to the Building Department require construction plans as well. Most Building Permits involve sites that were previously subject to subdivision, site development plan or other similar review that involves environmental review. The Building Inspector must review construction to see that it conforms to approved plans as part of existing site inspection practices.

An important aspect of the Town's stormwater management program is public education and participation. The Town has discussed stormwater management planning generally, and also addressed specific efforts, funding and stormwater practices for specific land development projects at numerous public meetings. The Town has provided informational pamphlets to residents, property owners and to those involved in applications for land development and construction. As noted above, land use and development applications before the Town Board, the Planning Board and the Zoning Board of Appeals are available to the public for review, and commentary on applications may be provided at public hearings or submitted in writing. The public may view applications on file at the Building Department. Most Building Permits involve sites that were previously subject to subdivision, site development plan or other similar review that involved a public hearing. These ongoing public education and participation practices and other aspects of the stormwater program are described in more detail in the NOI and the SWMPAR's.

The Town began a study of the Peach Lake drainage basin, in the northeastern corner of Town, to identify stormwater management problems and sources of pollution because the water quality in Peach Lake has been a concern for many years. This project involves the hydrologic study of the watersheds that are tributary to Peach Lake for the purpose of determining treatment methods for reducing and/or eliminating point and non-point source pollution that has been degrading the

water quality of the lake causing eutrophic conditions over years past. The goal of this study is to provide solutions that can be implemented to reduce nutrient loading, bacteria levels and silt in Peach Lake. The study will be conducted with the involvement of the Peach Lake Environmental Committee (PLEC) to identify the problem runoff locations and possible sources of pollution. The Town will continue the study, which will ultimately lead to recommendations about stormwater management methods to reduce pollution in the stormwater runoff entering tributaries leading to Peach Lake.

Additionally, the North Salem Town Board has begun the formation of a sewer district to serve the communities surrounding Peach Lake due to the failing septic systems which have caused health threats for the residents and largely contributed to the deterioration of the lake's water quality (more detail is provided in this BSUR under "Public Utilities").

The mapping of municipal stormwater systems, catch basins, outfalls and other clearly identifiable stormwater management improvements will be done by the Highway Superintendent, including a determination of illicit discharges, which may be entering the system. The Town Engineer and a mapping consultant will assist in mapping these features and in creating an interactive, computer stormwater mapping system depending on available funding for this project. As a result of mapping, a determination will be made about the final destination of stormwater and other materials such as sediment.

The Town's Highway Department will continue and will also expand its practice of inspecting stormwater systems and related improvements to include documentation of illicit discharges. These will be studied to attempt to identify the nature of any illicit discharges and to determine which, if any, reach surface waters via direct, unfiltered discharge. The Town intends to ultimately work towards rectifying situations under their jurisdiction and implement any necessary remediation.

The Town of North Salem Highway Department has several best management practices (BMP's) in place, which are listed on the NOI Form and highlighted as needed in the SWMPAR's. For example, streets are cleaned regularly throughout the year, including all Town roads (except dirt roads) and the Croton Falls municipal parking area. The Town of North Salem cleans catch basins and storm drain systems in Town roads and the municipal parking area as often as needed based on observations by Highway Department personnel during regular maintenance runs.

Similarly, roadway and bridge maintenance is done as often as needed based on observations by Highway Department personnel and calls from residents. Where determined necessary, the Highway Department will employ preventive measures to address potential erosion and sedimentation effects. Depending on the stormwater control improvements at a site, the Department may use riprap, velocity dissipators, siltation pits, grassed swales or other measures.

The Highway Department's vehicles are washed and maintained regularly, including preventive maintenance and other vehicle problems are dealt with as needed. The Town of North Salem Highway Department adheres to specific salt storage measures related to the application and storage of salt, other de-icing substances and safety and environmental standards, including

procedures for loading/unloading, spillage, cleanup and vehicle washing. The Town's storage facilities and vehicles are regularly inspected and maintained.

Existing BMP's will be continued and enhanced where possible to reduce and prevent the discharge of pollutants to the maximum extent practicable in conducting municipal activities related to operation and maintenance. The Highway Superintendent will report to the Town Board regarding conformance with New York State standards of operation, stormwater system maintenance and cleaning, fleet and building maintenance, salt and sand storage and loading, street cleaning and parks, roadway, bridge and right-of-way maintenance.

There are additional planning efforts that the Town has and will continue to engage in that are generally or specifically related to stormwater management. Since the Town of North Salem falls within the New York City Water Supply Watershed area, many of these practices and regulations are reinforced by individual project review under the NYCDEP Regulations. Similarly, the Town has been involved in regional planning efforts orchestrated by the Westchester County Department of Planning related to the Croton Watershed area as part of the New York City watershed (see below).

Croton Watershed Planning

Since the Town is located in the New York City Watershed, it participates in the ***Comprehensive Croton Watershed Water Quality Protection Plan for Westchester County, NY*** (the Croton Plan) along with the other municipalities in the Croton Watershed. The Westchester County Department of Planning has worked with the Towns and Villages in this watershed area to create a comprehensive water quality protection plan in accordance with the "New York City Watershed Memorandum of Agreement (MOA)". The ***Croton Plan*** identifies sources of pollution, and recommends measures to improve water quality and prevent degradation of the watershed, and to protect the character and the individual needs of the communities in the Croton Watershed.

The ***Croton Plan*** provides information about the Watershed's geography, population, natural resources, land use and development and local zoning and other regulations, including mapping of many of these features. The plan states its goals and recommended strategies to address:

- Land use and community character, including strategies regarding open space and specific land uses such as homes, farms, golf courses, and businesses;
- The protection of water quality, including strategies regarding wastewater (sewage) treatment, stormwater management, the condition of streams and groundwater; and
- Regulation, enforcement and governmental coordination.

A June 2005 Draft of the ***Croton Plan*** is under review and may be adopted in 2005. Based on information and findings in Chapters 1 through 5 of the ***Croton Plan***, seven strategies are identified in Chapter 6 to improve water quality protection in the Croton Watershed in Westchester County:

- "Restrict development in sensitive areas;
- Effectively manage stormwater collection and treatment;

- Restore critical natural areas;
- Limit pollutant discharge;
- Educate residents, business owners and decision makers;
- Require environmentally sound site design; and
- Improve government coordination.”

Specific recommendations have been developed for implementing each strategy, which are set forth in Chapter 6 of the *Croton Plan*.

Eastern Westchester Biotic Corridor

The Town of North Salem has been participating in meetings with nearby Towns to consider creation of the “Eastern Westchester Biotic Corridor” (EWBC), an Overlay District and related regulations to govern disturbance and development in the proposed EWBC Overlay District. The EWBC is a specific geographic area containing exceptional or unique biological, ecological and environmental characteristics, which may be designated as an area for special regulation by the Towns of Lewisboro, North Salem and Pound Ridge to protect, preserve and enhance this biotic corridor, its wildlife habitat areas, its habitat hubs and the corridors that connect them. The objective is to decrease to the greatest extent possible the biological fragmentation of the EWBC Overlay District so that natural processes are not disrupted and biodiversity is not diminished.

North Salem and its neighboring Towns have begun review of an initial draft of a proposed local law for the EWBC Area Overlay District. The Towns will continue their review of the proposed local law and consider adoption of the law in the next few years.

Population

NOTE: Some of the text provided herein is based on excerpts from the Draft Generic Environmental Impact Statement (DGEIS) regarding the Continental Decision, prepared for the Town by Matthew D. Rudikoff Associates, Inc., dated July 28, 1998. The DGEIS text has been paraphrased, updated and edited as necessary.

