

Developments in the Croton Watershed

This list includes developments completed since 1998 and others that are still awaiting construction. It does not claim to be complete. See page v for conclusions.

Westchester County

1. EAGLE RIVER –Somers

Rte. 139, Rte. 35. Rte. 100, Van Rensselaer Road, Hilltop Road, Plumbrook Road.
628.5 acres for 108 single family homes.

Reservoirs impacted: Muscoot and Amawalk

NO LONGER IN HANDS OF DEVELOPERS. HAS BEEN ACQUIRED BY A CONSORTIUM INCLUDING DEP.

2. FALCON RIDGE – Lewisboro

Rte. 138 and Manor Road
96 acre subdivision for 11 homes
Reservoir impacted: Muscoot

3. GRANITE POINTE –Somers

On peninsula in Amawalk Reservoir, east of Tomahawk Avenue.
29 acres for 23 single-family homes.
Reservoir impacted: Amawalk

4. HIGHGATE/THE WOODLANDS – North Salem

Reed Road and Sun Valley Drive.
164 acres for 49 luxury single-family homes and 77 condos for active seniors.
Reservoir impacted - East Branch of Croton River

5. HOG HILL – Yorktown

Hog Hill Road
95 acres for 115 units of town houses
Reservoir impacted - New Croton

6. LOCKE AVENUE – Yorktown

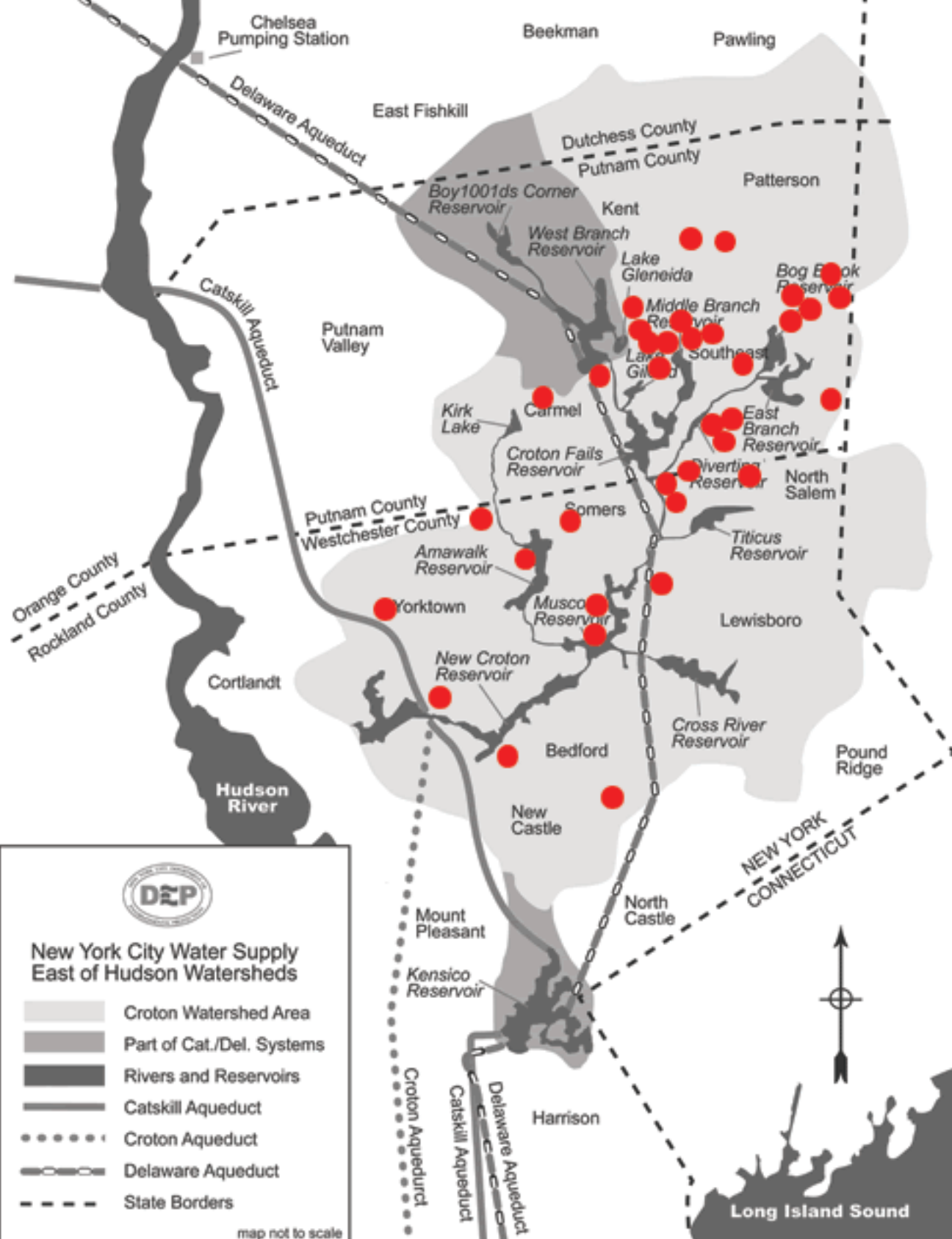
Entrance Turkey Mountain park
25 acre subdivision, residential
Reservoir impacted - New Croton

