

MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Nathaniel J. Holt, P.E.
Teo Siguenza, AIA
Richard & Renee Barasch

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

DATE: July 9, 2020

RE: Richard & Renee Barasch
6 Sterling Road South
Section 108.02, Block 1, Lot 30



As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing to raze an existing, four (4) car garage and construct a two (2) story accessory building with two (2) car garage and a two (2) bedroom guest cottage in its place. A half-court basketball court is also proposed on the property. Associated improvements include stormwater mitigation, sewer, water and electric services. The ± 3.00 acre property is located in the One-Family Residence (R-2A) Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. The applicant has submitted an application for a $\pm 1,340$ sf. accessory building with a two (2) car garage and a two (2) bedroom guest cottage. It appears that the main house has six (6) bedrooms. The existing septic system is approved for eight (8) bedrooms. Due to the size of the proposed accessory building, we recommend that the plan be referred to the Westchester County Health Department (WCHD) for a determination of jurisdiction or whether any modifications to the septic system would be necessary.

2. The size of the accessory building under existing and proposed conditions, as indicated in the Zoning Conformance Table provided on the Existing Conditions Plan (Sheet 1 of 4), appears to be inaccurate and shall be verified and corrected, as necessary.
3. The site plan shall illustrate all required yard setbacks. We note that the rear yard setback line is labeled as "front yard setback" and shall be corrected on the plan.
4. The plan shall illustrate and dimension the minimum required WCHD setbacks between the proposed stormwater infiltration system and the existing well and septic expansion area.
5. The plan indicates a four (4) inch PVC sanitary connection between the accessory building and the existing septic tank. Invert elevations shall be provided at all connections to illustrate that there will be adequate cover and pitch on the pipe.
6. The proposed water and electric connections to the new building shall be illustrated on the plan.
7. It appears that there are trees that will need to be removed for the construction of the accessory building. The plan should identify all trees to be removed and/or protected, as well as their size, species, and condition, as required by Chapter 192, Tree Preservation of the Town Code.
8. The Planning Board should discuss whether a landscape plan is required to be prepared for consideration to provide appropriate mitigation for any tree removals.
9. The Existing Conditions Plan (Sheet 1 of 4) should clearly identify the limits of all removals.
10. The site plan shall clearly indicate whether or not lighting is proposed for basketball court. If so, a lighting plan shall be prepared demonstrating that the light source is not visible to adjoining properties per Section 355-15 N of the Town Code. If no lighting is proposed, the plan shall clearly state so.
11. Erosion control measures shall be illustrated on the proposed plans, including, but not limited to silt fence, construction entrance, soil stockpile areas and tree removal and protection.
12. The plan shall illustrate and quantify the limit of disturbance for all proposed improvement areas and areas of removals. The plan shall note that the disturbance limit shall be staked in the field prior to construction.
13. The applicant shall perform deep and percolation soil testing in the vicinity of all proposed stormwater practices, to be witnessed by the Town Engineer. Contact this office to schedule the testing.

14. The drainage calculations shall be checked for accuracy. The existing and proposed garage footprint areas appear to be incorrectly labeled.
15. The proposed grading plan shall provide more detail to demonstrate how stormwater runoff from the basketball court will be conveyed to the infiltration system. Additional measures, such as a linear drain or drainage swale, are recommended around the perimeter of the court.
16. It appears that each infiltration unit is to be equipped with a surface drain for inspection and overflow. This should be noted on the plan.
17. The plan shall provide a physical connection between the roof leaders from the accessory building and the stormwater infiltration units. Include the pipe size, slope and material.
18. A detail for a chain link fence is shown on Sheet 4 of 4. The plan shall clarify the limits of the proposed fence on the site plan.

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 NATHANIEL J. HOLT, P.E., DATED MAY 28, 2020:

- Existing Conditions Plan (1 of 4)
- Site Plan (2 of 4)
- Stormwater Mitigation with Erosion Controls Plan (3 of 4)
- Details Pool/Pool House Site Plan (4 of 4)

JMC/dc