


**MEMORANDUM**

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
Neil Hauck, R.A.  
Daniel T. Merritts, L.S.  
Craig Gilkes & Susanne Quattrochi

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

DATE: September 10, 2020

RE: Special Use Permit Approval  
Craig Gilkes & Susanne Quattrochi  
168 Hickory Kingdom Road  
Section 95.02, Block 2, Lot 37

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As requested, Kellard Sessions Consulting has reviewed the site plans and application submitted in conjunction with the above-referenced project. The applicant is proposing a detached, three (3) car garage on an existing gravel parking area. The ±5 acre property is located in the R-4A Zoning District.

Our comments are outlined below.

**GENERAL COMMENTS**

1. The applicant shall provide fully engineered drawings illustrating all proposed removals and development, including but not limited to, existing and proposed grading with spot grades, as appropriate, drainage collection and mitigation systems, erosion and sediment controls, etc.
2. The plan shall illustrate all existing improvements (walks, drives, utilities, drainage, etc.) and clarify the limits of those features to be removed.

3. The plan shall illustrate the location of the existing utilities (well, septic, etc.) and demonstrate that the minimum required Westchester County Department of Health (WCHD) setbacks to the infiltration system and proposed improvements are met.
4. The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. The test locations and results shall be shown on the plans. Contact this office to schedule testing.
5. 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.
6. Provide rims, inverts, size, and material for all drainage facilities. Provide details.
7. The plan shall illustrate the footing drain location and provide the size, slope and material. Provide outlet protection details.
8. The plan shall illustrate and quantify the limits of disturbance. The plan shall note that the disturbance limit shall be staked in the field prior to construction.
9. The plan shall illustrate all trees eight (8) inches dbh or greater located within and ten (10) feet beyond the proposed limit of disturbance. Indicate those trees to be removed and/or protected.
10. Include erosion control measures on the plan, including, but not limited to, temporary construction entrance, silt fence, tree protection, inlet protection, erosion control blankets, construction sequence, etc. Provide details.
11. The plan shall illustrate the location of the existing septic system and domestic well and indicate these areas to be cordoned off/protected during construction.
12. Provide construction details for all proposed improvements, including but not limited to, driveway, drainage systems, walkways, utilities, erosion controls, etc.

North Castle Planning Board  
September 10, 2020  
Page 3 of 3

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 TC MERRITTS LAND SURVEYORS:**

- Topography of Property, dated March 23, 2020
- Proposed Plot Plan, dated July 23, 2020

**PLANS REVIEWED, PREPARED BY NEIL HAUCK ARCHITECTS, DATED JULY 31, 2020:**

- Title Sheet (T)
- Architectural Site Plan (ASP)

JMC/dc

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