The Town of North Salem covers an area of 22.9 square miles. As of the 2000 U.S. Census, there are 226 people per square mile. The 1990 U.S. Census, indicated there were 206 people per square mile, which represents an increase in population density of 9% from 1990 to 2000 (2000 Population by Age, Race and Hispanic Origin, February, 2002). Historically, the Town of North Salem was a farming community. Today North Salem still contains many small farms, along with an increasing number of single-family homes.

In terms of population overall, North Salem is one of the smaller Towns in Westchester County, second only to Pound Ridge. Two Villages, Ardsley and Buchanan, also have smaller populations, but much smaller land areas as well (1.3 and 1.5 square miles, respectively) and correspondingly higher population densities. The population density for Westchester County in

2000 is 2,061 people per square mile and the density for Northern Westchester County in 2000 is 825 people per square mile. Pound Ridge's population density is slightly lower (204 people/square mile) than North Salem's. North Salem is still one of the most sparsely populated communities in Westchester, second only to Pound Ridge.

The observations above and below concerning population characteristics and changes in the Town of North Salem are derived from the sources listed below. Other sources are noted in the text below:

- ***Databook***, Westchester County, New York, by the Westchester County Department of Planning, 2001;
- ***Senior Population Changes***, 1990 to 2000, by the Westchester County Department of Planning, October 2002;
- ***2000 Population by Age, Race and Hispanic Origin***, Michael Lipkin, Director of Research, Westchester County Department of Planning, February, 2002;
- ***Population Changes by Age, Sex and Race Westchester County, 1980 to 1990***, Mary Carlson, Planner-Researcher, Westchester County Department of Planning, March 1992, Report-No.1;
- ***2020 Foresight: Population Projections for Westchester County to the Year 2020***, Michael L. Lipkin and Albert Annunziata, Westchester County Department of Planning, July 1995, Research Information Report; and
- Westchester County Planning Department demographic information sheets and 1990 and 2000 U.S. Census Bureau data and information tables.

Population Trends

Significant population increases occurred in the Town of North Salem specifically, and Westchester County generally, following World War II. The population in North Salem has continued to increase, although increases in the previous two decades (1980-1990 and 1990-2000) and in the last four years have occurred at more moderate rates, as shown in the tables on the following page. The growth rate in North Salem and in the North County towns have become more stable in the last 3 decades and in the last four years (from 2000 to 2004) have slowed to between 1% to 3%. The population growth rate in North Salem, Somers and Lewisboro combined (an increase of 4.3%) and in the North County (an increase of 2.7%) represent higher increases than occurred in Westchester County as a whole (an increase of 2.1%). However, it should be noted that Northern Westchester County contains 71% of the County's land area, but only 28% of the population lives there.

Population History - Town of North Salem and Westchester County (% increase/change from previous decade)		
Year	Town of North Salem	Westchester County
1940	1,194	573,558
1950	1,622 (35.9%)	625,816 (9.1%)
1960	2,345 (44.6%)	808,891 (29.3%)
1970	3,828 (38.7%)	894,406 (10.6%)
1980	4,569 (19.4%)	866,599 (-3.1%)
1990	4,725 (3.4%)	874,866 (0.1%)
2000	5,173 (9.5%)	923,459 (5.6%)

Town of North Salem, North County and Westchester County Population Changes 1980 - 2004 (showing percent of increases from previous time period)				
	1980 Population	1990 Population (% increase)	2000 Population (% increase)	2004 Population Estimate (% increase)
Town of North Salem	4,569	4,725 (3.4%)	5,173 (9.5%)	5,226 (1.0%)
North Salem, Somers and Lewisboro	26,573	32,254 (21.4%)	35,843 (11.1%)	37,379 (4.3%)
North County Towns*	226,549	246,449 (8.8%)	264,794 (7.4%)	272,036 (2.7%)
Westchester County	866,599	874,866 (0.1%)	923,459 (5.6%)	942,444 (2.1%)

*North County Towns includes Yorktown, New Castle, Somers, Mount Kisco, Bedford, North Salem, Lewisboro, Pound Ridge, Peekskill, Buchanan, Cortlandt, Croton on Hudson, Ossining Town and Ossining Village, Briarcliff Manor, Pleasantville, Mount Pleasant and North Castle.

The Town of North Salem’s population grew at a faster rate (9.5%) than did Westchester County’s population (5.6%) from 1990 to 2000. This rate of growth was also faster than that of the North County Towns (7.4%), but slower than the combined rate of growth for North Salem, Somers and Lewisboro (11.1%). However, all of these growth rates have slowed down to some degree and North Salem’s rate is considerably slower in the period from 2000 to 2004, based on available population estimates, and assuming a similar rate of growth for the balance of the decade (4-year growth rate times 2-1/2). For example, North Salem’s population might increase

by 2.5% to an estimate of 5,357, which rate is much slower than the previous decade (9.5% in 1990-2000). As shown above, North Salem’s population growth rate is somewhat slower than the North County Towns and Westchester County.

Within the region of the New York Metropolitan Counties, Westchester County had the fifth lowest overall growth rate (5.6%) out of 20 counties in the tri-state area in the 1990-2000 time period. The growth rates among these counties ranged from 2% to 17.1%. The highest growth rates occurred in Richmond (17.1%) and Queens (14.2%) Counties in New York City and in Putnam County (14.1%). The combined growth rate in Lewisboro, Somers and North Salem and the growth rate in the North County Towns and in Putnam County is a continuation of the trend of people migrating within the region from urban to suburban and exurban areas. Another factor contributing to the leapfrog pattern of development over the Northern part of Westchester County to Putnam County, at least with regard to North Salem is the lack of central sewage treatment services.

The population increases that had been projected in a Westchester County Planning Report (1995) for North Salem for the years 2000, 2010 and 2020 (see table below) have been exceeded by the currently projected population for the year 2004 of 5,226. The population increases that had been projected in the same report for Lewisboro, Somers and North Salem added together, the North County Towns and the County for the years 2000, 2010 and 2020 have similarly been exceeded by the currently projected population numbers for the year 2004 (see table above).

Westchester County Planning Population Projections for 2000-2020 for North Salem, North County and Westchester			
	2000	2010	2020
North Salem	4,900	4,725	5,000
North Salem, Somers and Lewisboro	32,950	33,925	34,400
North County	254,160	261,645	271,300
Westchester County	891,000	882,000	905,000

In contrast, the 1985 Master Plan included a previous set of population projections that estimated a 22.5% increase in the North Salem Population between 1980 and 1990 to 5,598, and a 49.5% increase in the North Salem Population between 1980 and 2000 (two decades) to 6,830. These were from the Westchester County Planning Department projections based on the 1980 U. S. Census. Actual figures, from the 1990 census in the table above show that the North Salem population increase from 1980 to 1990 was only 3.4% to 4,725. Similarly, actual figures from the 2000 census in the table above show that the increase from 1980 to 2000 (two decades) was only 13.2% to 5,173 people.

The Westchester County Planning Department had made similarly high estimates from 1980 forward in that a 14.8% increase in the population of Northern Westchester (the North County) was anticipated to 1990 to 260,000 people. However, the actual 1990 North County population of 246,449 represents only an 8.8% increase. Again, a 28.5% increase in the population of Northern Westchester was anticipated to from 1980 to 2000 (two decades) to 291,000 people. Similarly, the actual 2000 North County population of 264,794 represents only an 16.9% increase and does not meet the older projection for the year 2000.

Higher levels of population growth were anticipated in the 1980 projections and were not realized. However, the actual 2000 population exceeds the 1990 projections in all categories.

The most recent population projections for the years 2005 through 2030 are provided in 5-year intervals in the table below for the Town of North Salem and Westchester County. This shows slow growth rates in North Salem for 2005 through 2015 (1% or less per 5-year period) and slow rates of population decrease for 2015 through 2030 (-0.5% to -1.5% per 5-year period). During the same period, the County’s population is projected to continue to increase slowly (at rates of 0.8% to 1.2%).

