


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Peter Gregory, P.E.
Kory Salomone, P.E.
Kent Motland and Nikki Elkins

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

DATE: March 20, 2020

RE: Motland/Elkins Lot Line Realignment
55 & 57 Banksville Road
Section 102.03, Block 1, Lots 54 & 55

As requested, Kellard Sessions Consulting has reviewed the lot line realignment plan submitted in conjunction with the above-referenced project. The applicant is proposing to reapportion two (2) existing lots to correct existing encroachments caused by the one (1) developed lot (second lot is vacant). The total area of the properties are ± 6.60 acres (± 3.60 and ± 3.00 respectively) and are located in the R-2A residential Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. The applicant has prepared a Preliminary Plat illustrating the proposed lot line realignment. As required by the Town Code, the net lot area has been calculated, accounting for deductions for wetland area (75%) and steep slopes (25%). We offer the following with regard to the calculations:
 - a. The site includes both locally and State regulated wetlands. The plan illustrates a wetland limit, but it is not clear which wetland this boundary represents. The wetland boundaries shall be established in the field with sequentially-numbered flags (to be survey-located and shown on the Plat) for verification by both the Town Wetland Consultant and the New York State Department of Environmental Conservation (NYSDEC). The applicant shall provide a copy of the wetland validation by the NYSDEC and once confirmed, any adjustments to the

boundary and resulting net lot area calculations shall be made. Contact this office to inspect the wetland line once the delineation has been established.

- b. The Preliminary Plat shall be revised to illustrate existing topography and quantify areas of Town-regulated steep slopes to support the area deductions proposed. Any requirements shall be made.
2. As the applicant indicated, the proposed lot line adjustment will correct an encroachment of existing pool equipment but will still require an area variance for the side yard setback. The Planning Board should refer the application to the Zoning Board of Appeals (ZBA), if amenable.
3. It appears that the existing septic field serving Lot 55 still encroaches onto Lot 54. At a minimum, the ten (10) foot setback from the septic field to the property line, as required by the Westchester County Department of Health (WCHD), must be provided. Due to the close proximity of the system to the lot line, the applicant shall investigate and determine the limits of the existing septic field, as opposed to using approximate boundaries. The Plat should be revised accordingly.
4. The applicant will be required to obtain approval from the WCHD for locations of the proposed private drilled well and on-site wastewater treatment area for Lot 54. According to available Westchester County GIS, the area of the proposed septic field is located in an area having slopes in excess of 15%, which is not permitted. This shall be verified by the applicant and the plan updated as may be necessary.
5. The Plat illustrates the limits of an access easement over Lot 55 presumably to serve Lot 54. The Plat shall clarify whether this easement exists or is proposed. If proposed, the easement agreement should be provided for review by the Town Attorney.

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 PROVIDENT DESIGN ENGINEERING, DATED MARCH 9, 2020:

- Preliminary Plat
- Existing Conditions

JMC/dc