

## MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
Peter Gregory, P.E.  
John & Leslie Needham

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

DATE: September 10, 2020

RE: Special Use Permit Approval  
John & Leslie Needham  
14 Mianus River Road  
Section 96.03, Block 1, Lot 21.1



As requested, Kellard Sessions Consulting has reviewed the site plans and application submitted in conjunction with the above-referenced project. The applicant is seeking a Special Use Permit for the proposed construction of a storage barn and fitness shed. There is no interior plumbing proposed with this application. The applicant is also proposing to relocate the southern driveway entrance to access the new structure. Associated improvements include an attached terrace, gravel driveway, grading and landscaping. The ±20.689 acre property is located in the One-Family Residence, R-4A, Zoning District.

Our comments are outlined below.

### GENERAL COMMENTS

1. The site contains both state and locally regulated freshwater wetlands. While it appears that the proposed development area is just beyond the regulated areas, the applicant shall establish the wetland boundary closest to the proposed development for confirmation by the Town Wetland Consultant. The New York State Department of Environmental Conservation (NYSDEC) wetland boundaries shall be verified by the NYSDEC and a validation map provided. Should any of the wetland boundaries require modification, the plan shall be updated accordingly. Please notify this office once the wetland line has been established in the field.

2. The proposed location of the barn and shed will require a front yard area variance from the Zoning Board of Appeals. The plan shall illustrate and dimension the minimum required and proposed yard setbacks.
3. A Landscaping Plan has been submitted for the Planning Board's consideration.
4. As required by Section 355-59 (D) of the Town Code, sight distance plan and profiles shall be provided to demonstrate that the required 200-foot minimum sight distance is achieved in both directions. Westchester County GIS topographic data may be used to obtain the required existing elevations for the road profile. The contour elevations should be in the same datum as the contours provided on the submitted plans.
5. The plan shall include a driveway profile to demonstrate compliance with Sections 355-59 B (1) and (3) of the Town Code, related to maximum grades and the limits of the 4% entry apron at the curb cut.
6. The applicant is proposing a gravel driveway. We note, however, that the slope of the driveway is at least 9% and that adequate vehicle traction may present a problem in the future. We would recommend that the applicant consider a paved surface or other engineered permeable surface for the steeper sections of the driveway.
7. The driveway curb cut shall provide a minimum five (5) feet asphalt apron to connect the driveway platform to Mianus River Road.
8. The applicant shall provide stormwater mitigation and supporting design calculations to demonstrate adequate attenuation of the net increase in stormwater runoff generated by the 25-year, 24-hour design storm event. Provide details of the stormwater mitigation system.
9. The applicant shall perform deep and percolation soil testing, in the vicinity of the proposed stormwater mitigation practices, to be witnessed by the Town Engineer. The test locations and results shall be shown on the plans. Contact this office to schedule the testing.
10. The location of the existing septic primary and expansion area shall be shown on the plan. The plan shall show this area to be cordoned off during construction.
11. The plan shall illustrate all trees to be removed and/or protected within and ten (10) feet beyond the proposed limits of disturbance.
12. The site plan illustrates a terrace on the east side of the proposed exercise shed. Provide elevations, grading and construction details for the proposed terrace.

13. The plans shall include details for all proposed improvements, including but not limited to, gravel driveway, stormwater mitigation, terrace, walkways, asphalt apron, drainage trench, utility trench, retaining wall, and tree and shrub planting.

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 PROVIDENT DESIGN ENGINEERING, DATED AUGUST 3, 2020:**

- Existing Conditions (C-101)
- Site Plan (C-102)
- Construction Details (C-103)

JMC/dc