

MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Patrick M. Croke Architect
Allan S. Gordon

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

DATE: September 10, 2020

RE: Site Development Plan Approval
Allan S. Gordon
257 East Middle Patent Road
Section 88.04, Block 1, Lot 13

As requested, Kellard Sessions Consulting has reviewed the site plans and application submitted in conjunction with the above-referenced project. The applicant is proposing additions and renovations to the existing main residence, including additions to the first and second floors and addition of an entry deck. The house will be connected to the existing domestic water well, but will require a new septic system. The ±114 acre property is located in the One-Family Residence, R-4A, Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. The project site includes both locally and State regulated freshwater wetlands. These wetland limits were recently delineated and verified as part of the pool house and tennis court application approved by this Board. The plan should include the limits of these wetland areas and illustrate the 100 foot regulated buffer to demonstrate that a Wetland Permit will not be required.
2. The project is partially located within a FEMA 100-year floodplain. Similar to the wetland limits noted above, the floodplain boundary was previously determined as part of the prior application. The limits of the floodplain shall be illustrated on the site plan. Although it appears that no development within the floodplain area is proposed, a Floodplain Development Permit will be required. The applicant should provide a draft copy of the Permit for review.

3. As indicated by the applicant, the project will require a new septic system. The applicant shall provide copies of the plans and details approved by the Westchester County Department of Health (WCHD). The septic system layout and construction details shall be incorporated into the site plans.
4. The plan shall be revised to include any proposed grading associated with the building addition, retaining walls and septic field.
5. The plan shall indicate all trees with a dbh of eight (8) inches or greater within and ten (10) feet beyond the proposed limits of disturbance. All trees to be removed and/or protected within this area shall be indicated on the plan.
6. The plan proposes a retaining wall adjacent to the existing drive. The height and construction details of the wall shall be provided on the plan. The plan shall note that all retaining walls equal to or greater than four (4) feet in height shall be designed by a New York State Professional Engineer prior to issuance of a Building Permit. The plan shall also note that the construction of all retaining walls equal to or greater than four (4) feet in height shall be certified by the Design Professional prior to issuance of a Certificate of Occupancy.
7. The proposed retaining wall is located immediately adjacent to existing trees noted to remain. It is unlikely that the trees will survive the excavation and construction necessary to build the retaining walls and should be removed. The Board should discuss whether additional plantings would be appropriate.
8. With the construction of the proposed building improvements and septic system, it appears that disturbances will exceed of 5,000 s.f. As such, the applicant is required to prepare a Stormwater Pollution Prevention Plan (SWPPP), in accordance with Section 173-5 of the Town Code. At a minimum, the applicant shall provide an erosion and sediment control plan to include a construction sequence and the location and details of required temporary erosion control measures, including, but not limited to, tree removal/protection, soil stockpile, temporary construction entrance, additional silt fence, etc.
9. 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.
10. 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.

11. 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.

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 JULY 25, 2020:

- Site Plan and General Notes (A-1)
- Aerial Photo and Site Plan (A-2)

JMC/dc

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