Westchester County Planning Population Projections for 2005-2030 for North Salem and Westchester						
	2005	2010 (% change)	2015 (% change)	2020 (% change)	2025 (% change)	2030 (% change)
North Salem	5,246	5,300 (1%)	5,335 (0.6%)	5,307 (-0.5%)	5,258 (-0.9%)	5,179 (-1.5%)
Westchester County	935,127	945,148 (1.1%)	957,256 (1.2%)	964,527 (0.8%)	973,480 (0.9%)	982,708 (1%)

Another important indicator of growth in North Salem, which is another potential aspect of the examination of population growth is the number of residential building permits issued annually. The table below provides the number of building permits for each year for new single-family dwellings and new apartments. Single-family dwellings include detached and attached units (two units sharing a wall are considered attached). Apartments included accessory apartments as attached units (a portion of an existing dwelling as a new dwelling) or detached structures (a new dwelling in a separate building), as well as units that are part of multi-family structures (buildings with 3 or more dwellings). Since employee dwellings, such as “caretaker’s cottages” and “grooms quarters”, and other accessory dwellings are permitted as accessory apartments under the Town’s Zoning Ordinance, these are counted as apartments.

Town of North Salem Residential Building Permits - 1987 to 2005		
Year	Single-Family Dwellings¹	Apartments²
1987	25	4
1988	8	0
1989	11	1
1990	2	5
1991	10	5
1992	4	6
1993	2	4
1994	21	2
1995	30	4
1996	31	0
1997	18	6
1998	10	0
1999	17	0
2000	5	1
2001	12	3
2002	6	1
2003	5	2
2004	7	1
2005 ³	3	1
Total for 1987-2005	227	48

¹ Single-family dwellings include detached and attached units (two units sharing a wall are considered attached).

² Apartments included accessory apartments as attached units (a portion of an existing dwelling as a new dwelling) or detached structures (a new dwelling in a separate building), as well as units that are part of multi-family structures (buildings with 3 or more dwellings).

³ The values for 2005 include permits up until September 30, 2005, which is the latest information available.

According to the table above, the total number of new dwellings constructed during the period from 1987 through 2005 was 275. The number of new homes constructed each year, as per the

number of residential building permits issued annually in North Salem, varies notably from year to year. The number of single-family homes permitted per year in this 19-year period ranges from 2 to 31 and the average per year is about 12. The number of apartments permitted per year in this 19-year period ranges from 0 to 6 and the average per year is about 2. There does not seem to be any general trend such as an ongoing increase or decrease. However, each new dwelling unit presents the possibility that a new household or family is added to the community. Even if an existing resident household builds a new home in the community, their former home could be sold to a household or family that is new to Town.

Characteristics of the Population

North Salem and Westchester County are experiencing a gradual shift towards an older population as demonstrated in the table below. The median age of the 2000 population in Westchester County was 37.6, which represents an increase over the 1990 median age of 36.2. The table below makes a comparison of population changes by age group from 1990 to 2000 and shows a significant increase in the 45 to 59-year age group. This is consistent with national, state and county predictions for a bulge in the population of senior citizens for the years 2010 through 2025.

North Salem Population by Age Range, 1990 and 2000						
	0-14	15-29	30-44	45-59	60+	Total
1990	886	840	1,233	881	885	4,725
2000	1,179	580	1,298	1,140	976	5,173
Percent Change	33%	-31%	5.3%	29.4%	10.3%	

In its overview of the population in the county in the Westchester County Data Book (Westchester County Planning Department, 2001), it is noted that the population of persons of age 65 years and over will increase by 34% from 1990 to the year 2020. In 2000 in the Town of North Salem, the total population was 5,173. The people who were 65 years or older (721 people) made up 14% of the population, while 24.5% of the population was 55 or older (1,269 people). More significantly, the proportion of the population heading towards their senior years (ages 35 to 54) made up over 1/3 (34.9% [1,803 people]) of North Salem’s population in 2000.

In Westchester County, the three older age groups (55-59, 60-64 and 65+) made up a similar proportion of the population (23%) as occurred in North Salem for these age groups. The proportion of the population in the North County towns for the same age groups is slightly less than (21.9%) but generally consistent with the numbers for North Salem and Westchester County. In the same vein, the age group heading towards their senior years (35-54) in Westchester County and the North County towns (31% and 34 %, respectively) is similar to the

proportion of persons in this age group in North Salem. The Westchester County study entitled, “Senior Population Changes, 1990-2000”, elaborates on the magnitude of this age group, known as the baby boomers, as they age on the demand for housing and social services, medical care and other services. In any case, there is clearly a consistent pattern in the proportion of people in the older age groups on a local and regional basis.

The number of children, ages 0 through 14, increased significantly (33%) from the year 1990 to 2000, while the number of older children, ages 15 to 19, decreased by a similar proportion (-31%). The school age population in 2000 (1007 5-18-year-old persons) has increased by 22% from 1990 (827 5-18-year-old persons). The enrollment in North Salem’s corresponding school districts is addressed in more detail in the section below on education.

In both Westchester County and the Town of North Salem the population has changed notably with regard to ethnicity and race in the last decade. North Salem is much less diverse than Westchester County as a whole as the total North Salem minority population (236 persons including all races except white and Hispanic persons) makes up only 5% (4.6%) of the population. In Westchester County, the minority population makes up 29% of the total population. The table below provide details on North Salem’s racial and ethnic makeup presented with the corresponding data for the County.

Population by Race and Hispanic Origin for 2000 (with proportion of Total Population in %)									
	Total Pop.	One Race	White	Black	Asian	Native Amer./ Alaska Native	Other	Two or More Races	Hispan./ Latino (any race)
North Salem	5,173	5,088 (98.4%)	4,937 (95.4%)	39 (0.8%)	50 (1%)	4 (< 0.1%)	58 (1.1%)	85 (1.6%)	189 (3.7%)
Westchest County	923,459	895,298 (97.0%)	658,858 (71.3%)	131,132 (14.2%)	41,738 (4.5%)	2,343 (0.3%)	61,227 (6.6%)	28,161 (3.1%)	144,124 (15.6%)

The Town of North Salem has experienced very little change in the relative proportions of its white to minority population. However, the proportion of the Hispanic population has increased from 2% of the population in 1990 to 4% of the population in 2000 (a 99% increase). There was a smaller increase in the proportion of the North Salem population that is black (a 30% increase) from 1990 to 2000, from 0.58% to 0.75%, respectively.

Housing

NOTE: Some of the text provided herein is based on text excerpted from the Draft Generic Environmental Impact Statement (DGEIS) regarding the Continental Decision, prepared by Matthew D. Rudikoff Associates, Inc., dated July 28, 1998. The DGEIS text has been paraphrased, updated and edited as necessary.

The observations above and below concerning population and related housing changes in the Town of North Salem are derived from the following sources:

- ***Databook***, Westchester County, New York, by the Westchester County Department of Planning, 2001; and
- Westchester County demographic information sheets and 1990 and 2000 U.S. Census data.

North Salem continues to be primarily a residential community with residential zoning occupying 88% of the land area and actual residential land uses occupying 30% of the land area. Most of the housing consists of single-family homes, estate homes, residences with horse farms and single-family homes with accessory apartments. Additionally, much of the land area that is considered to be in agricultural land use also includes residences. It was noted in the 1985 Basic Studies Update that there were a large number of seasonal dwelling units, however, over the last two decades, many of these homes, particularly in the Peach Lake area, have been converted (winterized) to become homes that can be occupied throughout the year (year round homes).

