

Preliminary Agenda
Housing Committee Meeting
Tuesday, March 29, 2016, at 7 Pm
Lewisboro Town House

1—Update on Wilder-Balder Proposal for Affordable Housing for Goldens Bridge

2—Two AFFH Houses near Lake Kitchawan

3—Middle Income Units:

- New income and rental limits for 2015-16

- Annual Survey for 2016

- Update on status of units and applications (there are a number of bidding wars in progress)

- Applicants approved for 263 Maplewood (foreclosed, bank-owned):

- 1—Gary Roehrborn

- 2—William Hanlon

- 3—Tyler Dunlap

- Applicants approved for 74 Fox Run (foreclosed, bank-owned)

- 1—Antonio Corrado & Katie Pitcher

- 2—Guadalupe Gass

- 3—Jean Luc LeGall

- 4—Marcin Satara

- Applicant for 48 Bittersweet (rental)

- Anna Derwin (ex-wife of owner)

- Applicant for 45 Bittersweet (rental of Jean Luc LeGall's unit)

- Nicholas Capalbo

Subject: Next Housing Committee Meeting

From: Linda Rae <lindasrae@optonline.net>

Date: 2/21/2016 2:56 PM

To: presslinda@hotmail.com, Glenn@alltroninc.com, Tonyjg63@gmail.com, ndaniello24@gmail.com, Rmvista@verizon.net, janelindau@gmail.com, presslinda@hotmail.com, johnpapp@aol.com

CC: Peter Parsons <Supervisor@lewisborogov.com>

Hello, Housing Committee. As I mentioned in my previous email, I would like to reschedule our meeting, originally planned for this coming Tuesday Feb 23, in case anyone wishes to go to the Planning Board Meeting also scheduled for that night, at the Town offices in Cross River. Wilder Balter will be doing another presentation for their proposed Goldens Bridge development, although since the Board's consultants won't have completed their reports yet, I don't know if there will be any discussion. The item is fifth on an agenda scheduled to start at 7:30 pm, so I plan to go around 8:00 pm or later.

How does Tuesday March 29 sound for our next Housing Committee meeting (7 pm at the Town House, if we can get the room)? The Planning Board is meeting again on Tuesday, March 15, in Cross River, and the following week (Mar 22) is spring vacation for the local schools. At our next meeting, we will need to attend to a few Middle Income matters (annual survey, etc) as well as review the status of AFFH proposals. I'll send out an agenda once we have settled on a meeting date.

In the meantime, the two houses near Lake Kitchawan that the County bought and is currently renovating for Affordable Housing are about to be put up for sale -- the deadline for applications is coming up soon -- Feb 29. Check out Astorino's tweet: @westchestergov: #Astorino Announces Six #Westchester Affordable Homes Available To Eligible Housholds <http://bit.ly/1TXuMGh> #affordablehousing. Also, we've put up a link on the Housing Committee page on the Town website to the County's "Homeseeker" web page so that Lewisboro residents can apply for approval to be in the lottery (and thus to be eligible to purchase): check out <http://www.lewisborogov.com/hc>. I've emailed a press release to the Ledger, which they will hopefully run this coming week.

Regards,

Linda S. Rae

Tel: 763-5773

Subject: Housing Committee Meeting Mar 29

From: Linda Rae <lindasrae@optonline.net>

Date: 2/29/2016 12:44 PM

To: Glenn@alltroninc.com, Tonyjg63@gmail.com, ndaniello24@gmail.com, Rmvista@verizon.net, janelindau@gmail.com, presslinda@hotmail.com, johnpapp@aol.com

CC: Peter Parsons <Supervisor@lewisborogov.com>, Aimee Hodges <Zoning@lewisborogov.com>

Hello, Housing Committee. This is to confirm that Tuesday, March 29, is a good meeting time for most of us, so it's official -- we'll be meeting that evening at the Town House at 7:00 pm, upstairs room, as usual. I'll send out an agenda beforehand. As I mentioned before, we need to approve the new figures for sales, rentals and income limits for our Middle Income units, which I will tabulate and present to you, so that Aimee Hodges can send out our Annual Survey. We'll also review the status of these units and applications, as well as anything going on with affordable housing in town.

If you haven't seen last week's Ledger, the paper ran the press release I sent them about the two affordable houses (I attach it now fyi) the County is putting up for sale in the Kitchawan area. Today is the deadline for people to apply if they are interested in purchasing -- I will check with the Housing Action Council for an update on the status of the two houses (and if they will open up the application process again, should they not have enough qualified applicants with today's deadline) before our meeting and report back to you.

Regards
Linda S. Rae

Attachments:

FirstAFFHHomesinLewisboroPressRelease.docx

18.6 KB

February 2016

Hello, Housing Committee. As I mentioned in my previous email, I would like to reschedule our meeting, original planned for next Tuesday Feb 23, in case anyone wishes to go to the Planning Board Meeting also scheduled for that night, at the Town offices in Cross River. Wilder Balter will be doing another presentation, although since the Board's consultants won't have completed their reports yet, *I don't know if there will be any discussion. The item is fifth on an agenda* scheduled to start at 7:30 pm, so I plan to go around 8:00 pm or later.

