


## MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
Blythe Yost  
Ljubisa Jovasevic  
Laura Cannistraci

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

DATE: July 30, 2020

RE: Special Use Permit Approval  
Laura Cannistraci  
27 Sarles Street  
Section 101.01, Block 1, Lot 69

As requested, Kellard Sessions Consulting has reviewed the site plan and Special Use Permit application submitted in conjunction with the above-referenced project. The applicant is proposing to expand an existing two car garage with a single additional bay and convert the entire space to create an accessory apartment. The ±2.41 acre property is located in the R-2A, One-Family Zoning District.

Our comments are outlined below.

### GENERAL COMMENTS

1. The proposed addition will encroach into the side yard setback requiring an area variance from the Zoning Board of Appeals.
2. An engineered site plan shall be submitted that includes all proposed improvements, utilizing the current survey as a base map.
3. As indicated by the applicant, the existing four (4) bedroom residence is served by an existing septic system approved for five bedrooms. The applicant will be required to provide confirmation from the Westchester County Health Department (WCHD) whether any modifications to the existing septic system are required to accommodate the proposed apartment.

4. The project will result in an insignificant increase in impervious cover as a result of the expanded garage. The plan, however, shall show the roof leaders from the garage connecting to the existing infiltration system, recently installed as part of the pool/patio improvements.
5. The plan shall illustrate existing topography and any proposed grading including spot grades, as appropriate.
6. Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, pavement restoration, erosion controls, etc.
7. 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.
8. 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. Alternatively, if no trees are proposed to be removed by this project, the plan shall clearly state so.
9. Include erosion control measures on the plan, including, but not limited to, silt fence, tree protection, construction sequence, etc. Provide details.

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.

**PLAN REVIEWED, PREPARED BY YOST DESIGN LANDSCAPE ARCHITECTURE, DATED MARCH, 2020:**

- Planting Plan (L-101)

**PLAN REVIEWED, PREPARED BY LMJ ARCHITECTURE & PLANNING, PLLC, DATED NOVEMBER 18, 2019:**

- Zoning Info, Site Plan, Notes (T-1)