Data from the 1990 U.S. Census shows that the Town of North Salem had a total of 1,799 housing units. Current data from the 2000 U.S. Census shows that the Town of North Salem has a total of 1,979 housing units, which represents an increase of 10% in the last decade. Approximately 11% (215) of the housing units are vacant. Of the occupied units, 14% (244) are renter occupied and the remaining 86% (1,520) are owner occupied units. The most prevalent housing type in 2000 is the single-family detached home, which may be either owner or renter occupied, which comprises 92.8% (1,836 units) of the North Salem housing stock. In comparison to the proportion and number of single-family detached homes in 1990, 89.7% (1,614 units), the proportion of single-family detached units has increased slightly (3.5%).

North Salem's increase in the total number of housing units from 1990 to 2000 (10%) is comparable to Westchester County's increase in the total number of housing units from 1990 to 2000 (9%). However, the North County's increase in the total number of housing units from 1990 to 2000 is slightly higher at 13%.

There are some two-family housing structures and single-family attached housing units, the two combined make-up 6.3% (125 units) of the housing in North Salem. In terms of multi-family housing units, which are defined as three or more units per structure, North Salem has 18 multi-family structures total, which makes up less than 1% (0.9%) of the housing stock.

Another important characteristic of a community's housing is the size of households, which includes all persons living in a housing unit whether or not they are related. Household size has decreased slightly to 2.80 persons per household in 2000 from 2.86 persons per household in 1990. Owner-occupied housing units include 2.9 persons per unit in 2000, whereas renter-occupied units house fewer persons, 2.17 persons per unit. The number of persons per owner-occupied housing units in 1990, 2.93 persons per unit, is similar to 2000. However, the renter-occupied units in 1990 housed more persons, 2.44 persons per unit, than did renter-occupied units in 2000 (2.17 persons per unit).

The 2000 census also provides information about average family size, which includes "a householder and/or one or more persons living in the same housing unit who are related to the householder by blood, marriage or adoption". North Salem's average family size in 2000 is 3.2 persons per family, which is the same as the average family size for Westchester County and the North County. In fact, there is very little variation in family size throughout the County. Average household size will generally be smaller than average family size since single persons living alone count as a household. The number of single person householders living alone has increased in North Salem from 248 in 1990 to 309 in 2000. The number of single person householders living alone may increase in future years corresponding to the County's and the Town's aging populations.

According to the U.S. Census, the median value of owner-occupied housing units in North Salem, which was \$258,000 in 1990, has increased to \$303,600 in 2000. This represents a nearly 18% increase (17.7%) in the value of an owner-occupied home in 10 years. The median sale price of a single-family home in North Salem in 2000 is \$385,000 (Westchester County Data Book, 2001). This represents an increase of 67% from 1993 when the median sale price of a single-family home was \$230,000. Yet North Salem's median sale price of a single-family home in 2000 is 5% lower than that for Westchester County (\$407,000). In 2000, throughout the County the range of the median sale price of a single-family home was from \$150,000 in Peekskill to \$850,000 in Bronxville and in Harrison Town/Village.

The nearly 78% increase (77.7%) in rent in North Salem from 1990 (\$647 per month) to 2000 (\$1,150 per month) is notable in the Town's consideration of the cost of living in North Salem. By comparison, the average residential rent in Westchester County for a one-bedroom dwelling unit was \$731 per month in 1990 and rose to \$1,082 in 2000 (a 48 % increase). The average residential rent in Westchester County for a two-bedroom dwelling unit was \$898 per month in 1990 and rose to \$1,550 in 2000 (a 72.6 % increase). The median rent and the increase in the median rent in North Salem are consistent with changes occurring in the County. However, North Salem still falls below all of the other municipalities in the County in 2000 in terms of the number of multi-family housing units.

Future Housing Needs

A detailed study of the affordable housing need in Westchester County for the years 2000 to 2015 has been conducted by the Center for Urban Policy Research (CUPR) for the Westchester County Board of Legislators, resulting in the final report entitled, *Westchester County*

Affordable Housing Needs Assessment. The report was prepared, using detailed analysis, by the Center for Urban Policy Research for the Westchester County Board of Legislators. It is an examination of existing and projected housing demand, income constraints, overcrowding, physically deficient housing and many other factors related to the supply of, demand for and cost of housing in comparison to the population of the County and key socioeconomic characteristics.

The next step in the County's look at housing need was the preparation of the ***Draft Affordable Housing Allocation Plan*** (July 14, 2005), which was subject to a public hearing in August 2005. The ***Draft Affordable Housing Allocation Plan*** (hereinafter Draft Allocation Plan), prepared by the Westchester County Housing Opportunity Commission (WCHOC) is a plan that allocates "to each municipality the share of the County's total affordable housing need that can be reasonably expected of it". The ***Draft Allocation Plan*** is based on the ***Housing Needs Assessment***, noted above, and the ***Allocation Plan*** prepared to address the period from 1990 to 1999. It provides an updated allocation for the period from 2000 to 2015. Each municipality is expected to address the number of housing units allocated to it in the ***Draft Allocation Plan*** by encouraging the development of affordable housing or by causing such housing to be developed. The ***Draft Allocation Plan*** can be viewed on the county's website (www.westchestergov.com).

In accordance with the ***Draft Allocation Plan***, the Town of North Salem's new affordable housing allocation plus its unmet obligation for the earlier ***Allocation Plan*** (1990-1999) is 187 affordable dwelling units. The ***Draft Plan*** accounts for 4 units that are identified as being recently completed or under construction and the resulting affordable housing that the Town is expected to produce for the period from 1990 to 2015 is then 183 affordable dwelling units. A number of affordable units have been developed in North Salem that have not been accounted for in the ***Draft Allocation Plan***, which will be addressed as part of the ongoing review of the Draft Plan.

As is discussed below, in the section on Existing Zoning and Land Use, the Town of North Salem rezoned four sites to create the opportunity for the development of affordable housing using "inclusionary" zoning techniques (requiring that a proportion of developed dwelling units be affordable housing).

Economy

Located within the New York City metropolitan region, the economy of the Town of North Salem is strongly related to the provision of housing for people employed throughout the region. North Salem's agricultural operations and residential development also play strong roles in the local economy in terms of generating construction and creating jobs. The Town's farms, open spaces and cultural facilities make it an attractive place to visit and to live, thus inducing some seasonal resident and tourist activity. Local businesses primarily serve the Town's residents and residents of nearby communities.

The Local Economy

The Town's residents are employed primarily in management, professional, service and office occupations. The majority of residents work outside of Town, including 57.6% that work within Westchester County and 37.8% that work outside of the County. And the average commuting time to their respective places of work is 38 minutes, which is 16% higher than the County average commuting time of 32.7 minutes. North Salem's economic profile is inextricably related to its existing and potential residents commuting to and from their places of work. The table below provides key employment indicators for the Town's residents.

There are a number of local workplaces that employ residents and people who commute from other communities to work in North Salem. These employers include offices, stores, restaurants, institutions, schools, cultural facilities and other businesses and services in the Town's hamlet areas, along NYS Route 22 and in the area of Hardscrabble Road and Fields Lane. However, as illustrated in the Land Use Analysis table, at the end of this Basic Studies Update Report (BSUR), the proportion of land in the Town that is occupied by business uses is slightly less than 1% (0.66% rounded to 1%). Similarly, as illustrated in the Zoning Analysis table, at the end of this BSUR, the proportion of land in the Town that is zoned for business uses is only 1% (0.88% rounded to 1%).

Two other important sources of jobs in North Salem are farms and estate homes. Both types of land uses frequently employ caretakers, who often live on-site. Maintenance and service workers are also employed to care for the buildings, grounds and landscaping and to provide household services. Farms, and particularly horse farms, also employ groomers, trainers and other animal care and farm workers as well as office personnel on the larger farms.

