

## MEMORANDUM

TO: North Castle Planning Board

CC: North Castle Conservation Board  
Adam Kaufman, AICP  
Rino Monteforte  
Ken Okamoto, R.A.

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

DATE: July 9, 2020

RE: Rino Monteforte  
4 Ledgewood Place  
Section 107.02, Block 2, Lot 46



As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing a complete renovation of an existing, single-family residence. The ±4.35 acre property is located in the One Family Residence (R-2A) Zoning District.

Our comments are outlined below.

### GENERAL COMMENTS

1. The applicant previously submitted a Wetland Survey Report, prepared by Paul J. Jaehnig, for review, indicating that the site includes three (3) locally-regulated wetlands. The Report notes that the wetland boundaries were flagged on April 17, 2019. As previously noted, the wetland boundary will require verification by the Town Wetland Consultant. The applicant has scheduled a site visit the week of July 6 for verification.
2. The applicant has submitted a mitigation and planting plan to the Conservation Board for review and recommendation of approval. The applicant should update the Planning Board in this regard.
3. The Site Plan has been coordinated with the Landscape Plan, as requested, to include the walkway connection from the driveway to the existing dock. The limit of disturbance shall be revised to include the new walkway.

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4. The plan has been updated, as requested, to identify the 44 trees that have been removed from the site without prior approval. If any additional trees are proposed to be removed as part of the project, these trees shall also be identified and added to the table. The applicant is in the process of developing a restoration plan for consideration by the Planning and Conservation Boards to determine whether the proposed restoration is adequate.
5. The applicant has provided construction details for all improvements as requested. The Haybale Barrier Detail shall be revised to remove conflicting/overwriting text and graphics for clarification.

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 UNIVERSAL ENGINEERING SERVICES, P.C., DATED JUNE 1, 2020**

- Site Plan, Stormwater Calculations, and Legend (S-1.0)
- Erosion Control Details (S-1.0)

JMC/dc

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