


MEMORANDUM

TO: North Castle Planning Board

CC: North Castle Conservation Board
Adam Kaufman, AICP
David Lombardi, P.E.
Paul Sysak, R.L.A.
Anthony Guccione, Jr., R.L.A.
Josh Lowney, Brynwood, Inc.

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

DATE: April 9, 2020

RE: Brynwood Subdivision – Phase A Site Plan
568 Bedford Road
Section 101.02, Block 1, Lot 28

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing a reduced scope redevelopment of the golf course as compared to what was previously approved by Resolution of Approval for Site Plan, Wetlands Permit, Steep Slope Permit and Tree Removal Permit dated March 7, 2016, including repairs to existing greens, tees and bunkers, relocating sections of existing cart paths, regarding of several fairways, tree removal and wetland mitigation. The total area of the property is ± 156 acres (± 130 acre golf course and ± 26 acre residential lot) and is located in the R-2A Residential Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. The plan proposes disturbances within the locally regulated 100-foot buffer associated with both on and off-site wetlands. The applicant will be required to provide wetland mitigation at a ratio of 2:1 for unavoidable disturbances within the wetland/wetland buffer, as required by Chapter 340, Wetlands and Watercourse Protection of the Town Code. We recommend that the Planning Board refer the plan to the Conservation Board for review and consideration.

2. A Wetland Mitigation Plan has been submitted that includes a table of disturbed wetland buffer areas. These disturbed areas shall be illustrated and labeled on the Mitigation Plan. In addition, these disturbance areas should include activities associated with the proposed tree removal shown on the Tree Removal Plan (Sheet TR-0) in the vicinity of the pond along the 16th fairway, as well as apparent tree removal and disturbances that will be required to implement the regrading activities at the 2nd and 17th green complexes, as shown on plans prepared by JMC.
3. As noted on the Wetland Mitigation Plan (Sheet WM-1), there are 1.73 acres of proposed wetland buffer disturbance and only 1.85 acres of proposed buffer mitigation. This equates to a 1.1:1.0 mitigation ratio. As shown on the previously approved application for the golf course improvements, there are several opportunities for areas of mitigation and invasive species removal that can be considered by the Applicant to increase the mitigation ratio to the minimum 2:1, as required by Town Code.
4. As required by Town Code, the applicant will be required to provide a long-term monitoring and maintenance plan for the proposed wetland mitigation for a period of at least five (5) years. The Planting Details and Notes Plan (Sheet WM-3) includes the requirements for this plan. A reference to these Monitoring and Maintenance Notes should be included in the Mitigation Monitoring Area notes included on the Wetland Mitigation Plan (Sheet WM-1).
5. The Grading Plan(s) and Erosion and Sediment Control Plan(s) shall indicate all tree removal required to implement the proposed improvements and be coordinated with the Wetland Mitigation Plan (Sheet WM-1), as appropriate. Specifically, the following minimum areas appear to require tree removal:
 - a. The Tree Removal Plan (Sheet TR-0) illustrates an area along the 16th Fairway, adjacent to the existing ponds, that proposes the removal of seven significant trees;
 - b. Proposed grading at the Hole #1 green;
 - c. Proposed grading associated with the new Turf Nursery between the greens at Holes #4 and #7;
 - d. Proposed grading associated with the new lay-up area and green at Hole #14;
 - e. The plan should clearly note that all remaining trees not illustrated to be removed shall be protected;
 - f. The proposed tree removal shall be included in the Construction Phasing.
6. We note that the applicant previously obtained coverage under the NYSDEC General Permit, GP-0-15-002, for Stormwater Discharge from Construction Activity. The activities proposed under this current application include less disturbance than the prior scope of work and, as such, coverage may continue under the currently active permit and, as described in the revised SWPPP, submitted with this application.

7. The plan shall illustrate the installation of temporary silt fence downgrade of all disturbance areas.
8. The plan shall illustrate the proposed temporary road required to access the Construction Staging and Equipment Storage Area and any required tree removal. This area should be included in any disturbance area calculations.
9. The plan should include a detail for the temporary silt fence.
10. The Erosion and Sediment Control Plan should locate the Temporary Construction Fence included on the details.

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 & REPORT REVIEWED, PREPARED BY JMC, DATED MARCH 23, 2020:

- Cover Sheet (GCSP-1A)
- Overall Existing Conditions Map Golf Course (GCSP-2.0A)
- Existing Conditions Map (Sheet 1 of 6) Golf Course (GCSP-2.1A)
- Existing Conditions Map (Sheet 2 of 6) Golf Course (GCSP-2.2A)
- Existing Conditions Map (Sheet 3 of 6) Golf Course (GCSP-2.3A)
- Existing Conditions Map (Sheet 4 of 6) Golf Course (GCSP-2.4A)
- Existing Conditions Map (Sheet 5 of 6) Golf Course (GCSP-2.5A)
- Existing Conditions Map (Sheet 6 of 6) Golf Course (GCSP-2.6A)
- Phasing Plan (GCSP-3-A)
- Overall Site Layout Plan (GCSP-4.0-A)
- Overall Grading Plan Golf Course (GCSP-5.0A)
- Grading Plan (Sheet 1 of 6) Golf Course (GCSP-5.1A)
- Grading & Drainage Plan (Sheet 2 of 6) Golf Course (GCSP-5.2A)
- Grading Plan (Sheet 3 of 6) Golf Course (GCSP-5.3A)
- Grading Plan (Sheet 4 of 6) Golf Course (GCSP-5.4A)
- Grading Plan (Sheet 5 of 6) Golf Course (GCSP-5.5A)
- Grading Plan (Sheet 6 of 6) Golf Course (GCSP-5.6A)
- Erosion & Sediment Control/Sequence of Construction Notes Golf Course (GCSP-6.0AA)
- Overall Erosion & Sediment Control Plan Golf Course (GCSP-6.0A)
- Erosion & Sediment Control Plan (Sheet 1 of 6) Golf Course (GCSP-6.1A)
- Erosion & Sediment Control Plan (sheet 2 of 6) Golf Course (GCSP-6.2A)
- Erosion & Sediment Control Plan (Sheet 3 of 6) Golf Course (GCSP-6.3A)
- Erosion & Sediment Control Plan (Sheet 4 of 6) Golf Course (GCSP-6.4A)
- Erosion & Sediment Control Plan (Sheet 5 of 6) Golf Course (GCSP-6.5A)
- Erosion & Sediment Control Plan (Sheet 6 of 6) Golf Course (GCSP-6.6A)

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- Steep Slope Disturbance Plan (GCSP-7A)
- Construction Details (GCSP-9A)
- *Phase A Stormwater Pollution Prevention Plan* Report

PLANS REVIEWED, PREPARED BY JAY FAIN & ASSOCIATES, LLC, DATED MARCH 13, 2020:

- Wetland Mitigation Plan (WM-1)
- Wetland Mitigation & Planting Details (WM-2)
- Planting Details & Notes (WM-3)
- Tree Removal Plan (TR-0)

JMC/dc

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