

MEMORANDUM

TO: North Castle Planning Board

CC: North Castle Conservation Board
Adam Kaufman, AICP
Nathaniel J. Holt, P.E.
Hugh Harris

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

DATE: July 30, 2020

RE: Hugh Harris
9 Sterling Road North
Section 108.02, Block 1, Lot 58

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing a new pool, patio and legalization of constructed retaining walls. Associated improvements include construction of a stormwater mitigation system and relocation of the existing septic system to accommodate the proposed pool layout. The ±2.0 acre property is located in the R-2A Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. The retaining walls to the north of the driveway were constructed without prior approval. The applicant has provided as-built locations and heights of the walls. The site plans indicate the walls will be lowered to a maximum height of four (4) feet. However, it is unclear how this will be achieved. The walls, as constructed, will require certification by a NYS Licensed Professional Engineer.
2. The proposed limit of disturbance shall be illustrated and quantified on the plans and include all areas of proposed disturbance and development. The plan shall note that the limits will be staked in the field prior to construction.

3. The applicant shall submit a revised Landscaping Plan for the Board's consideration. The plan should include additional evergreen screening along the northern property line to mitigate the visual impact of the retaining walls noted above. Further, the Landscaping Plan shall be coordinated with the engineering plans to include the retaining walls, boulder wall wetland demarcation and the pool improvements. The proposed lawn area at the rear of the property should be removed and restored to existing native conditions in keeping with the wetland demarcation wall proposed on the engineered plan.
4. The applicant is proposing a pump system to convey stormwater runoff from the pool backwash and patio area to an infiltration system located behind the newly constructed retaining wall. We recommend that the applicant consider an alternative gravity system located downgrade of the improvements. Doing so will alleviate future maintenance concerns and the introduction of additional stormwater behind the retaining wall. In addition, we note that only the top 25% of the infiltration systems can be installed in fill. This would require the infiltration system to be installed relatively deep in this instance. Given the proximity to the adjacent wetland area, suitable soils are unlikely. The applicant should consider using a rain garden, or other acceptable practice, to treat stormwater. This could then be incorporated into the anticipated wetland mitigation plantings. Deep and soil percolation tests must be completed by the applicant and witnessed by the Town Engineer.
5. The proposed overflow pipe from the infiltration system discharges immediately adjacent to the northern property line. The discharge location shall be relocated to avoid any potential negative impacts to the neighbor's property. The outlet pipe shall be equipped with a stone apron/energy dissipator. Provide details.
6. The applicant shall provide a copy of the Westchester County Department of Health (WCHD) Approval for the proposed modifications to the on-site wastewater treatment system.
7. Disturbances are proposed within the locally-regulated 100-foot wetland buffer. A local Wetland Permit will be required. The applicant has illustrated the local wetland boundary delineated in 2019 and the associated regulated 100-foot buffer on the plan. This line has been verified by the Town Wetland Consultant. The plans, however, shall be revised to show only the wetland buffer associated with the current wetland delineation (the similar, reduced buffer area shall be removed from the plan).
8. The applicant shall prepare a Wetland Mitigation Plan to demonstrate compliance with Chapter 340, Wetlands and Watercourse Protection of the Town Code. 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. We recommend that the plan be referred to the Conservation Board for review and consideration.

9. There are existing gravel and woodchip stockpiles, associated with prior disturbance activities, located within the regulated wetland buffer and wetland proper. The plans shall include the removal of these materials and restoration of these areas. The restoration shall be included in the limit of disturbance and made part of the mitigation plan.

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 NATHANIEL J. HOLT, P.E., DATED MAY 25, 2020:

- Existing Conditions Plan (1 of 5)
- Constraints Map (2 of 5)
- OWTS Construction Plan (3 of 5)
- Proposed Coverage Plan (4 of 5)
- Details (5 of 5)

PLANS REVIEWED, PREPARED BY YOST DESIGN, DATED JUNE 14, 2018:

- Layout Plan (L-102)
- Planting Plan (L-701)
- Details & Notes (L-801)

JMC/dc