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Agenda:

1—AFFH in Lewisboro:

- A—Spruce Road house (owner plus rental unit) – applications due Feb 29
- B—Kitchawan Drive house (owner) -- applications due Feb 29
- C—Review of status of Wilder Balter

2—2016-17 Middle Income limits, and purchase prices / rentals for units: calculate based on Town median wages (interpreted as total compensation).

3—Survey to be sent out: review

4—Status of units: review
--New applications (Gass)

5--

Passed by Town Board January 2016

TOWN OF LEWISBORO

LOCAL LAW NUMBER 1-2016 OF THE TOWN OF LEWISBORO

AMENDMENT TO CHAPTER 220, SECTIONS 220-2(B)
OF THE LEWISBORO TOWN CODE

BE IT ENACTED by the Town Board of the Town of Lewisboro, Westchester
County, New York, as follows:

Section 1. Chapter 220, Section 220-2(B), entitled "Definitions and word usage," is
hereby amended to amend the definition of Middle Income Families" to read as follows:

§ 220-2. Definitions and word usage.

- B. For the purposes of this chapter only, certain words and terms used herein are
defined as follows:

MIDDLE INCOME FAMILIES –

- (1) Families whose aggregate income, including the total of all current annual
income of all family members from any source whatsoever at the time of
application, but excluding the earnings of working minors (under 21 years
of age) attending school full-time, shall not exceed the following multiple
of the median annual Town-paid wages of all full-time employees of the
Town of Lewisboro during the preceding calendar year:

Size of Family (persons)	Multiple of Median Annual Town-paid wages
1	0.9
2	1.1
3	1.3
4	1.4
5	1.6
6	1.7
7	1.9

8 or more

2.0

- (2) Property income. For property or other investments which are not returning dividends, rents or other measureable income (excluding normal household personal possessions), a yearly income of 2% of the fair market value of the investment shall be included in the family's aggregate income.

Section 2. If any provision of this Local Law is declared illegal, unconstitutional or unenforceable by a court of competent jurisdiction, the remainder of this Local Law shall be declared to have been separately adopted and shall remain in full force and effect.

Section 3. This local law shall take effect immediately upon filing in the Office of the Secretary of State of the State of New York.

Dated: January 25, 2016

BY THE ORDER OF THE TOWN BOARD OF
THE TOWN OF LEWISBORO

JANET DONOHUE, TOWN CLERK

Adopted: January 25, 2016
Published: January 28, 2016
Filed: February 2, 2016
Effective: February 2, 2016

REPORT ON THE TWO LEWISBORO AFFH HOUSES

Rose Noonan, Executive Director
Housing Action Council, Inc.
55 South Broadway, 2nd Fl
Tarrytown, NY 10591
rnoonan@affordablehomes.org
Tel: 914-332-4144
Fax: 914-332-4147

Affirmative Marketing: The Housing Action Council completed the 90 day marketing of 106 Lake Kitchawan Drive and 2 Spruce Rd. It was part of a marketing effort for six small properties. The other 4 units were located in Rye Brook and Harrison. Applications were due by February 29. The lottery was held on March 23. 93 applications were received by February 29. We have begun to qualify prospective purchases and evaluate which of the six properties in which they are interested. As a first step, we are having Open Houses in each of the units to see who is interested in either of these two properties. The Open House for 106 Lake Kitchawan is Saturday, April 2 from 10:00 to 12:00 and for 2 Spruce from 1:00 to 3:00.

The two properties have not yet been renovated. The County Department of Public Works is handled the bidding and selection of contractors for 106 Lake Kitchawan as the County owns the property. A contractor (Capurro) has been selected for masonry work in the basement as there are water problems to address there and the deck will be replaced. The furnace and hot water will also be replaced as well. The County will be bidding out this work. The renovation costs are approximately \$50,000.

We have had unanticipated water problems at 2 Spruce. As is, the water runs directly down the driveway into the garage which is undermining the garage and the accessory apartment above the garage. Our original plans -- ones submitted to the Town -- called for placing the driveway entrance on another road. The cost however became prohibitive. The plans have been revised to utilize the existing driveway and to raise it so that the water is re-directed. For marketability reasons, the interior layout has also been re-designed. Capurro has prepared the original bid which was cost prohibitive and has been working with the architect on the new plans. We expect to receive Capurro's revised bid today. We will then submit the revised plans to the Town and commence renovations. I have attached the as is site plan and the current plans. The renovation costs are approximately \$200,000.

Our plan of identifying and qualifying the purchaser will coincide with the renovations. Both will take several months. We expect occupancy by summer, 2016.

