


MEMORANDUM

TO: North Castle Planning Board

CC: North Castle Conservation Board
Adam Kaufman, AICP
Peter Gregory, P.E.
Kory Salomone, P.E.
Nazar Massouh & Pudding Pie II, LLC

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

DATE: November 5, 2020

RE: Nazar Massouh & Pudding Pie II, LLC
8 Cole Drive & 24 Davis Drive
Section 94.02, Block 1, Lots 8 & 9

As requested, Kellard Sessions Consulting has reviewed the lot line realignment plan and supporting documents submitted in conjunction with the above-referenced project. The applicant is proposing to reapportion two (2) existing developed lots by shifting the common lot line between 8 Cole Drive (currently 5.9 acres) and 24 Davis Drive (currently 10.7 acres), resulting in two (2) lots approximately 8.8 acres and 7.8 acres, respectively. The applicant indicated that the proposed lot line change will provide sufficient area for the future redevelopment of the existing, single-family home, as well as an in-ground pool and dedicated gymnastic training area. In addition to the lot line change, the applicant is proposing a realignment of the existing driveway serving 24 Davis Drive. Doing so would remove any portion of the existing driveway from the proposed reconfiguration of 8 Cole Drive. The total area of the properties are ±16.60 acres and are located in the R-2A, One-Family Residence Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. At the request of the Planning Board, the applicant has provided a conceptual layout of a pool and cabana accessory to 8 Cole Drive. The applicant has indicated that it is their desire to locate the pool in this area of the site, which necessitates the lot line adjustment and relocation of the existing drive on 24 Davis Drive. We would recommend, for the benefit of the Planning Board, that the plan

be revised to illustrate existing and proposed topography, as well as quantify steep slope disturbance and tree removal, so that potential environmental impact and overall disturbance can be adequately evaluated by the Board. We note that the concept plan also does not include stormwater mitigation measures that will be required and result in additional disturbance.

PRIOR COMMENTS

The comments below were provided in our prior memorandum, dated October 9, 2020, remain to be addressed upon a determination from the Planning Board as to the appropriateness of the project, as proposed.

1. To accommodate the lot line change and future development of 8 Cole Drive, the plan proposes to remove and realign a significant portion of the existing driveway serving 24 Davis Drive. To do so, however, the originally proposed plan required significant fill, of as much as approximately 20 feet depth, and large areas of disturbance to the wetland, wetland buffer and steep slopes.

In response to comments made by the Planning Board, as well as a site visit to inspect the proposed alignment, the applicant has prepared a third alternative utilizing extruded polystyrene (Geofoam Block) as an alternative means of fill. As shown, use of this material, in conjunction with a third revision to the proposed driveway alignment, will permit the construction of the drive with reductions in the amount of import fill material required and significant reductions in disturbances to the onsite wetland, wetland buffers and steep slope areas.

The Planning Board should discuss whether this third alternative is appropriate. If the Planning Board is amenable, the applicant will need to further develop the design of the driveway, demonstrate adequate storm water collection and conveyance systems, maintaining existing drainage ways, as well as provide construction details for the proper installation of the Geofoam Block system.

2. While the proposed realignment results in a shorter driveway, as compared to existing conditions, it will still exceed 700 feet in length. The plan currently proposes a driveway width of 12 feet. While we agree that a 12 foot wide drive is appropriate, the applicant should provide wider pull-off areas strategically placed along the length of the drive to allow for passing vehicles. In addition, we recommend that the plan be referred to the Armonk Fire Department for review for adequate emergency access.
3. The applicant has provided the requested cut and fill estimate. As indicated on the plan, the substitution of conventional fill material with the Geofoam Block reduces the amount of import from the original proposal by approximately 60%. This will also significantly reduce the number of truck trips to the site for the required import.