The development of land for residences is an active part of North Salem's economy, which employs surveyors, engineers, architects, construction services, realtors, lawyers and requires the availability of many goods, materials and other services related to land development and construction.

Employment Status or Occupation	Number of Persons	Percent of related population
Population 16 years and over	3,930	100%
In labor force	2,722	69.3%
Employed	2,600	66.2%
Unemployed	122	3.1%
<u>Occupation</u>		
Management, professional, and related occupations	1,437	55.3%

Employment Status or Occupation	Number of Persons	Percent of related population
Service occupations	251	9.7%
Sales and office occupations	562	21.6%
Farming, fishing and forestry occupations	0	0
Construction, extraction, and maintenance occupations	245	9.4%
Production, transportation and material moving occupations	105	4.0%
<u>Commuting to Work</u>		
Workers 16 years and over	2,569	100%
Car, truck or van - driving alone	1,877	73.1%
Car, truck or van - carpooling	206	8.0%
Public transportation (including taxicab)	316	12.3%
Walked	43	1.7%
Other means	8	0.3%
Worked at home	119	4.6%
Mean travel time to work (minutes)	38.0	
Worked in Westchester County (not at home)		57.6%
Worked outside Westchester County		37.8%

Source: Westchester County demographic information sheets and 2000 U.S. Census data.

Land Use and Zoning

As noted above, the WC GIS Department prepared a number of large maps for the Town of North Salem including one entitled, “Parcel Based Land Use”, which shows various types of land uses including residential, agricultural and open space, recreational, office, retail, institutional, government and other use categories in the Town. Another WC GIS map is entitled, “Parcel Based Zoning”, which shows non-residential and residential zoning districts, including the high to medium-density, multi-family zoning districts recently adopted by the Town in response to the Continental Decision. These mapped land use features can be viewed on the Town’s website (www.northsaalemny.org) on the link for GIS data or on the Westchester

County website (www.westchestergov.com) on the link for GIS maps and local government maps. The Zoning Map can be viewed at the offices of the Town of North Salem Town Clerk, the Building Inspector, the Planning Department and the Assessor's Office.

The current zoning for the Town of North Salem was adopted in March 1987 as Chapter 250 of the Code of the Town of North Salem, Zoning, also referred to as the Zoning Ordinance, which includes the Zoning Map. The 1987 Zoning Ordinance was adopted after the adoption of the 1985 Master Plan, which included descriptions of some aspects of the proposed zoning changes that were included in the 1987 Zoning. The Town's zoning was changed significantly from the previous zoning map, rezoning the majority of the Town's land area to the R-4 (Rural Density Residential District) and significant areas to the R-2 (Low Density Residential District), which permit a single-family dwelling per four and two acres, respectively. Areas of non-residential (businesses, offices, industrial, etc.) zoning were also reduced notably as a result of the 1987 zoning.

Since the adoption of the zoning map in 1987, the only changes to zoning districts in the Town were the rezoning of four parcels to medium to high-density residential zoning districts in 2000 and 2001 in response to the Continental Decision. The primary objective of the adopted zoning was to create the opportunity for the creation of affordable housing and to provide for the development of a variety of housing types in the Town of North Salem. These zoning districts permit multi-family and single-family residential development with inclusionary requirements, which means that a certain proportion (10%-20%) of the dwelling units created in these zones must be affordable units (Moderate-Income Housing [MIH] units). The amendments to the Zoning Ordinance and the corresponding rezoning of four sites are generally described as follows:

- The creation of zoning designations for high and medium-density residential development (R-MF/6 and R-MF/4 districts) and for planned development, including assisted and independent-living dwelling units (PD-CCRC district); and
- The corresponding rezoning of the following properties:
- Site 1 (Nob Hill/Hamlet site on NYS Route 22, south of Purdys), which was rezoned to the R-MF/4 zoning district permitting 4 dwelling units per acre;
- Site 2 (Seven Springs Farm site on NYS Route 22, south of Croton Falls), which was rezoned to the PD-CCRC zoning district permitting 6 senior citizen dwelling units per acre;
- Site 3 (June Road site, behind Kingsleys store, adjacent to Volunteers Park), which was rezoned to the R-MF/4 zoning district permitting 4 dwelling units per acre; and
- Site 4 (NYSEG site on Fields Lane), which was rezoned to the R-MF/6 zoning district permitting 6 dwelling units per acre.

In addition to the creation of the new zoning districts and the related tables and text to provide supplemental requirements, the zoning amendments related to the Continental Decision necessitated other changes to the text of the Town's Zoning. The Town adopted revisions to existing zoning provisions, related to the determination of development density in all residential zoning districts and the requirement for the creation of affordable housing in subdivisions of 10 or more lots (Section 250-18).

There have been a number of other amendments to the Zoning Ordinance text since it was originally adopted in 1987 prior to and after the changes related to the Continental decision. The Zoning Ordinance indicates with notation where there have been amendments. A number of notable amendments are outlined in the table below:

Year	Zoning Ord. Section	Description of additions or amendments to Zoning Ordinance
1989	250-79 & 80	Added language about non-conforming uses and non-complying bulk
1989	250-108	Amended provisions regarding variances and the Zoning Board of Appeals
1991	250-68	Amended accessory apartment requirements
1991	250-72	Amended horse farm requirements regarding setback flexibility and employee quarters
1991	250-77.1 - 77.3	Added requirements for the serving of food associated with certain uses, accessory apartments above businesses and the keeping of dogs
1991	250-122 - 136	Added Moderate Income Housing Regulations
1992	250-108	Amended provisions regarding variances, interpretations by and procedures for the Zoning Board of Appeals
1993	250-122 - 136	Numerous refinements to the Moderate Income Housing Regulations
1996	250-77.4	Added requirement for bed and breakfast establishments
1997	250-128	Refinements to the Moderate Income Housing Regulations
1998	250-77.5	Added requirements and regulations for communication tower facilities (for telecommunications and cellular phone facilities)
2000	250-19.1 - 19.2	Amendments added new R-MF and PD-CCRC zoning district supplemental requirements and other related changes
2003	250-45 - 48	Amendments created exemptions and the possibility of waivers from the requirement for site development plan review for certain non-residential uses, including farms and other types of development. Revised provisions clarified procedure.
2005	250-3 & 250-46	Amendments to address the Town's adoption of the Westchester County Greenway Compact Plan.

From a review of North Salem's existing zoning map and land use information, as compiled in the Croton Watershed Plan, it is clear that the Town is predominantly residential in character as 88% of the land area is located in residential zoning districts and 93% is actually in use as residential or other non-business uses (open space and parks, private recreation, undeveloped land, agriculture, etc.). An extremely small proportion of the Town's land area (1% [one percent]) is either located in business zoning districts (NB, GB, PO and RO districts) or is actually in use as businesses. Please refer to the two tables at the end of this Basic Studies Update Report (BSUR) entitled "Zoning District Analysis" and "Land Use Analysis".

Although there are certain non-residential uses permitted in residential zoning districts, these are generally agricultural, institutional, recreational or educational uses and would not be characterized as business uses. Agricultural land uses occupy 2,320 acres of land in North Salem, which is 16% of the Town's land area. Active agricultural operations may include primarily horse farms, orchards, and a few other types of farm operations such as cattle farms, hayfields and vineyards. The tables provide a complete profile of all of the Town's zoning districts and many land use categories.

Although approximately 130 acres of land are located in North Salem's business zoning districts, 95 acres are actually in use as businesses. The remaining lands are either vacant, undeveloped or in use as residences. There are very few notable parcels of land that are in non-residential zoning districts that remain to be developed. As is illustrated above, a very small proportion (1%) of the Town's land area is located in business zoning districts and in most of these zoning districts, nearly all of the land therein is already developed with a mixture of uses. The exception is that of the land in the RO zoning district, most of the parcels remain vacant or in use as residences.