Working sheet for calculating 2016-17 Income, sales & rentals

For 2015 the median actual compensation for Lewisboro Town employees was \$93,009. Up from \$85,676 in 2015-16, a \$7,333 increase (8.6% increase)

1--MAXIMUM INCOME (not to exceed multiple of median annual Town-paid wages of all full time employees)

--1-person: .9 X median town wages (total compensation) of \$93,009
= \$83,708.10. Difference of \$6,599.7, and 8.6% increase

--2 person, 1.1 X \$93,009 = \$102,309.90 Up from— \$94,243.60 (\$8,076.30 increase)

--3 person, 1.3 X median wages = \$120,911.70

4 person, 1.4 X median wages = \$130,212.60

5 person, 1.6 X = \$148,814.40

6 person, 1.7 X = \$158,115.30

2—MAXIMUM SALES PRICES

Unit Size	Min/Max Occupancy	Maximum Sales Price (2015-16)	
		2015-16	2016-7
Efficiency	1	\$154,216.80	\$167,416.20
1 bedroom	1 – 2	\$188,487.20	\$204,619.80
2 bedroom	2 – 4	\$239,892.80	\$260,425.20
3 bedroom	3-6	\$291,298.40	\$316,230.60

3—RENTALS

Maximum Rental Amounts

Unit Size	Maximum Rent	Maximum Rent
	2015-2016	2016-17
Efficiency	\$1,349.40	\$1,464.89
1 bedroom	\$1,649.26	\$1,790.42
2 bedroom	\$2,099.06	\$2,278.72
3 bedroom	\$2,548.86	\$2,767.02

Notes from Meeting of Housing Committee
January 19, 2016
Lewisboro Town House

The meeting was called to order at 7 pm. Linda Press Wolfe was absent.

1--Update & Discussion of Wilder-Balter Proposal:

--The committee reviewed and discussed the materials sent by Wiilder Balter, including the materials submitted to the Planning Board

--Linda Rae reported on John Bainlardi's answers to their questions about how the proposed AFFH development would impact the town:

A--Bainlardi said that the matter of school/town taxes would be fully discussed with the Planning Board. Based on Bridleside, W-B estimates approx. 15-17 children would be added to the school system. This is not anticipated to have any impact on school taxes.

B--As for the question as to whether there would be any impact on property values, Bainlardi said that many studies have repeatedly indicated that there would be no effect on property values.

C--To the concerns raised earlier by the Committee, could the development have fewer affordable units, mixed with market-rate ones? Wilder Balter responded that this would not be financiall tfeasible for such a small development. While such an arrangement may be feasible with a denser development of at least 75 or more units, the current zoning and limitations of the site do no support this required increased density.

The committee reviewed all the materials, and much discussion ensued. One member felt that it "was a great project," provided the property was well maintained and that "the construction was of high caliber." It was stated by other members that 1) the development could fit in with the Goldens Bridge revitalization efforts now underway, and make the hamlet "a more vibrant community"; 2) that based on Bridleside and the initial designs, the development would look attractive; and 3) based on Wilder-Balter's exhaustive screening process, described to us last fall (with checks on credit, employment, criminal records, etc, per the current process at Bridleside), the residents are likely to be an asset to the community.

It was pointed out that in regard to the composition of occupants in North Salem, 20% came from North Salem itself, a pattern we would expect to be followed in Lewisboro, a similar community next door; and that residents primary source of income indicated a stable population (employment 58%, retirement 20%, Social Security disability 16%, with 6% from other sources, including vouchers, and no one unemployed).

Other comments: it was important to the committee that Wilder Balter has a reputation as a leading and responsible developer of affordable housing for 25 years, ie., not a fly-by-night operation. Some members expressed a desire that Wilder Balter commit, through its affiliate management company, to manage the property for a designated time period in order to ensure that the complex is as well maintained and run as Bridleside.

Overall, the majority of the committee felt that they would like the proposal to move forward through the Planning Board approval process. Some members abstained from expressing an opinion.

2—Update on Middle Income Units:

Linda reported on the annual survey for 2016, which must go out per the Zoning Code regulations at the end of March, to check on the status of all our Middle Income units, all but two at Oakridge condos (the other two in the town property at Onatru). Compliance has been improving since we made the language of the accompanying letter tougher.

Linda updated the Committee on the status of the LeGall units (LeGall must sign an agreement to sell his unit if he wishes to put in an offer on the 20bedroom unit to come on the market. Derwin may wish to rent his unit to the DeMarco's. Dunlap, a veteran, has been approved to buy a unit. The new units are

The committee briefly discussing what to do about inheritance of our Middle Income units: should we continue to allow? What are ramifications of not allowing? Bedford does not allow, but can buy a unit with money from the Blue Mountain Corporation. The committee was not inclined to recommend any change to the Zoning regulations on this matter at this point.

