

MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Ralph Alfonzetti, P.E.
Tasios Vakkas & Sonia Varlamos

FROM: Joseph M. Cermele, P.E., CFM 
Kellard Sessions Consulting
Consulting Town Engineers

DATE: September 10, 2020

RE: Site Development Plan Approval
Tasios Vakkas & Sonia Varlamos
1 Round House Court
Section 102.04, Block 2, Lot 32

As requested, Kellard Sessions Consulting has reviewed the site plans and application submitted in conjunction with the above-referenced project. The applicant is proposing the removal of an existing curb cut location and portion of the drive serving the existing residence and construction of a circular drive with two (2) curb cuts. The \pm .86 acre property is located in the One-Family Residence, R-1A, Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. As required by Section 355-59 F of the Town Code, no more than one (1) curb cut providing driveway access to a lot containing a one-family dwelling shall be permitted, unless the Planning Board determines that more than one (1) curb cut is appropriate. The Planning Board should discuss whether the double curb cut, as proposed, is appropriate for the site.
2. As required by Section 355-59 D of the Town Code, sight line profiles shall be provided for both proposed curb cut locations to demonstrate that unobstructed view is provided for at least 200 feet in either direction. We note that both proposed curb cuts, as well as the existing curb cut to be removed, appear to be closer than 200 feet to the intersection with Round House Road. An area variance for the proposed driveway locations will be required. While Round House Court is a cul-de-sac that serves only seven (7) lots, sight lines to the north and south along Round House

Road appear to be limited by existing evergreen vegetation. The plan should be expanded to illustrate this, and the applicant should be prepared to discuss any potential mitigation measures to improve visibility.

3. The plan shall illustrate all town regulated trees (dbh equal to or greater than eight (8) inches) within and 10 feet beyond the proposed limits of disturbance. It appears that several trees will require removal for the development of this plan. The applicant should provide a Landscape Plan for consideration by the Planning Board.
4. The plan shall clarify the limits of the existing drive to be removed.
5. The plan shall illustrate existing topography and any proposed grading for the drive, including additional spot grades, as appropriate. Based on the few spot grades already provided, the driveway profile appears to be very flat. Revised grading and/or additional drainage inlets may be required to eliminate potential ponding.
6. The plan shall clearly note that the proposed cobble stone apron is to be set back a minimum of five (5) feet from the edge of pavement to provide for an asphalt apron. Provide additional driveway dimensions, as appropriate.
7. The plan illustrates a potential area for stormwater mitigation that respects required setbacks to the existing septic system. The plan demonstrates that similar required setbacks to the existing well are also maintained.
8. The applicant shall provide stormwater design calculations to demonstrate that the stormwater runoff generated by the net increase in impervious surface is mitigated through the 25-year, 24-hour design storm event. Provide rim and invert elevations of all stormwater components, pipe sizes, inverts, materials and details of construction.
9. The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system, to demonstrate the presence of suitable soils, to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact this office to schedule the testing.
10. The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
11. Provide additional sediment and erosion control measures on the plan, including, but not limited to, inlet protection, tree protection and a construction sequence. Provide details.

12. Provide construction details for all proposed improvements, including, but not limited to, stormwater management and conveyance systems, curb and pavement restoration in the Town right-of way and erosion controls.

As additional information becomes available, we will continue our review. It is noted that an itemized response to all comments will facilitate completeness and efficiency of review.

PLANS REVIEWED, PREPARED ALFONZETTI ENGINEERING, P.C., DATED AUGUST 3, 2020:

- Site Plan (1 of 2)
- Site Details (2 of 2)

JMC/dc