


MEMORANDUM

TO: North Castle Planning Board

CC: North Castle Conservation Board
Adam Kaufman, AICP
Ralph Alfonzetti, P.E.
Steven and Stephania Farrelly

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

DATE: July 30, 2020

RE: Special Use Permit Approval
Steven and Stephania Farrelly
6 Pine Ridge Road
Section 102.01, Block 2, Lot 9

As requested, Kellard Sessions Consulting has reviewed the site plan submitted in conjunction with the above-referenced project. The applicant is proposing the construction of a ±934 s.f., three (3) car, detached garage with a second-floor storage area. There are no plumbing fixtures proposed for this accessory structure. Associated improvements include minimal expansion of the existing driveway platform to accommodate the garage entry, tree removal and stormwater mitigation. The ±3.89 acre property is located in the R-2A, One-Family Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. A locally-regulated wetland and watercourse is located on the site within the limits of an existing conservation easement. The proposed improvements are partially located within the 100-foot regulated wetland buffer and entirely outside the limits of the conservation easement. The Planning Board should refer the application to the Conservation Board for review of a Wetland Mitigation Plan.

2. The applicant should prepare a Wetland Mitigation Plan in accordance with Chapter 340: Wetlands and Watercourse Protection of the Town Code, providing mitigation at a minimum ratio of 2 for 1 for unavoidable disturbance to the wetland buffer. 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.
3. The plan proposes the removal of two (2) trees, 15" and 24" (a Town regulated significant tree) in size. The Planning Board should discuss whether the tree removal is appropriate and if additional landscaping is required.
4. Architectural drawings illustrating the building elevations and floor plans shall be submitted for the Board's review.
5. The detail for the proposed stormwater mitigation system includes a note stating a plastic liner will be installed beneath any chambers with internal manifolds. It appears this is not applicable for the proposed chamber configuration and should be removed for clarity.
6. The applicant shall perform deep and soil percolation testing, to be witnessed by this office, to demonstrate the availability of suitable soils and adequate depths to bedrock and/or groundwater. Please contact this office to schedule testing.
7. The invert elevation of the stormwater mitigation system shall be clarified.
8. The plan shall identify the limits of the new driveway curb to be installed.

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 ALFONZETTI ENGINEERING, P.C., DATED JULY 10, 2020:

- Site Plan (Sheet 1 of 2)
- Site Details (Sheet 2 of 2)