Respectively submitted,

Linda S. Rae, Chair

Preliminary Agenda
Housing Committee Meeting
Tuesday, January 19, at 7 Pm
Lewisboro Town House

1—Update & Discussion of Wilder-Balder Proposal for Affordable Housing for Goldens Bridge

--Materials emailed with agenda – hard copies of two letters will also be available at meeting

Materials include:

--Covering letter to Planning Board

--Explanatory letter to PB with answers to PB questions

--Revised site plan maps

2—Update on Middle Income Units:

--Survey for 2016

--Update on status: LeGall, Derwin , Derwin's tenant DeMarco's; & Dunlap

--Inheritance of Middle Income units: should we continue to allow? What are ramifications of not allowing?

January, 2016

Hello Linda,

Following up on the email chain below, please consider the following in response to Tony Goncalves' comments:

Please see and share with your committee members the attached article "Who's Living in Affordable Housing?" written by Anne Saylor, Housing Coordinator, Dutchess County Planning & Development. The article arose out of a tenant characteristic study of the affordable development named Pendell Commons in Poughkeepsie (also attached). The Bridleside data further supports the conclusions reached in the attached article and study

1. Town/School property tax implications: Will this development generate enough new school tax to cover the costs of the additional students who would be enrolled? or will we bear this burden in the form of increases in school taxes. Response, the fiscal impacts will be fully studied during the development's planning board review process. Based upon the Bridleside statistics, we can reasonably expect the proposed Goldens Bridge development to add 15-17 new school aged children to the school system (spread across grades K-12). It is not anticipated that such an increase in the number of added school children will result in material/substantial increased costs to the School District at the margin (as it is unlikely that these additional children would necessitate new school facilities or require the hiring of additional staff). It should be noted, however, that while the proposed development may result in the accrual of some additional costs to the School District, this impact must be balanced with the fact that the proposed development will count towards the Town's substantially unmet "fair share obligation" to create 239 units of affordable housing, and will significantly advance the Town and County goals for the creation of such housing opportunities, truly a mitigation factor that must be given appropriate consideration.
2. Local housing values in GB. Some folks believe that having an affordable housing designated development in GB will impact the values of the homes which have already been impacted by the downturn in the real estate market Response: It is a commonly held belief that affordable housing developments or apartments have a negative effect upon the property values of existing surrounding properties. Property values are the result of a combination of factors, primarily determined by the condition of the property for sale as well as the extent of the area of development, its location and prosperity. Based upon numerous studies (see attached) covering a variety of housing types and residential settings, the location of affordable housing has been found to have no adverse impact on surrounding property values. This is particularly true when the following two factors are present as we believe they are in the case of the proposed development in Goldens Bridge: 1) strong quality of the existing setting/community; and 2) the project sponsor has a proven, demonstrated track record of producing successful developments.
3. Number of units: Why not fewer affordable housing units? Would the developer consider a mix of condos and rentals where the condos are smaller in size and lower priced. The rentals would be reduced to maybe 20-25 units of affordable housing units. Response: The short answer is that the proposed development (46 units) is not large enough to make a mixed development of market rate and affordable units financially feasible. If the property were capable of accommodating a significantly more dense development (say 75+ units), a mixed proposal could possibly be feasible from a financing and marketing standpoint.

JOHN R. BAINLARDI, Vice President
WILDER BALTER PARTNERS, INC.

570 Taxter Road, Suite 673
Elmsford, New York 10523
(914) 610-3638 (Office - Direct)
(914) 522-5744 (Cell Phone) (914) 909-7328 (Facsimile)



WILDER BALTER PARTNERS, INC.

570 TAXTER ROAD, SIXTH FLOOR, ELMSFORD, NY 10523 • (914) 347-3333 FAX (914) 909-7328

January 6, 2016

VIA HAND DELIVERY

Town of Lewisboro Planning Board
Attn: Chairman Jerome Kerner
20 North Salem Road
Suite L/Lower Level
P.O. Box 725
Cross River, NY 10518

Re: Application for Site Development Plan
Proposed multifamily development consisting of 45 AFFH Units (revised) with
clubhouse, caretaker's unit and recreational facilities to be constructed on a +/-35.4
acre parcel of vacant land located off NYS Route 22, Goldens Bridge
Tax Map: Sheet 5; Block 10776; Lots 19, 20 & 21 (the "Property")

Dear Chairman Kerner and Members of the Planning Board,

At the Board's December meeting, a number of requests for information regarding the above referenced application were made by various members of the Board. This letter is intended to provide initial responses to most of those requests for information. Any questions raised by the Board members at the meeting which are not addressed below will be addressed in a future submission. It is expected that the information provided below will be also be expanded upon during the environmental and site plan review processes. As our proposed development is intended to be a smaller and therefore less impactful version of our fully occupied, 65-unit AFFH community named "Bridleside" located in North Salem and completed in 2014, several of the Board's requests were for specific information regarding Bridleside. Accordingly, such information has been provided and/or referenced herein. For presentation purposes, the questions have been paraphrased

The proposed development will comply with Westchester County's fair and affordable housing programs and policies, including the Westchester County Fair and Affordable Implementation Plan. The proposed development will assist the County in meeting its court mandated obligation to complete 750 affordable AFFH units with financing and building permits in place by December 31, 2016. The proposed AFFH apartments will also count towards the Town of Lewisboro's substantially unmet "fair share obligation" to create 239 units of affordable housing as established by the County's Affordable Housing Allocation Plan (2000-2015). Funding for the development is proposed to be provided by Westchester County and NYSHCR.

