


MEMORANDUM

TO: North Castle Planning Board

CC: North Castle Conservation Board
Michael Testa, Jr.
Joseph R. Crocco Architects
Giocondo DiPietro

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

DATE: July 30, 2020

RE: Giocondo DiPietro
4 Gina Lane
Section 102.01, Block 2, Lot 81

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing to legalize interior and exterior improvements and is seeking approval for tree removal performed on-site. The ± 2.0 acre property is located in the R-2A Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. The approximate location, size, and species of trees previously removed shall be illustrated on the plan. The Planning Board should discuss whether the proposed plantings provide adequate restoration.
2. The previously approved plans included the removals of the existing pool and deck and installation of new septic system. The status of any previously approved improvements should be clearly indicated on the current plan.
3. The previously approved site plan included an infiltration trench along the eastern side of the garage. It appears the driveway has been expanded in the same area. The plan should clarify any

modifications to this drainage system and how stormwater runoff from the site will be collected and treated.

4. There is an existing drain inlet in the driveway, which was not part of the previously approved site plan. The invert and pipe information should be shown, including the discharge point.
5. The previously approved plan included reconstructing the driveway curb cut to improve sight distances. The applicant should update the Board on the status of these improvements and whether any permits are currently active.
6. The applicant should provide confirmation from the Westchester County Department of Health (WCHD) for review of the proposed bedroom count and/or additional floor area and whether modifications or upgrades to the existing septic system are required.

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 BY JOSEPH R. CROCCO ARCHITECTS, DATED JUNE 3, 2020:

- Title Sheet (A-1)
- Basement Demo Plan (A-2)
- First Floor Demo Plan (A-3)
- Proposed Basement Floor Plan (A-4)
- Proposed First Floor Plan (A-5)
- Front Elevation (A-6), dated July 16, 2020
- Left Side Elevation (A-7), dated July 16, 2020
- Right Side Elevation (A-8), dated July 16, 2020
- Rear Elevation (A-9)
- Floor Area Worksheet (A-10)

JMC/dc