4. The plans have been revised to include a driveway profile to demonstrate compliance with Section 355-59, Driveways of the Town Zoning Code. As the project develops, additional data such as vertical curves and supporting horizontal geometry should be added as appropriate. In addition, the typical cross sections and details should be supplemented with typical pavement sections, layouts for the proposed Geofoam Block, subgrade and fill compaction specifications, etc.
5. As previously requested, all plans shall illustrate the Town-regulated 100-foot wetland buffer associated with each wetland area and water course that exist on both lots. In addition, as defined by Chapter 340, Wetlands and Watercourse Protection of the Town Code, if regulated buffers are located in areas of steep slopes, the buffer shall be extended to the lesser of 150 feet or the entirety of the steep slope area.
6. As previously noted, the development will require approximately one (1) acre of disturbance. The applicant will be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) to provide water quality and quantity controls, as well as an Erosion and Sediment Control Plan, in accordance with Chapter 267, Stormwater Management of the Town Code. Design calculations for proposed stormwater conveyances shall be included. In addition, the applicant will be required to obtain coverage under the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit, GP-0-20-001, for Stormwater Discharge from Construction Activity. The applicant will be required to provide a draft Notice of Intent (NOI) and MS4 SWPPP Acceptance Form for review.
7. As required by Chapter 340, Wetlands and Watercourse Protection of the Town code, the applicant will be required to provide a wetland mitigation plan for consideration by the Planning Board and recommendation of approval by the Conservation Board. The plan shall include a summary table that quantifies the total wetland and wetland buffer area on-site, total disturbance areas within each, and total pervious and impervious cover pre and post development. The plan shall demonstrate that appropriate mitigation will be provided to compensate for unavoidable wetland and wetland buffer disturbances at a ratio of not less than two for one.
8. The plan appears to require the removal of 59 town regulated trees. The plan shall include a listing, in tabular format, of all trees proposed to be removed, their size and species. All trees to remain shall be illustrated to be protected. As required by Chapter 308, Trees of the Town Code, the applicant should prepare a tree preservation and landscaping plan for consideration by the Planning Board. The Planning Board should discuss whether the proposed amount of tree removal is appropriate for the project.
9. As the project develops, the applicant will be required to demonstrate compliance with Chapter 161, Filling and Grading of the Town Code, specifically as relates to the import of fill material. As further defined in Section 161-1, soil manifest reports will be required to identify the source and supplier of the fill, as well as certification by third party inspectors that the fill material is in full

compliance with 6 NYCRR, Part 360. Notes to this effect will be required to be included on the plans.

10. The applicant had previously submitted a Preliminary Plat for review illustrating the proposed lot line realignment. As required by the Town Code, the net lot area had been calculated, accounting for deductions for wetland area (75%) and steep slopes (50%), to demonstrate that adequate lot area will result for both lots. As previously noted, the following comments, with regard to the calculations, will need to be addressed prior to acceptance of the Plat:
 - a. The site includes locally regulated wetlands and watercourses. The plan illustrates a wetland limit flagged in May 2020. The wetland boundaries shall be established in the field with sequentially-numbered flags for verification by the Town Wetland Consultant. Once confirmed, any adjustments to the boundary that may become necessary shall be made, and the resulting net lot area calculations adjusted accordingly. Contact this office to inspect the wetland line once the delineation has been established.
 - b. The Preliminary Plat shall be revised to illustrate existing topography and illustrate and quantify areas of Town-regulated steep slopes (similar to that shown on the IPP) to support the area deductions proposed.
 - c. The total combined area of wetlands and steep slopes provided in the Bulk Zoning Table, for existing and proposed conditions, differ and should be verified. While it is not expected to significantly affect the net lot area, these revisions should be made for consistency.
 - d. The existing private drilled wells for each lot appear to be shown on the Plat but shall be labeled for clarity.
11. As previously noted, it appears that the plan proposes to abandon the existing well at 24 Davis Drive and drill a new well to accommodate the proposed driveway alignment. The applicant will be required to obtain approval from the Westchester County Department of Health (WCHD) for the proposed private drilled well.

As additional information becomes available, we will continue our review. We note that additional information provided to address the above, may result in further comment. The applicant shall provide an itemized response to all comments to facilitate completeness and efficiency of review.

PLAN REVIEWED, PREPARED BY IQ LANDSCAPE ARCHITECTS, DATED OCTOBER 26, 2020:

- Pool Layout Plan (L-1)

JMC/dc

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