Wilder Balter Partners Inc. is a leading developer of award-winning, new construction homes in the New York metropolitan area. For more than 25 years, WBP companies have built affordable residential communities and luxury homes in Westchester, Nassau, Suffolk and Fairfield Counties and the Hudson Valley. WB Residential Communities Inc. (WBRES) is the property management affiliate of Wilder Balter



tenants must demonstrate a clear ability to pay their rental obligation and must maintain a satisfactory credit history demonstrating their ability to pay their bills on time. Applicants will be notified of their application's rejection if any of the following exists:

- Previous housing evictions;
- History of lease violations, involving repeated late payments, failure to pay rent, public disturbances, damage to the living unit or the property of others and/or physical or verbal attacks on others as documented by police report or other reliable evidence;
- Applicants or household members 18 years of age or older convicted of a drug related offence as evidenced by a criminal history check;
- History of criminal offenses or disruptive behavior evidenced by a criminal record, specifically offenses involving but not limited to violence, prostitution, burglary, arson, child pornography and pedophile, substance abuse or drug use and trafficking;
- Failure to respond to request for verification of information or for additional information, within the time specified;
- Deliberate falsification of information on the application or during the initial interview;
- Individual and/or gross annual income in excess of maximum household income limit as established LIHTC requirements as well as those of the state and county regulatory entities;
- Family size is incompatible with available unit size; and
- Poor credit history (indicated by liens, judgments, inability to pay bills on time)

Question 4: Can you provide some demographic information for Bridleside?

Answer 4: 20% of the units (13) are occupied by residents who moved to the Bridleside community from the Town North Salem

50% of the units (32) are occupied by residents who moved to the Bridleside community from a Town located in Westchester County other than North Salem

4% of the units (3) are occupied by residents who moved to the Bridleside community from one of the five boroughs (all 3 from the Bronx).

26% of the units (16) are occupied by residents who moved to the Bridleside community from other locations, including the counties of Putnam, Rockland and Fairfield.

35 school aged children reside at Bridleside, of which 9 children were already attending North Salem schools



The 2015 rents at Bridleside were as follows:

Bedroom Size	Percentage of area median income	Monthly Rent
1	50%	\$988
2	50%	\$1,183
3	50%	\$1,363
1	60%	\$1,191
2	60%	\$1,426
3	60%	\$1,643

Question 3: Can you provide more information about the expected marketing requirements and the renter's application process?

Answer 3: While the development will be funded by Westchester County and comply with the settlement between Westchester County and HUD, the development will be developed, built, marketed, owned and operated by Wilder Balter Partners, Inc. Marketing will comply with the Westchester County Affirmative Fair Housing Marketing Plan requirements. All advertising will be consistent with the Fair Housing Advertising Regulations (24 CFR 109) and the Fair Housing Act Regulations at 24 CFR 100.75. The community will be registered with www.NYHousingSearch.gov.

Together with our not-for-profit partner (expected to be Housing Action Council which was also our partner for Bridleside) the community will be affirmatively marketed for a period of 120 days to households whose total incomes are at or below 60% of the area median income adjusted for household size, making special efforts to reach and engage those in the "Outreach and Marketing Area" which will include Westchester, Putnam, Rockland and Fairfield counties, and New York City (Bronx, Queens, Kings, Richmond and New York counties).

Attached is the typical fair and affordable housing application. Applications must be received within the 120 day marketing period mentioned above, after which a public lottery will be held. All of the applications will be drawn in the lottery, creating an ordered list of applications for qualification. Once the lottery is completed, applications will be processed in lottery order by trained and experienced management staff. They will obtain income and asset information from the applicant and identify any other information or documentation that is needed. They will make certain that the applicant understands the nature of the housing arrangements for which they have applied, and will confirm that the applicant wants to pursue the application. If an applicant either withdraws or is deemed ineligible, they will be informed of such by a letter. Persons who submit an application after the lottery is conducted will be added to the end of the lottery list in the order their application is received.

As with any of WBP's other affordable apartment communities, applicants will be required to pass established credit and criminal screening processes. Specifically, prospective



Question 5: Can you provide statistics regarding the impacts, if any, that the Bridleside community has had on emergency services?

Answer 5: We have reached out to the heads of the North Salem ambulance corps, fire and police and departments and requested emergency call statistical information which will be shared with your Board upon receipt. Initial indications are that the Bridleside Community has had no material adverse impact on the provision of emergency services.