In 1987, as part of Town rezoning, a significant area of land on the southeast side of Interstate 684 and Fields Lane was rezoned to the RO zoning district. Only four of the properties in the RO zone are developed for office or warehouse uses. All of these uses were established before the adoption of the Zoning Ordinance that created the RO zoning district. The remaining ten parcels in the RO zone are single-family residences, agricultural uses or they remained undeveloped. This may reflect long term limitations in the demand for office space in North Salem and in the region and the narrow scope of the RO zoning district.

In addition, as part of the zoning adopted by the Town of North Salem to address the Continental Decision, a 24-acre parcel of land in the RO zone was rezoned to create a new high-density residential (R-MF/6) zoning district.

Most of the development that has occurred in the Town of North Salem since the adoption of the Zoning Ordinance in 1987 has been the subdivision of land and the construction of single-family homes as detailed in the table of residential building permits in the section above on the Town's population. Many of these residences are estate homes or horse farms or both and many include accessory dwellings, which are often detached houses that serve as housing for caretakers, grooms or other on-site employees. The demand for lots for single-family homes and additions

to existing homes appears to be strong and it is anticipated that North Salem will continue to be a community in which people desire to reside.

Community Facilities and Services

NOTE: Some of the text provided herein is based on excerpts from the Draft Generic Environmental Impact Statement (DGEIS) regarding the Continental Decision, prepared by Matthew D. Rudikoff Associates, Inc., dated July 28, 1998. The DGEIS text has been paraphrased, updated and edited as necessary.

The community facilities and services described below are primarily run by separate decision-making board's or commissions, which typically conduct necessary assessments and studies depending on the planning needs of each organization. This BSUR provides an overview of the status of these facilities and services. More detail about the assessments, studies or plans conducted by each group can be found by contacting their administrative personnel.

Educational Facilities

The Town of North Salem is currently served by two school districts. The North Salem Central School District (CSD) encompasses 32 square miles and includes most of North Salem (90% or more of the Town's land area) and portions of the following towns: Somers, Carmel, and Southeast. Of the 1,391 students enrolled in the North Salem CSD in the year 2000 potentially 72% were school age children from the Town of North Salem (there were 1007 children ages 5-18 in 2000). However, it is well known that a number of North Salem's school age children attend private schools in the area or other locations in the region (see section on "Non-Public Schools" below).

The Katonah-Lewisboro School District serves the southwestern corner of North Salem, all of Lewisboro, and portions of Bedford and Pound Ridge. The Katonah-Lewisboro School District does not have any facilities located in the Town of North Salem.

The facilities and enrollment in the respective districts is provided below according to the most currently available information.

North Salem Central School District (CSD)

The North Salem CSD maintains two school facilities: the Pequenaconck Elementary School, located on June Road just to the south of Hardscrabble Road and the North Salem Middle/High School also located on June Road just to the north of Hardscrabble Road. The elementary school serves grades K-5; the middle school serves grades 6-8; and the high school serves grades 9-12.

The North Salem Central School District total enrollment for the 2003-2004 school year was 1,443 students (*North Salem Central School District Long Range Planning Study*, April 2004)

Update [Western Suffolk BOCES]). This represents a 12.7% increase over the last five years from 1,280 students in 1998. A 40% increase in total enrollment occurred in the 10-year period from 1993 to 2003 (from 1,030 to 1,443 students). This represents an average annual increase in total enrollment of 3.5% per year over the last 10 years. The North Salem CSD has experienced fluctuations in total enrollment between 1993 and 2003 with increases in total enrollment each year from 0.1% to 9.2%. However, the study indicates that the school district has managed to meet its goals regarding classroom size for all grades.

Total enrollment figures are projected to fluctuate at more moderate rates (-0.4% to 2.2%), including increases and decreases, between 2003-2013 based on birth rates, migration, and past enrollment trends. A total increase of approximately 9.0%, is projected during the 10-year period between 2003 and 2013.

An overview of the enrollment trends from 1994 and projected to 2013 is stated in the study:

“North Salem CSD has shown consistent K-12 enrollment growth beginning in 1994 and throughout the historical period. Between 1998 and 2003, all grade configurations experienced increases, with the greatest growth in the secondary grades. Enrollment growth is projected to continue through 2008 in all grade configurations, and continue through the latter half of the projection period for the middle and high school grades. Slight losses are expected in the elementary grades during this time. A peak District enrollment of 1,580 students is expected in 2012.”

The 2003-2004 student body is 94% Caucasian, 3.1% Hispanic, 1.2 % African American and 1.6% Asian according to the North Salem CSD’s progress report.

The *Long Range Planning Study*, also examined room needs by grade groupings, which is presented in the table below.

North Salem Central School District Enrollment and Instructional Room Needs for the 2003-2004 School Year				
School	Grades	Enrollment	Room Need Average Maximum	Room Need
Pequenakonck Elementary School	K-5	677	Grades K-2: 20 Grades 3-5: 25	32 rooms
North Salem Middle/High School	6-12	766	Grades 6-12: 28	30 rooms
TOTAL		1,443		62 rooms

Katonah-Lewisboro Union Free School District

The Katonah-Lewisboro Union Free School District maintains four elementary schools, the John Jay Middle School; and the John Jay High School. The elementary schools serve grades K-5; the middle school serves grades 6-8; and the high school serves grades 9-12.

The Katonah-Lewisboro Union Free School District (hereinafter Katonah-Lewisboro UFSD) total enrollment for the 2004-2005 school year was 4,109 students (***Katonah-Lewisboro Union Free School District Long Range Planning Study***, January 2005 Update [Western Suffolk BOCES]). This represents a 31% increase over the last ten years from 3,141 students in 1994. This represents an average annual increase in total enrollment of 3.1% per year over the last 10 years. The Katonah-Lewisboro UFSD has experienced fluctuations in total enrollment between 1994 and 2004 with increases in total enrollment each year from 0% to 6%.

Total enrollment figures are projected to show increases through the year 2007 and reach a peak enrollment of 4,200 students. For the remainder of the projection period, to 2014, enrollment will fluctuate and is expected to be 4,145 students in 2014. A total increase of less than 1.0%, is projected during the 10-year period between 2004 and 2014.

An overview of the enrollment trends from 1994 and projected to 2013 is stated in the study (paraphrased below):

“Katonah-Lewisboro UFSD enrollment increased each year through 2002, with losses of 1 and 2 students during the last 2 years. ... The enrollment projections suggest growth in the first half of the projection period in the elementary and secondary grade configurations, while the middle grades are anticipated to decline. The second half of the projection period is expected to see a reversal of this trend, with growth in the middle grade configurations and declines in the elementary and secondary grades. ...”

The ***Long Range Planning Study***, also examined room needs by grade groupings, which is presented on the following page.

Katonah-Lewisboro Union Free School District Enrollment and Instructional Room Needs for the 2004-2005 School Year				
School	Grades	Enrollment	Room Need Average Maximum	Room Need
Increase Miller Elementary School	K-5	437	Grades K-2: 25 Grade 3: 28 Grades 4-5: 30	20
Lewisboro Elementary School	K-5	460	Grades K-2: 25 Grade 3: 28 Grades 4-5: 30	21
Katonah Elementary School	K-5	509	Grades K-2: 25 Grade 3: 28 Grades 4-5: 30	23
Meadow Pond Elementary School	K-5	425	Grades K-2: 25 Grade 3: 28 Grades 4-5: 30	20
Katonah- Lewisboro Middle School	6-8	1,005	N/A	N/A
Katonah- Lewisboro High School	9-12	1,273	N/A	N/A
TOTAL		4,109		

Non-Public Schools

A small portion of students living in North Salem attend private schools. In 2001, approximately 8% of all resident students living within the North Salem CSD attended local private schools. Trends over the past two years indicate that there has been a gradual increase in resident students attending private schools to 10% of the district in 2003. It is anticipated that non-public school enrollment will stay within a range of 8% to 10% of the North Salem CSD resident children in the next several years. As of the 2004 -2005 school year, approximately 6% of resident students attended private schools who reside in the Katonah-Lewisboro UFSD. This is consistent with the average rate of 6% to 8% of students from the Katonah-Lewisboro UFSD attending private schools in recent years.

