

## MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
Michael Stein, P.E.  
Jonathan Bennis

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

DATE: October 23, 2020

RE: Site Development Plan Approval  
Jonathan Bennis  
250 East Middle Patent Road  
Section 95.02, Block 2, Lot 10

As requested, Kellard Sessions Consulting has reviewed the site plans and application submitted in conjunction with the above-referenced project. The applicant is proposing to construct a pool with associated equipment. The  $\pm 145,054.8$  s.f. property is located in the One Family, R-4A, Zoning District.

Our comments are outlined below.

### GENERAL COMMENTS

1. A locally-regulated wetland exists on the subject property. As shown, there are no disturbances proposed within the regulated 100-foot wetland buffer. However, the applicant shall establish the limits of the local wetland boundary, in the field with sequentially numbered flags, for verification by the Town Wetland Consultant. Notify this office once the wetland boundary has been established in the field, so that a determination regarding the need for a Wetland Permit can be made. Any adjustments to the wetland boundary that may be required shall be illustrated on the plan and the buffer revised accordingly.
2. The applicant shall update the existing survey to demonstrate the topography within the regulated wetland setback and buffer area. We note that, as required by Chapter 340, Wetlands and Watercourse Protection of the Town Code, should the existing slopes exceed 25% grade within the regulated buffer, the wetland buffer shall be extended to 150 feet or to the top of the slope,

whichever occurs first. For the purpose of this analysis, available Westchester County GIS data may be utilized.

3. The plan shall include a Bulk Zoning Compliance Table and illustrate and dimension all required minimum yard setbacks.
4. The proposed pool is located within the front yard of the property. As required by Section 355-15.L of the Town Code, a swimming pool shall not be located in a front yard, unless it is set back at least three times the distance required for a principal building and unless the lot area is equal to at least three times the minimum required. It appears the location of the proposed pool will require an area variance from the Zoning Board of Appeals.
5. The applicant shall provide stormwater mitigation design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event or a six (6) inch pool drawdown volume; whichever is greater.
6. It appears the proposed infiltration system is located upland from the existing, on-site septic system. As required by Westchester County Department of Health (WCHD) regulations for septic systems, infiltration systems are not to be installed upgradient and within the drainage flow path of a downgrade septic system. As shown, it appears that the proposed location may not comply. The applicant shall obtain approval from the WCHD for the location of the proposed infiltration system. If not, the plan shall illustrate an alternative location that meets all minimum required WCHD setbacks to the well and septic system.
7. The applicant performed deep and percolation soil testing in the vicinity of the proposed mitigation which was witnessed by this office. The testing demonstrated the presence of suitable soils for infiltration. Should the system require relocation as indicate above, additional testing may be necessary.
8. The plan shall illustrate a drawdown connection from the pool to the proposed infiltration system.
9. The plan shall illustrate all trees, 8 inches dbh or greater, located within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected. If no trees are proposed to be removed by this project, the plan shall clearly state so.
10. The plan shall illustrate the limits of all pool gates and fences and note that they shall be compliant with applicable provisions of the NYS Building Code. Provide construction details.
11. The drain inlet elevations shall be adjusted to provide the 24-inch sump illustrated on the construction detail.

12. The Trench Bedding Detail shall be revised to include the material specifications for the uppermost layer.
13. The plan should illustrate the location of an emergency overflow for the proposed infiltration system.
14. The plan shall illustrate silt fence to be installed downgradient all proposed improvements.
15. The plan includes a note next to the test hole data that is illegible and partially cut-off. This should be corrected.

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 & REPORT REVIEWED, PREPARED BY HUDSON ENGINEERING & CONSULTING, P.C., DATED SEPTEMBER 21, 2020:**

- Stormwater Management Plan (C-1)
- Lot Coverage Plan (C-2)
- Details (C-3)

JMC/dc