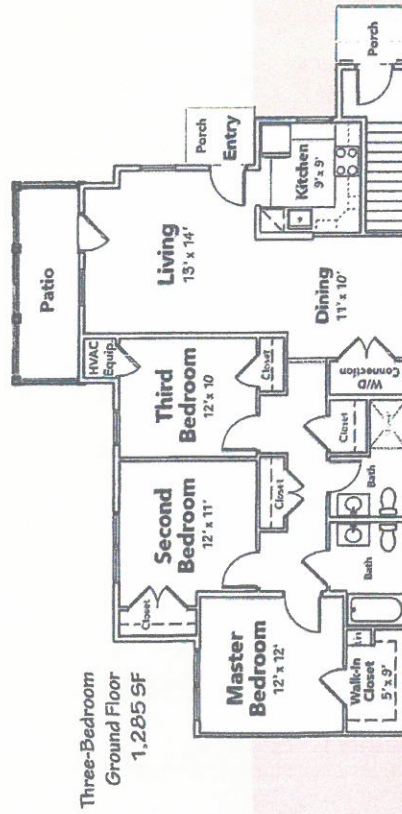
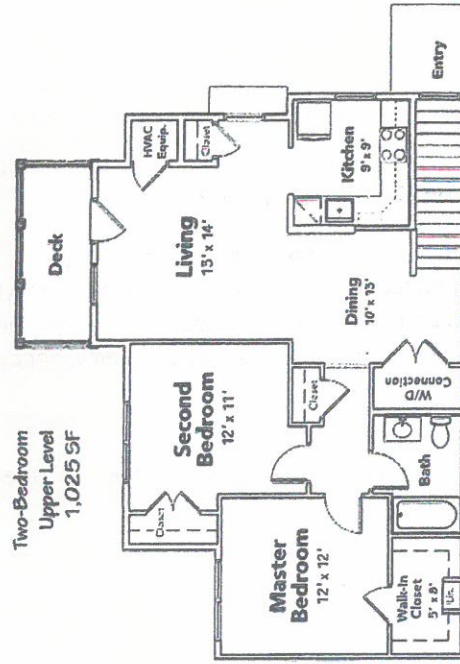
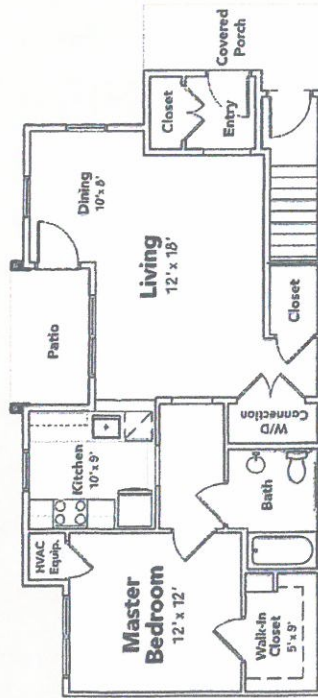
I look forward to reviewing this information with you at the Board's January 26th meeting.

Sincerely,

A handwritten signature in cursive script, appearing to read 'J. R. Bainlardi'.

John R. Bainlardi
Director of Development

Floor Plans



BRIDLESIDE APARTMENTS

Floor plans are for illustrative purposes only

FAIR AND AFFORDABLE HOUSING APPLICATION

APPLICATION FOR BRIDLESIDE APARTMENTS

256-258 June Road, North Salem, NY 10560

1. Mail only one (1) application per household. If your name appears on more than one application you will be disqualified and the application will not be considered.
2. Applications must be signed in all requested places.

Mail or Hand Deliver Completed Application to:

Housing Action Council at 55 South Broadway, Tarrytown, NY 10591

Phone: 914-332-4144

Check whether you are interested in ☐ One Bedroom ☐ Two Bedroom ☐ Three Bedroom

This information is to be filled out by the APPLICANT!

1. APPLICANT INFORMATION:

Name: _____

Address: _____ Apt#: _____

City: _____ State: _____ Zip: _____

Home Phone: _____ Cell Phone: _____ Work Phone: _____

SSN: _____ DOB: _____ Gross Income: _____

Email: _____

2. CO-APPLICANT INFORMATION:

Name: _____

Address: _____ Apt#: _____

City: _____ State: _____ Zip: _____

Home Phone: _____ Cell Phone: _____ Work Phone: _____

SSN: _____ DOB: _____ Gross Income: _____

Email: _____

3. LIST ALL PERSONS WHO WILL LIVE WITH YOU, PLEASE START WITH YOURSELF:



Housing Action Council



EQUAL HOUSING
OPPORTUNITY



Wilder Balter
PARTNERS INC.

06.27.13

FULL NAME

RELATIONSHIP

DATE OF BIRTH

SEX

ATTENDING SCHOOL

a. _____ H.O.H _____

Social Security #: _____ Occupation: _____

b. _____

Social Security #: _____ Occupation: _____

c. _____

Social Security #: _____ Occupation: _____

d. _____

Social Security #: _____ Occupation: _____

e. _____

Social Security #: _____ Occupation: _____

f. _____

Social Security #: _____ Occupation: _____

g. Do you expect any change (s) in your family size? _____ YES _____ NO

If YES, EXPLAIN: _____

4. STATISTICAL INFORMATION

- a. The following information is required for statistical purposes so that the Department of Housing and Urban Development (HUD) may determine the degree to which its programs are utilized by people of different racial & ethnic backgrounds.

