


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: May 7, 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 R-2A residential 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. Notify this office once the boundary has been established in the field. The wetland delineation specified in the Report shall be noted on the plans and the wetland flag locations shall be survey-located and illustrated on the existing conditions survey.
2. As previously noted, and as noted in the Wetland Survey Report, the on-site wetlands are locally-regulated and not regulated by New York State Department of Environmental Conservation (NYSDEC), as indicated on the Site Plan. The plan shall be revised to reflect this.

3. As previously requested, the plan proposes disturbances within the locally-regulated wetland buffer. A local Wetland Permit is required. The applicant has prepared a Planting Plan for consideration by the Planning and Conservation Boards. We note that the plan appears to consist largely of foundation plantings and ornamental trees along the drive. An area of wildlife seed mix is proposed along the east (no north arrow included on the plan) edge of the pond, presumably for mitigation. The applicant will be required to provide a wetland mitigation plan in accordance with Chapter 340, Wetlands and Watercourse Protection of the Town Code, which requires mitigation of unavoidable disturbances to wetlands and wetland buffers at a ratio of 2:1. The plan shall include a summary of total proposed disturbance area, disturbances within the wetland and/or wetland buffer and existing and proposed pervious and impervious surface within each area. We recommend that the Planning Board refer the application to the Conservation Board for review.
4. The Landscape Plan illustrates a walkway extension to the existing dock. This shall be coordinated with the Site Plan. Provide details and include this improvement in the disturbance area.
5. Upon review with the Building Department, and as illustrated on the Site Plan, trees have been removed from the site without prior approval. As requested, a table has been added to the plan listing all trees that were removed. However, the plan shall number the trees to correspond to the number listed on the table. Any trees proposed to be removed shall also be added to the table. The Planning Board should discuss whether the proposed restoration is adequate.
6. As previously noted, the drawing scale appears to be incorrect. Please revise the plan, as necessary.
7. As previously noted, the existing garage is located within the minimum rear yard setback. The applicant should clarify what improvements to the garage are proposed and confirm with the Building Inspector whether an area variance will be required.
8. As previously requested, the Site Plan shall illustrate all proposed improvements, including, but not limited to, walkways, patios, decks, retaining walls, grading, driveway restoration/expansion with dimensioning, etc. The plan shall also illustrate the minimum required building envelope and building setbacks with dimensions.
9. As previously noted, this office witnessed deep and soil percolation tests in the vicinity of the proposed infiltration system to verify the presence of suitable soils. Stormwater sizing calculations have been submitted; however, the rainfall data used for the 25-year, 24-hour design storm shall be updated and obtained from the NRCC Extreme Precipitation in New York and New England (6.46 inches). The calculations shall be updated accordingly.
10. As previously requested, the plan shall clarify how the roof drain is discharging to the Cultec units. Show the size, material and slope of the pipe and identify the tributary drainage area of the roof.

North Castle Planning Board

May 7, 2020

Page 3 of 3

11. As previously requested, the applicant shall provide construction details, including, but not limited to, walkways and patio and any improvements to the retaining walls and driveway.

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 YOST DESIGN LANDSCAPE ARCHITECTURE, DATED APRIL 23, 2020:

- Planting Plan (L-701)
- Detail Sheet (L-801)

PLANS REVIEWED, PREPARED BY UNIVERSAL ENGINEERING SERVICES, P.C., MARCH 18, 2020

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

JMC/dc

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