

MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Alan Pilch, P.E., R.L.A.
Kevin McKenna

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

DATE: April 9, 2020

RE: Hidden Oak Subdivision
Hidden Oak Road
Section 107.01, Block 1, Lot 31



As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is seeking reapproval for a three (3) lot conservation subdivision previously approved by the Planning Board by Resolution of Approval for Conservation Subdivision, Steep Slope Permit and Tree Removal Permit, dated December 12, 2016. The total lot count, size and configuration, roadway alignment for the proposed Town Road, stormwater management facilities, utilities, on-site septic systems and the extension to the public water remain unchanged from the previously approved plan. The total area of the property is ± 7.69 acres and is located in the R-2A Residential Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. The applicant has submitted a Preliminary Plat for the proposed subdivision. A Final Plat will also be required and shall be prepared for compliance with Section 275-33, Final Subdivision Plats, of the Town Code.
2. The Integrated Plot Plan (IPP), previously prepared by Campbell Engineering (not signed or sealed) will require reapproval. It is our understanding that Campbell Engineering is no longer in business. As such, the IPP will need to be incorporated into the plan set prepared by ALP Engineering & Landscape Architecture, PLLC.

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | SITE & ENVIRONMENTAL PLANNING

3. The applicant previously received approval from the Westchester County Health Department (WCHD) for the proposed extension to the public water main. This approval was granted on December 8, 2017 and was only valid for a period of one (1) year. As noted above, this plan was prepared by Campbell Engineering and will need to be reissued by the current project Engineer and submitted for review and approval by the WCHD and Town Water and Sewer Department.
4. As part of the previous approval for the subdivision, the Engineer prepared a Stormwater Pollution Prevention Plan (SWPPP), dated (last revised) January 5, 2018, to demonstrate compliance for coverage under the New York State Department of Environmental Conservation (NYSDEC) General Permit (GP-0-15-002) for Stormwater Discharge from Construction Activity. The Permit has since been superseded by General Permit, GP-0-20-001. While this will not require any modifications to the stormwater management facilities, as previously approved, the applicant shall provide a revised SWPPP updating all references to the General Permit and including a copy of the current Notice of Intent (NOI) under the new General Permit for review and approval.
5. The subdivision is located within the Kensico Reservoir Basin and, as such, required review and approval of a SWPPP by the New York City Department of Environmental Protection (NYCDEP) for compliance with the "Rules and Regulations for the Protection from Contamination Degradation and Pollution of the New York City Water Supply and its Sources". As the applicant indicated, approval was obtained on June 6, 2016. We note, however, that the approval expires unless construction is completed within five (5) years of the date of the approval. Because we do not expect that this project will be completed within the five (5) year period (June 2021), we recommend that the applicant seek an extension or reapproval from the NYCDEP, as may be necessary. Please provide copies of any communication to the Town for their information.

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 ALP ENGINEERING, DATED MARCH 20, 2020:

- Cover Sheet (CS-1)
- Subdivision Layout Plan (S-1)
- Grading & Utilities Plan (S-2)
- Phase 1: Erosion & Sediment Control Plan/Tree Removal and Protection Plan (S-3.1)
- Phase 2: Erosion & Sediment Control Plan/Tree Removal and Protection Plan (S-3.2)
- Slopes Map (S-4)
- Landscape Plan (S-5)
- Construction Details (DE-1, DE-2)
- Subdivision Road and Driveway Profiles (DE-3)
- Construction Details/Erosion Control Notes (DE-4)
- Construction Details/Maintenance Plan (DE-5)

North Castle Planning Board

April 9, 2020

Page 3 of 3

PLAN REVIEWED, PREPARED BY WILLIAM J. WELSH N.Y. STATE LAND SURVEYOR, DATED OCTOBER 6, 2016:

- Preliminary Plat

PLANS REVIEWED, PREPARED BY CAMPBELL ENGINEERING, DATED SEPTEMBER 6, 2016:

- Integrated Plot Plan (IPP-1)
- 3 Lot Subdivision Site Plan Profiles & Details (D-1)
- 3 Lot Subdivision site Plan Details (D-2)

JMC/dc

T:\Northcastle\Corresp\017Subdivisions\2020-04-09_NCPB_Hidden Oak Subdivision Hidden Oak Rd _Review Memo.docx