RACIAL GROUP IDENTIFICATION: Used for statistical purposes only. (Please check only one from this group for the head of household only).

- | | |
|--|---|
| <input type="checkbox"/> White | <input type="checkbox"/> American Indian or Alaska Native & White |
| <input type="checkbox"/> Black or African American | <input type="checkbox"/> Asian & White |
| <input type="checkbox"/> Asian | <input type="checkbox"/> Black or African American & White |
| <input type="checkbox"/> American Indian or Alaska Native | <input type="checkbox"/> American Indian or Alaska Native & Black or African American |
| <input type="checkbox"/> Native Hawaiian or Other Pacific Islander | <input type="checkbox"/> Other Multi Racial |

- b. **ETHNICITY:** (check only one from this group) ☐ Hispanic ☐ Non-Hispanic

- c. Do you need a handicapped adapted/adaptable apartment? ☐ YES ☐ NO



Housing Action Council



Wilder Balter
PARTNERS INC.

06.27.13

5. **RENT:**

What is your Current Monthly Rent \$ _____

Check Utilities paid by you now:

- ☐ Heat \$ _____ per month
- ☐ Electricity \$ _____ per month
- ☐ Gas \$ _____ per month
- ☐ Water \$ _____ per month
- ☐ Other \$ _____ per month

6. **INCOME:**

List **ALL** full-time, part-time, seasonal and/or temporary employment for **ALL** household members. Include overtime pay, commissions, fees, tips, bonuses and/or self-employed earnings.

HOUSEHOLD MEMBER	EMPLOYER'S NAME/ADDRESS	GROSS EARNINGS (Pre-Tax)	
		CURRENT	ANTICIPATED
_____	_____	\$ _____	\$ _____
		Weekly/ biweekly/ monthly (circle one)	
_____	_____	\$ _____	\$ _____
		Weekly/ biweekly/ monthly (circle one)	
_____	_____	\$ _____	\$ _____
		Weekly/ biweekly/ monthly (circle one)	
_____	_____	\$ _____	\$ _____
		Weekly/ biweekly/ monthly (circle one)	



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7. OTHER SOURCES OF INCOME:

(EXAMPLES: welfare, social security, SSI, pensions, disability compensation, unemployment compensation, interest, baby-sitting, care-giving, alimony, child support, annuities, dividends, income from rental property and/or Armed Forces Reserves.)

HOUSEHOLD MEMBER	SOURCE	AMOUNT
_____	_____	\$ _____ \$ _____ Weekly/ biweekly/ monthly (circle one)
_____	_____	\$ _____ \$ _____ Weekly/ biweekly/ monthly (circle one)
_____	_____	\$ _____ \$ _____ Weekly/ biweekly/ monthly (circle one)

8. HOUSEHOLD ASSETS:

Checking Accounts:

Bank: _____ Acct. No.: _____ Amt.: _____

Bank: _____ Acct. No.: _____ Amt.: _____

Savings Accounts: (includes Passbook/Statement and Christmas/Vacation Clubs)

Bank: _____ Acct. No.: _____ Amt.: _____

Bank: _____ Acct. No.: _____ Amt.: _____

Certificates of Deposit (CD's):

Bank: _____ Acct. No.: _____ Amt.: _____

Bank: _____ Acct. No.: _____ Amt.: _____

Bank: _____ Acct. No.: _____ Amt.: _____

Credit Union Shares:

Credit Union Name: _____ Amt.: _____

Address _____

Stocks/Bonds (value): \$ _____ Savings Bonds (value): _____

Other Amt.: (includes IRA's, trust, mutual funds, etc.) \$ _____

Does the applicant or co-applicant **NOW** own real estate: _____ YES _____ NO

If "yes", what is the value: _____

Has the applicant or co-applicant **EVER** owned real estate? _____ YES _____ NO

If "yes", when? _____



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I DECLARE THAT THE STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. **WARNING: WILLFUL FALSE STATEMENTS OR MISREPRESENTATIONS ARE A CRIMINAL OFFENSE.**

Applicant Signature

Date

Co-Applicant Signature

Date

.....

CONSUMER CREDIT INFORMATION

I/ We hereby authorize Housing Action Council and Wilder Balter Partners to use any consumer reporting agency, credit bureau or other investigative agencies employed by such, to investigate references, or statements or other data obtained from me or from any person pertaining to my employment history, credit, prior tenancies, character, general reputation, personal characteristics and mode of living, to obtain a consumer report and such other credit information which may result thereby, and to disclose and furnish such information to the organizations listed above, to the owner, and to agencies that made or will make funding available in connection with this property listed above in support of this application. I have been advised that I have the right, under 606B of the Fair Credit Reporting Act, to make a written request, within reasonable time, for a complete and accurate disclosure of the nature and scope of any investigation.

