


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Manuel Antonio Andrede, AIA
Gail & Branko Kraljevic

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

DATE: October 9, 2020

RE: Site Development Plan Approval
Gail & Branko Kraljevic
877 North Broadway
Section 122.12, Block 4, Lot 25

As requested, Kellard Sessions Consulting has reviewed the site plans and application submitted in conjunction with the above-referenced project. The applicant is proposing to raze an existing, one-story garage and reconstruct a new, single-story garage in its place. The existing garage extends off the property. This condition will be corrected with the proposed plan. The ± 0.25 s.f. property is located in the CB, Central Business Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. In general, all text on both plan sheets is overwritten. This shall be corrected on subsequent submissions for clarity.
2. As noted by the applicant, the existing garage extends onto the adjoining property. The intent of this plan is to remove the existing garage and reconstruct it wholly on the applicant's site. The proposed location, however, appears to require two area variances for deficiencies in; (1) the required 10 foot front yard and; (2) the required 30 foot rear yard. The plan shall illustrate and dimension the required bulk zoning setbacks.

3. The existing building is a two-family residence, which will require a total of four (4) off-street parking spaces. The plan shall illustrate that adequate space is available on site to accommodate four (4) off-street parking spaces, nine (9) feet wide by 18 feet long.
4. The plan indicates an existing gravel driveway. We note that this driveway is located partially within an access easement serving the adjacent dry cleaner property and has since been paved. The plan shall be corrected to indicate this.
5. This office recently inspected the site and noted that an unknown quantity of fill material has been stockpiled on the property. The limits of this stockpile shall be illustrated on the plan. The fill material shall be stabilized immediately with proper erosion control measures and/or seed and hay mulch. The applicant will be required to provide documentation related to the source of the material, the quantity stockpiled and certification that the material meets the requirements of 6 NYCRR Part 360 for clean fill material.
6. The plan shall illustrate and detail an appropriately screened refuse area and demonstrate adequate access for pick-up.
7. The plan shall include any existing site lighting as well as any additional site lighting required to provide adequate and safe visibility for the site. A Photometric Plan should be provided.
8. The Planning Board should discuss whether any landscaping or screening is appropriate for the proposed improvement. If so, the applicant shall provide a Landscape Plan for review.
9. The proposed garage will require revised grading and fill in the northwest corner of the property. The plan shall illustrate existing and proposed topography on-site, any required retaining walls and finished grades, as they relate to the adjacent property and Town right-of-way.
10. Any walls greater than or equal to four (4) feet in height shall be designed by a New York State Professional Engineer prior to the issuance of a building permit. Provide details. The design professional will be required to certify proper construction prior to issuance of a Certificate of Occupancy. Notes to this effect shall be added to the site plan.
11. Although the footprint of the new garage does not appear to result in an increase in impervious surface of more than 250 square feet, this office is aware of ongoing stormwater-related issues between this site and the adjacent property on Washington Place immediately to the west. As part of this plan, the applicant will be required to collect stormwater runoff from the proposed garage and paved driveway and demonstrate that adequate on-site mitigation is being provided. In addition, we would recommend that an emergency overflow connection to the existing storm basin located on Washington Place be provided. The applicant should contact the Town Highway Department in this regard.

12. The plan shall illustrate and detail temporary measures for erosion and sediment control to be implemented during construction. The proposed limits of disturbance (on- and off-site) shall be clearly illustrated and quantified on the plan.
13. The plan shall clarify whether any utilities (sewer, water, electric) will be required for the garage. The location of these services shall be shown on the plan. Provide details as appropriate.
14. The plans shall include construction details for all proposed improvements including, but not limited to, pavement sections, curb, site lighting, refuse enclosure, fence, walls, storm systems, erosion and sediment controls, etc.

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.

PLANS REVIEWED, PREPARED BY KENNETH IRVING ARCHITECT, P.C., DATED SEPTEMBER 18, 2020:

- Floor Plans (A-1)
- Sections and Elevations (A-2)

JMC/dc