7. MANOR RIDGE – Somers

North side of Young Road
31 acres – 8 lots
Reservoir impacted - Muscoot

8. MARRIOTT HOTEL – North Salem

DEVELOPMENTS IN THE CROTON WATERSHED



New York City Water Supply East of Hudson Watersheds

- Croton Watershed Area
- Part of Cat./Del. Systems
- Rivers and Reservoirs
- Catskill Aqueduct
- Croton Aqueduct
- Delaware Aqueduct
- State Borders

map not to scale

Rte. 22 at Croton Falls/N. Salem
12 acres for 62-room hotel
Reservoir impacted - East Branch of Croton River

9. ORCHARD HILL CONFERENCE LODGE AND GOLF COURSE – North Salem and Southeast
Off Hardscrabble Road and Fields Lane
255 acres in N. Salem for high-end 18-hole golf course and 46 acres in Southeast for 5-hole course. A 200-room conference center with spa, beauty salon, 2 restaurants, conference and banquet space would be situated in N. Salem.
Reservoir impacted - Muscoot

10. PULTE HOMES – Yorktown
Route 202
150 acre subdivision
Reservoir impacted - New Croton

11. SALEM HUNT – North Salem
Westerly side of June Road.
40 acres for 75 condo complex
Reservoir impacted - Titicus

12. SEVEN SPRINGS – Towns of Bedford, New Castle and North Castle
79 acres out of 213 are in watershed; application for 17 McMansions
Reservoir impacted: New Croton

13. SOMERS ESTATE SUBDIVISION -
Somers Lovell Street and Florence Drive
50.39 acres for 14 residential lots
Reservoir impacted - Muscoot

14. SOMERS HAMLET – Somers
Mahopac Ave. and Rte.6
80 acres; 500,000 square-foot project; community center; 154 families; 150 senior citizens.
Reservoir impacted - Amawalk

15. WHITEHALL CORNERS - Somers
Intersection of Rtes. 100 and 35
35 acres for 2 office buildings and 6 luxury homes
Reservoir impacted - Muscoot

Putnam County

1. BREWSTER MANOR SUBDIVISION – Southeast
I mile west of intersection of Rte. 22 and 312
90 acres, 9 lots, residential
Reservoirs impacted: East Branch and Bog Brook

2. BURDICK FARMS – Patterson
Bullet Hole Road
168 acres for 37 lots, residential
Reservoir impacted: East Branch

3. CAMARDA PARK – Carmel
Off Seminary Hill Road
37.2 acres total; ballfields (18 acres)
Impact to West Branch of Croton River

