


## MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
Ralph Alfonzetti, P.E.  
Frank Giuliano, R.L.A.  
Kory Salomone, Esq.  
Madonna Enterprises, LLC

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

DATE: September 10, 2020

RE: Site Development Plan Approval  
Madonna Enterprises, LLC  
4 Shoemaker Lane  
Section 101.03, Block 2, Lot 7.5

As requested, Kellard Sessions Consulting has reviewed the site plans and application submitted in conjunction with the above-referenced project. The subject parcel is known as Lot 5 of the Wampus Mills Subdivision and is currently under construction. The site plan was previously approved by the Residential Project Review Committee (RPRC) (plans last revised July 18, 2018). The applicant is proposing to modify the previously approved site plan to include a motor court for the existing drive and modify the stormwater management and mitigation system. The ±1.52 acre property is located in the One-Family Residence, R-1A, Zoning District.

Our comments are outlined below.

### GENERAL COMMENTS

1. The plan proposes the construction of a motor court (40 feet x 45 feet) in front of the house, with a significant fill pad requiring as much as 20 feet of fill. We note that a portion of this fill material appears to be place already, as part of the earthwork underway at the site. The proposed grading results in a steep slope immediately adjacent to the road ranging from approximately 8 feet to 16 feet above the road surface. The Planning Board should discuss whether this grading scheme is

appropriate. We would recommend that the applicant investigate alternative grading, possibly with the inclusion of short stone walls, to step and lay-back the slope proposed in the front yard.

2. The proposed grading results in the elimination of the previously approved rain garden located in the front yard. This was proposed to treat stormwater runoff from the roof of the residence prior to discharging to the common stormwater basin on Lot 6. An underground infiltration system is now proposed to capture and treat the runoff from the roof, as well as provide detention for runoff from the motor court. The overflow from this system is also proposed to the basin noted above. The Board should discuss whether elimination of the rain garden and associated plantings is appropriate.
3. The applicant has provided a Landscape Plan for the Board's consideration. The plan should be revised to incorporate those plantings that were previously approved as part of the Master Landscape Plan for the subdivision realignment. In addition, we note that the location of the stormwater system must be coordinated with the engineer's plan and the plantings adjusted, as may be needed to avoid conflict.
4. The driveway profile should be revised to include a similar profile for the motor court and connection to the existing drive.
5. The status of the domestic well should be clarified. Our files indicate that the well was previously approved to be located in the front yard. The well is now proposed in the rear yard. The applicant shall provide a copy of the Westchester County Department of Health (WCHD) approval.
6. The plan shall illustrate the 100 foot separation between the domestic well and infiltration system as required by the WCHD.
7. The proposed infiltration system will have approximately 10 feet of cover. The maximum soil cover, per the manufacturer's specifications, is 12 feet. While this is within the manufacturer's limits, the applicant must consider long-term access for future inspection and maintenance. We recommend that the inlet and outlet of the system be outfit with an accessible structure. Further, inspection ports should be provided at all units that have inlet and outlet connections.
8. The outlet invert of the emergency overflow for the system is above that of the infiltrators. The overflow shall be revised to connect to the drainage system in the street, as previously approved, and not discharge to the swale at the rear of the lot and the adjacent property.
9. The plan shall include invert elevations for all connections to the infiltration system and be coordinated with the detail.

10. The applicant will be required to perform deep and percolation soil testing, to be witnessed by the Town Engineer, to demonstrate the presence of suitable soils for the proposed practice. The stormwater sizing calculations shall be updated, as may be needed, based on the results of the test. Contact this office to schedule testing.
11. The plan shall illustrate temporary silt fence downgrade of all disturbance areas and the fill pad. The plan shall also illustrate and detail the use of erosion control matting for stabilization.
12. All plans prepared by multiple Design Professionals shall be cross-referenced to one another for clarity.

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 ALFONZETTI ENGINEERING, P.C.:**

- Site Plan (1 of 2), dated July 31, 2020
- Site Plan (2 of 2), dated July 9, 2019

**PLANS REVIEWED, PREPARED FRANK GIULIANO, R.L.A., DATED MARCH 29, 2020:**

- Landscape Plan With Court Yard
- Landscape Plan

JMC/dc