The *North Salem Central School District Long Range Planning Study*, prepared in September of 1997, reported that resident students attended twelve different non-public schools in the 1996-

1997 school year, including the four schools listed below. However, the specific numbers of students attending each of these schools was not reported in the April 2004 *Long Range Planning Study Update*:

- St. Lawrence O'Toole School, located in Brewster, serves students in grades K-8;
- John F. Kennedy Catholic High School, located in Somers, serves students in grades 9-12;
- St. Joseph School, located in Croton Falls, serves students in grades K-8; and
- Rippowam-Cisqua School, located in Mt. Kisco, serves students in grades K-9.

North Salem CSD students also attend various other non-public schools in the region and beyond.

Additionally, the North Salem Nursery School is located in the Hamlet of Salem Center on June Road. Approximately 70 pupils attended this private nursery school during the 2004-2005 school year. Children are transported by their parents or guardians to the nursery school. The nursery school can accommodate 92 nursery school age children.

The Westchester Exceptional Children, Inc. (WEC) school, which is a New York State approved, private, special education facility, is located in Purdys on NYS Route 22. The WEC provides year round special educational services to individuals with autism, multiple handicaps and children who are medically fragile from Westchester, Putnam, Orange and Rockland Counties and the Bronx. Approximately 80 students, whose ages range from 5 to 21, attended this school in 2004 to 2005. The WEC can accommodate 80 to 83 students.

Police Protection

The Town of North Salem Police Department and the New York State Police both provide police protection to the Town of North Salem. The State Police provides full-time police service to the Town of North Salem. The North Salem Police Department is available part-time and is used to supplement the State police patrols. The local police department is located in the Town Office Buildings on Titicus Road (Route 116) in the Annex building behind where the Town Court and meeting room is located. The New York State Police are available 24 hours a day, and have barracks located in Somers and sub-stations located in Lewisboro and Pound Ridge.

The New York State Police barracks in Somers serves four towns (Lewisboro, North Salem, Pound Ridge and Somers) and Interstate 684. The State Police force serving North Salem and these three other Towns has 3 sergeants, 34 uniform troopers, 5 investigators, 1 police canine and 12 vehicles.

The Town of North Salem Police Department has 14 part-time police officers, 1 part-time parking enforcement officer, 3 patrol cars, and 1 four-wheel drive vehicle available to supplement the State police patrols.

The North Salem Police Department reports that residents of North Salem are currently receiving adequate police protection, and expansion of police services is not required at this time.

Fire Protection/Emergency Services

The Croton Falls Fire District (CFFD) provides fire protection and emergency services to most of the Town of North Salem and small areas of the Towns of Brewster, Carmel and Southeast. The Fire District has a range of 60 to 80 volunteer fire fighters, many of whom work in North Salem and are therefore able to respond to fire alarms. The Department also has approximately 20 EMTD's (Emergency Medical Technicians with Defibrillator training), 1 paramedic and also several first responders who are trained in various types of first aid.

The CFFD has stations in Croton Falls and in Salem Center are available to respond to service calls. The station located in Salem Center is being expanded to address problems of crowded office, meeting and training space as well as additional bays for equipment and trucks. The CFFD has 8 pieces of equipment and trucks available including:

- 4 pumper trucks with 750-gallon to 2,750-gallon water capacity;
- 2 combination mini-attack pumpers/rescue vehicles (each holding approximately 250 gallons or more of water); and
- A rescue vehicle and a utility truck.

The CFFD also has 3 Chief cars and 2 motorized boats. The pumper trucks all have 35-foot ladders.

In the last few years, there has been more demand for emergency services in terms of EMS (Emergency Medical Service) calls. There has been a slight decrease in fire calls in relation to improved building codes. The Fire Department provides continuous safety and emergency training.

A small section of North Salem, including residences located on Valeria Circle and along Nash Road, are served by the Golden's Bridge Fire Department (GBFD), which is one of three volunteer fire departments that serve the Town of Lewisboro. The GBFD also serves a portion of Interstate 684 (I-684) and the Metro North Railroad. According to a phone conversation with John Winter, a member of the Golden's Bridge Fire Department, the GBFD has approximately 70 volunteer fire fighters, including paramedics and EMT's who can respond to the North Salem area from their department in Lewisboro within 5-8 minutes. Some of the GBFD's volunteers are trained for advanced firefighting, rescue operations, hazardous materials, pump operations and arson awareness. Equipment available at the Fire Department includes: 2 "Class A" pumper trucks, 1 mini-attack pumper, a 3,300 gallon tanker, a large rescue vehicle and 2 rescue vehicles.

The North Salem Volunteer Ambulance Corps (NSVAC) provides emergency medical services in the Town of North Salem and in parts of the Towns of Southeast and Carmel. Also, as part of a mutual aid agreement, the NSVAC responds to calls from other communities in the area whenever there are calls for assistance. It is entirely run by volunteers, most of whom are North Salem residents. The Ambulance Corps has approximately 12 volunteer EMTD's (Emergency

Medical Technicians with Defibrillator training) and first responders who are trained in various types of first aid. Also, there are number of members that are CPR trained and some volunteers who are just ambulance drivers.

The North Salem Volunteer Ambulance Corps responds to approximately 365 calls per year and is equipped to handle 400-plus calls per year not counting MCI's (Mass Casualty Incidents). The number of calls varies from no calls to possibly 5 calls in any given day. The NSVAC and local ambulance companies from surrounding communities respond to calls in neighboring communities as part of a mutual aid program, as described above. Since each of the local volunteer ambulance companies are not equipped to handle large accidents, each community's ambulance service supplements the services of adjoining communities as part of the mutual aid program.

Additionally, North Salem is part of an emergency medical service consortium, which involves 8 communities. Under this consortium, North Salem contracts for advanced life support services (ALS paramedics respond along with the NSVAC).

The NSVAC recently relocated its facilities to a newly constructed, larger building on Daniel Road, in Croton Falls, to provide adequate facilities for volunteers serving shifts, office, meeting and training space and 4 bays for ambulances. The NSVAC has 2 ambulances and the current facilities generally serve the communities needs.

Emergency Management

The Town of North Salem has created a staff position of Emergency Management Coordinator to address emergency planning and preparedness along with coordination of town safety policies and procedures. The Emergency Management Coordinator will develop and implement a plan of emergency resource identification and management and will coordinate local emergency service providers. This position and the resulting plan will involve interaction with residents and various officials in local, county, regional, state and federal government.

Programs to safeguard town employees in accordance with the mandates of New York State and Federal safety programs will also be developed and coordinated.