4. CAMPUS AT FIELDS CORNERS – Southeast
Pugsley Road
327 acres. 143 single family homes
Reservoir impacted - Middle Branch

5. THE RETREAT/PULTE HOMES - Carmel
Stoneleigh Avenue
110 acres
Reservoir impacted - Croton Falls

6. COUNTRYSAPES SUBDIVISION - Mahopac
144 Wixon Pond Road
56.25 acres for 14 lots of single-family homes
Reservoir impacted - Amawalk

7. DURKIN FARMS – Southeast
Brewster Hill Road
67 acres, 19 lots, residential
Reservoir impacted - Diverting

8. FAIRWAYS/GATEWAY SUMMIT –Carmel
Brewster Road, John Simpson Road, Fair Street
189 acres total; 93 acres for senior housing (149 units); 96.2 acres for Gateway/Summit
Reservoir impacted: Middle Branch

9. HIGH MEADOW FARM - Southeast

Welfare Road.

5.4 acres; 4 lot subdivision, residential
Reservoir impacted - East Branch

10. HILLCREST COMMONS – Carmel

Route 52 and Horsepound Road

81.4 acres for 150 unit senior housing (108 rental apartments; 42 townhouses; community building; 10,000 sq.ft ShopRite expansion; 60,000 sq.ft office building)

Stream and reservoir impacted - Michael Brook, Croton Falls Reservoir

11. LOT 6 of MT. EBO CORPORATE PARK - Southeast

Rte. 22, Old Rte. 22, Mt. Ebo Road North

29.02 acres for 168 units senior housing and 354 parking lots

Reservoir impacted - East Branch

12. MEADOWS AT DEANS CORNERS –Southeast

Deans Corners Road a.k.a. State Rte. 124 and Allview Avenue

310 acres. 104-lot subdivision , both sides of Rte. 124, residential

Reservoir impacted - Muscoot

13. MICHAEL'S GLEN – Carmel

Fair Street – Between Carmel H.S. and Kelly Ridge Road

29.3 acres; 24-lot subdivision, residential

Stream and Reservoir impacted - Michael Brook/Croton Falls

14. PATTERSON CROSSING – Village of Patterson and Town of Kent

Exit 18 (Rte. 311) off Rte. 84

90 acres for 439,000 sq.ft retail center

Reservoirs impacted - Middle Branch/East Branch

15. PINE BROOK ESTATES – Southeast

Drewville Road

50 acres, 7 lots, residential

Reservoirs impacted - Middle Branch/Croton Falls

16. ROOT AVENUE SUBDIVISION – Southeast

John Simpson Road

23.5 acres; 5-lot subdivision, residential

Reservoir impacted - Middle Branch

17. STATELINE RETAIL CENTER – Southeast

Route 6 near CT border

45 acres for 183,000 ft² of retail

Reservoir impacted - East Branch

18. STRAZZA SUBDIVISION – Southeast
Doanesburg Road
47.5 acres; 5-lot subdivision, residential
Reservoir impacted - East Branch

19. TENTH JAM - Southeast
John Simpson Road
100 acres
Reservoir impacted - Middle Branch

20. TERRAVEST – Southeast
Rte. 312 off I.84
139 acres of office/warehouse, senior housing, ballfields.
Reservoir impacted - Middle Branch

21. TURK HILL ROAD EAST – Southeast
Corner of Turk Hill Road and Allview Avenue
43.5 acres, 7-lot subdivision, residential.
Reservoir impacted: Muscoot

22. HIGH MEADOW – Southeast
Welfare Road
13.2 acres
Reservoir impacted - East Branch of Croton River

23. WESTON CHASE - Southeast
Turk Hill Road
67 acres, 12 lots, single family homes
Reservoirs impacted - Diverting/Muscoot

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Croton Watershed Land Acquired by DEP Since 1998

About 800 acres

**Land developed or under development in the Croton Watershed since
1998**

At least 3,163 acres

OR 4 TIMES AS MUCH LAND AS ACQUIRED BY DEP