


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Ralph, Alfonzetti, P.E.
Frank Madonna, Jr.

FROM: John Kellard, P.E. 
Kellard Sessions Consulting
Consulting Town Engineers

DATE: June 23, 2022

RE: Madonna Senior Housing
585 Main Street
Section 108.01, Block 1, Lots 27, 28, 30.3

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant has submitted plans addressing field revisions at the referenced project site. The applicant has not provided a detailed explanation of the requested amendments, except to state that additional walls were constructed, relocation of a fire hydrant and changes to the shape/size of the island within the front driveway entrance are requested.

I would suggest that the applicant provide a detailed explanation of each change. It would also be helpful if the applicant could superimpose the As-Built Plan and other proposed changes over the Approved Site Plan. This should also be done with the Landscape Plan. Each variation from the Approved Plan should be highlighted. The Amended Site Plan, Utility Plan and Landscape Plan should also be revised with additional detail. As an example, the applicant indicates the location of the hydrant to be moved, however, the plans do not show the required repiping which will be required.

The Amended Plans should show all changes to the project. This should include revisions to the rainwater harvesting system, all site walls no matter their height and the changes in curbing, landscaping and parking near the refuse area.

Perhaps this is also a good time to request a schedule from the applicant for completion of the water main and sewer main within Old Mount Kisco Road, as well as the final repair of the roadway. Portions of the system were completed as far back as 2020, however, to date, we have not received the Construction

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Compliance Acknowledgment from the Westchester County Department of Health (WCHD). Residents can not connect to the sewer system until the WCHD Compliance is issued.

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 JUNE 13, 2022:

- Amended Site Plan (Sheet 1 of 2)
- Amended Landscaping Plan (Sheet 2 of 2)

JK/dc

https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2022-06-23_NCPB_Madonna Senior Housing - 585 Main Str_Review Memo.docx