Recreational Facilities

Residents in the Town of North Salem currently have access to several parks, open lands, and other recreational facilities for active and passive recreation use. There are 1,300 acres of publicly owned land set aside for public recreation uses with an additional 446 acres under the management of the North Salem Open Land Foundation (a private, non-profit group). Numerous developed recreational facilities are available in the Town of North Salem and are both publicly and privately owned. Most of these facilities are available to all North Salem residents, however some require membership dues and additional fees such as at private golf clubs. The *Parks and Recreation Master Plan* (1994) lists the following recreation lands and facilities located in North Salem:

North Salem Recreational Facilities and Amenities	
Name of Park or Facility	Recreational Amenities
<u>Town-Owned Recreational Facilities</u>	
Joe Bohrdrum Park	20.0 acres; two youth baseball fields; one soccer field (may be expanded to two fields); two tennis courts; two basketball courts; and children's play area
Name of Park or Facility	Recreational Amenities
Volunteers Park	13 acres; one soccer field; one baseball field; one basketball court; and children's play area
North Salem High School and Middle School	One varsity soccer field; one additional soccer field; running track; field hockey field; one baseball field; two tennis courts; cross-country course; and one gymnasium
Pehquenakonck Elementary School	one soccer field; two children's play areas; and one gymnasium
<u>Town-Leased Recreational Facilities</u>	
Purdys Field	3.0 acres; one softball/youth baseball/soccer field
<u>Westchester County-Owned Park</u>	
Mountain Lakes Camp/Park	1,000 acres; ice skating; cross-country ski trails; hiking and jogging trails
<u>New York City Department of Environmental Protection (NYCDEP) Lands</u>	
Titicus Reservoir	3 miles long, usage by permit: fishing; and non-motorized boating
<u>Privately-Owned Facilities and Lands</u>	
Salem Center Fire House	One youth baseball field
Audubon Society	200 acres; permitting hiking
North Salem Open Land Foundation	446 acres on various sites; permitting hiking; cross-country skiing; horseback riding
Salem Golf Club	Golf course

Bloomerside Club	Large enclosed pavilion and 9-hole golf course
Pequenakonck Country Club	Golf course
Lakeside Field Club	Eight tennis courts; swimming pool complex; beach; children's play area; and platform tennis
Meadow Lane Horse Trails	Horse trails
Grants Farm Horse Trails	Horse trails

Historically, there has been a great demand for use of active recreation facilities in North Salem. The *Parks and Recreation Plan* (1994) acknowledges that the existing supply of recreation facilities and recreation land meets national and state recreation standards, but the Plan further states there is a need for additional recreation facilities and recreation land so as to maintain the high standards established locally and to address potential population growth. Since the preparation of the *Parks and Recreation Plan*, a new Town park known, Volunteers Park, was created on June Road. The *Parks and Recreation Plan* will be updated at later date.

Public Utilities

There are three public water supply systems in the Town of North Salem and there are no public sewage treatment systems in the Town. The three municipal water districts are governed by the regulations for their operation and administration contained in the Code of the Town of North Salem, Chapter 230, Water and Westchester County Department of Health regulations. The public water districts include the following:

- Croton Falls Water District;
- Candlewood Park Water District; and
- Sunset Ridge Water District.

There are no plans to expand any of these water districts to include additional land areas. However, the Town is pursuing a solution to water quality problems in the existing district in Croton Falls via proposed new supply wells and a treatment facility.

The North Salem Town Board has begun the formation of a sewer district to serve the communities surrounding Peach Lake due to the failing septic systems which have caused health threats for the residents and largely contributed to the deterioration of the lake's water quality. The failing septic systems are in part related to the density and number of homes that are located on very small parcels around the lake. Many of these septic systems are old, are not functioning properly due to poor soils and high groundwater conditions. The Town Board has held meetings with the lake communities' residents from North Salem and the Town of Southeast, including joint meetings with the Town of Southeast Supervisor and Town Board. Both Towns have retained the services of Hahn Engineering for the preparation of a Map, Plan and Report for the formation

of the proposed sewer districts and are working with Putnam and Westchester County officials and regulatory agencies. Project capital funding is being sought from several sources. The next step for both Towns is to complete and accept the Map, Plan and Report, and then have the residents petition for the formation of the district. The creation of a sewer district for the construction of a wastewater treatment plant will eliminate the primary source of pollution and improve the water quality in Peach Lake.

The Candlewood Park District (CPD) was formed in 2005 to dredge the lake in this neighborhood, rebuild the dam and maintain the surrounding area. This district is currently awaiting approval by the New York State Comptroller's Office.

**COMPREHENSIVE PLAN UPDATE (CPU):
BASIC STUDIES UPDATE REPORT (BSUR)
TOWN OF NORTH SALEM TOWN BOARD**

BSUR MAPS AND TABLES

NOTE: Maps are not included in the “pdf” version of this document. Please see website and webpage links in the text to view maps and select data layers to view.

**SUPPLEMENT TO COMPREHENSIVE PLAN UPDATE
TOWN OF NORTH SALEM TOWN BOARD**

**Zoning District Analysis: Land Area and Proportion of Town Land Area in
All Existing Zoning Districts**

Zoning District Symbol (Name of District)	Area in Zoning District (in acres)	Proportion of Town In District (in %)
Business Zoning Districts		
NB (Neighborhood Business)	12.03	0%
GB (General Business)	21.14	0%
PO (Professional Office)	24.87	0%
RO (Research-Office)	71.88	0%
Subtotal of land in Business Districts	129.92	1%
Residential Zoning Districts		
R-4 (Rural Density Residential)	9627.22	65%
R-2 (Low Density Residential)	1640.24	11%
R-1 (Medium Density Residential)	1410.11	10%
R-1/2 (Medium Density Residential)	250.77	2%
R-1/4 (Med-High Density Resident.)	20.97	0%
R-MF/6 (Res-Multi-Family/High Density)	24.57	0%
R-MF/4 (Res-Multi-Family/Med. Density)	61.80	0%
PD-CCRC (Plan. Dev-Cont Care Retirem't)	28.02	0%
Subtotal of land in Residential Districts	13063.70	88%
Subtotal of area in all Zoning Districts*	13193.62	
Titicus Reservoir area (not incl in zon dist)	905.00	6%
Right of Way area (not incl in zon dist)	735.00	5%
Total Town Land area	14833.62	100%

*Subtotal of area in all zoning districts included in Croton Watershed Plan Zoning District tables, Figures 2-5 and 2-6. Areas of reservoir and right of way added to address areas missing from Croton Plan tables.

Sources: - Comprehensive Croton Watershed Water Quality Protection Plan, Westchester County Department of Planning, Draft March, 2003; - Parcel Based Zoning map, WCGIS, June, 2002; and - Tax Maps, Town of North Salem, June, 2003

**SUPPLEMENT TO COMPREHENSIVE PLAN UPDATE
TOWN OF NORTH SALEM TOWN BOARD**

**Land Use Analysis: Land Area and Proportion of Town Land Area in
All Existing Land Use Categories**

Land Use (LU) Category Name	Area in Land Use Category (in acres)	Proportion of Town In LU Category (in %)
Business Land Use Categories		
Office/Research Campus	5	0%
Retail/Service/Entertainment/Mixed Use	63	0%
Automotive/Manufacturing/Industrial	27	0%
Subtotal of land in Business Land Use	95	1%
Non-Business Land Use Categories		
Residential	4316	30%
Public/Semi-Public Facility	299	2%
Parks and Open Space*	3330	23%
Agriculture	2320	16%
Undeveloped Land	3099	22%
Subtotal of land in Non-Business LU	13364	93%
Subtotal of area in all LU Categories**	13459	
Town Land Area Outside of Watershed	168.00	1%
Right of Way area (not incl. in zoning dist.)	734.00	5%
Total Town Land area**	14361.00	100%

*Includes private recreational golf courses which comprise 225 acres or 1.6% of the Town.

**Subtotal of area in all land use categories included in Croton Watershed Plan, Land Use Summary table, Figure 2-25. The areas of Town Land Area Outside of Watershed and Right of Way are presented separately. There are 492 acres of the Town's total land area unaccounted for in this Croton Plan table, which are believed to be attributed to the area of Peach Lake and other small water bodies.

Sources: - Comprehensive Croton Watershed Water Quality Protection Plan, Westchester County Department of Planning, Draft March, 2003; - Parcel Based Zoning map, WCGIS, June, 2002; and - Tax Maps, Town of North Salem, June, 2003