


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Wallace Toscano, AIA
Stuart Fraser

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

DATE: June 5, 2020

RE: Stuart Fraser
9 Upland Lane
Section 101.04, Block 2, Lot 4

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing to partially demolish an existing two-story, single-family residence to convert it into a one-story game room and develop a new two-story residence on the same lot. The materials submitted with the application include architectural floor plans and elevations, but little in the way of engineering. We will reserve detailed comment until a fully engineered Site Plan has been submitted for review; however, we have provided the preliminary comment below for consideration by the applicant for the development of the plan. The total area of the property is ± 2.3 acres and is located in the One-Family Residence, R-2A, Zoning District.

Our preliminary comments are outlined below.

PRELIMINARY COMMENTS

1. The applicant shall provide a current Existing Conditions Survey, prepared by a New York State Licensed Land Surveyor, to illustrate all existing improvements and site features, including, but not limited to, property lines with metes and bounds, any easements, structures, drives, patios, walks, topography with spot grades as appropriate, on-site septic system and associated components, water service, storm drainage facilities, Town-regulated trees (8" dbh or greater), etc.

2. The applicant shall provide engineered site plans, prepared by a New York State Licensed Professional Engineer, which shall illustrate the limits of all existing features to be demolished/removed and all proposed site improvements, including, but not limited to, structures, drives with dimensions for the platform area and curb cut (limited to 18' at the edge off roadway), driveway profile, patios, walks, proposed topography with spot grades as appropriate, on-site septic system and associated components, water service, storm drainage facilities, Town-regulated trees to be removed, etc.
3. The applicant will be required to obtain approval from the Westchester County Department of Health (WCHD) for modifications, removal and/or construction of a new, on-site septic system. The plan shall illustrate the location of the existing and proposed utilities (water, septic, stormwater) and demonstrate that all regulated setbacks are maintained.
4. The applicant should prepare a Landscape Plan for consideration by the Planning Board.
5. As required by Section 355-59 F, Driveways, of the Town Code, where a driveway courtyard is proposed, the nearest edge of the courtyard shall not be located within the minimum required front yard setback. The driveway, as proposed, shall be revised to avoid this, otherwise an area variance will be required from the Zoning Board of Appeals.
6. The applicant will be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) and Erosion and Sediment Control Plan for the project. Stormwater mitigation shall be provided to provide water quality and peak attenuation of stormwater runoff rates generated by the project through the 100-year storm event. An Erosion and Sediment Control Plan shall be developed to illustrate and detail all temporary measures required to protect the site during construction from erosion and offsite settlement deposit. The plan should illustrate and quantify the proposed limits of disturbance, indicate all trees to be removed and/or protected, and include a suggested construction sequence and all details related to stormwater management facilities and erosion and sediment control.
7. The applicant will be required to perform deep and percolation soil testing, to be witnessed by the Town Engineer, in the vicinity of any proposed stormwater mitigation systems. The test locations and results shall be included on the plan and in the SWPPP.
8. The applicant shall provide floor plans for the proposed "Game Room". Any proposed utility services to this new structure (water, sewer, electric) shall be shown and detailed.
9. Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, pavement restoration, walkways, sewer and water services, erosion controls, etc.

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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.

PLAN REVIEWED, PREPARED BY WALLACE TOSCANO, AIA, DATED MARCH 23, 2020:

- Site Plan (Sheet 10)

JMC/dc

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