Applicant Signature

Co-Applicant Signature

Date

.....

9. HOW DID YOU HEAR ABOUT THIS DEVELOPMENT?

- ☐ Friend
- ☐ Employer
- ☐ Sign Posted on Building
- ☐ Website/ Internet _____ (list site)
- ☐ Newspaper (Identify): _____ On-line Version? _____
- ☐ Church/ Synagogue (Identify): _____
- ☐ Community Organization (Identify): _____
- ☐ Other (Identify): _____



Wilder Balter
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06.27.13



December 14, 2015

Town of Lewisboro Planning Board
Cross River Shopping Center @ Orchard Square
20 North Salem Road, Suite L (Lower Level)
P. O. Box 725
Cross River, New York 10518

RE: Wilder Baiter Partners, LLC
Housing Development
NYS Route 22

Dear Chairman Kerner and Members of the Board:

This letter is offered as a summary of our site walk discussions based on the site walk performed on December 5, 2015. The following items were discussed and resulting plan changes have been made as noted.

1. The intersection of the entry drive with NYS Route 22 has been moved to the north to maximize the separation with the I-684 exit ramp to the south. It was noted that Maser Consulting is currently reviewing the traffic conditions in the surrounding area, and will be providing recommendations relative to the overall project traffic impacts. In addition, we will be meeting with the New York State Department of Transportation to review the driveway location, and refine the entrance details in accordance with their Department's requirements.
2. It was noted that the wetland located along the southerly side of the property has been recently delineated, and the project wetland consultant is coordinating review of the delineation with both the Town and New York State Department of Environmental Conservation. These wetland flags have been survey located and are depicted on the updated concept plan.
3. The alignment of the entry drive for the initial several hundred feet was shifted to the east locating it within the existing depression that runs along the western property line. This new alignment is shown on the updated concept plan.
4. The orientation of the northerly building (Building 1) and its parking area have been further studied to minimize impacts to the steep slopes adjacent to this area. The updated concept plan shows an alternate layout, which we believe achieves the goals discussed at the site walk.
5. Building 5 was identified to be in a low depression requiring a significant amount of fill. This building has been moved to the east in the area of more gentle topography. The updated concept plan depicts the new arrangement.

We have enclosed copies of the updated concept plan and look forward to discussing it with the Board at the December 15, 2015 meeting.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:


Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/amh

Enclosures

cc: John Bainardi

Insite File No. 15246.100



January 6, 2016

Town of Lewisboro Planning Board
Cross River Shopping Center @ Orchard Square
20 North Salem Road, Suite L (Lower Level)
P. O. Box 725
Cross River, New York 10518

RE: Wilder Balter Partners, LLC
Housing Development
NYS Route 22

Dear Chairman Kerner and Members of the Board:

Enclosed please find twelve (12) copies of the following in support of an application for site plan review of the above referenced project:

- Three (3) sheet site plan set, last revised January 6, 2016.
- Drawing CM-1 "Constraints & Net Lot Area Map", dated January 6, 2016.
- Letter to the Planning Board summarizing site walk discussions, prepared by Insite Engineering, Surveying & Landscape Architecture PC., dated December 14, 2015.
- Full EAF Part 1, prepared by Tim Miller Associates, last revised January 6, 2016.
- EAF response letter prepared by Tim Miller Associates, dated January 6, 2016.

As discussed at the December 15, 2015 meeting, the site plans have been modified based on discussions at the site walk on December 5, 2015. In addition to the revisions itemized in the attached December 14, 2015 letter, the following updates have been made to the site plans included in this submission for your consideration and discussion:

1. A new Constraints & Net Lot Area Map (Drawing CM-1) has been prepared with updated topography, slopes analysis and wetland delineation. The Map includes updated net lot area calculations and a 250' Density Transition Area along the neighboring residentially zoned properties.
2. The Development Density Calculations, the bedroom counts, the parking counts and the recreation requirement calculations have been updated in the tables provided on Drawing OP-1.
3. A 200' Perimeter Buffer has been added to the site plans along the neighboring residentially zoned properties.
4. The site plans reflect minor parking space relocation to reduce grading impacts.
5. The circular turn-around and Building 5 have been shifted to the west, and the sport court has been relocated to the east of Building 5, to reduce grading impacts.
6. The play area has been relocated to the south of the recreation building (Building 2).
7. The approximate southern limits of the on-site wetland and the off-site continuation of the watercourse, with the associated buffers, have been updated on the site plans.

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717
www.insite-eng.com

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8. The stormwater management areas and the graded access drive have been graded out on Drawing SP-2.


We look forward to continued discussion of the project with the Board at the January 26th, 2016 meeting.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:


Jeffrey J. Contorno, PE
Senior Principal Engineer

JJC/dlm

Enclosures

cc: John Bainlardi
Jon Dahlgren

Insite File No. 15246.100