


MEMORANDUM

TO: North Castle Planning Board

CC: North Castle Conservation Board
Adam Kaufman, AICP
Kory Salomone, Esq.
Ralph Alfonzetti, P.E.
Frank Madonna, Jr.

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

DATE: March 24, 2023

RE: Eagle Ridge Subdivision
3 North Castle Drive
Section 108.03, Block 1, Lot 62.1

As requested, Kellard Sessions Consulting has reviewed the updated conceptual layout and grading plans for the Eagle Ridge 88 Townhouse Plans. The proposed hotel has been eliminated from the project resulting in eighty (80) market rate units and eight (8) AFFH Units, a clubhouse, pool and small parking area at the clubhouse is now proposed.

GENERAL COMMENTS

The revised layout reflects a significant improvement to the project design, eliminating the linear design proposed in previous submissions. Entry to the community will be along a short boulevard roadway located in the general vicinity of the previous entrance. The boulevard will extend into a looped roadway which will provide access to 74 of the proposed units, as well as the Clubhouse/Pool. A short dead end roadway with a hammer head turnaround will provide access to 14 units within the vicinity of the previously proposed hotel. The pool and clubhouse will be located within a private corner of the community, overlooking the Town Park.

The applicant has not provided roadway horizontal or vertical geometry within the submission, however, the layout and grading plans appear to be in general conformance with the Town's roadway standards. A more detailed review will be performed when the materials are submitted.

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Stormwater treatment practices are proposed in the vicinity of the clubhouse and north of the development in the general location previously planned. A detailed review of the stormwater will be performed upon submission of the updated Stormwater Pollution Prevention Plan.

The most significant change on the grading plan is the elimination of the numerous retaining walls required under the previous layouts. Retaining walls are now limited to the pool area and behind the dwelling units located along the eastern portion of the community. As the design progresses, the applicant should examine means of reducing the wall heights.

Similar to previous proposals, the new design will result in significant excavation and filling. The applicant should further examine the proposed site grading and make every effort to reduce the depth of the excavation and filling. The townhouse units along the dead end roadway and proposed stormwater basins within the northern portion of the project should be re-examined in an effort to improve on how the improvements work with the existing topography. The uphill units seem to work well, however, the downhill units result in as much as 20 feet of fill behind the units. Also, the stormwater basins do not appear to be well situated to work with the existing topography. Perhaps one or two of the lower buildings could be moved to the high side of the roadway and the storm basins moved to the low side where they may better work with the topography and reduce the extent of fill required. Such revisions may also allow the applicant to shift the units slightly in an effort to provide a larger setback off the entry boulevard roadway. Furthermore, the applicant's reluctance to design units which work with the topography within the western and southern portions of the community, increases the excavation requirements.

The revised project design represents a significant improvement over previous submissions. The applicant, however, should examine certain aspects of the design which could be improved, such as location of units along the dead end roadway, providing slightly greater setback off the boulevard entrance, adjusting the locations of stormwater basins within the northern portion of the project site, reducing wall heights along the eastern portion of the site and modifying the dwelling unit design within the western and southern portions of the site in an effort to reduce the extent of the excavation and disturbance.

As additional information becomes available, we will continue our review.

PLANS REVIEWED, PREPARED BY ALFONZETTI ENGINEERING, P.C., DATED MARCH 10, 2023:

- Layout Plan (Sheet 1 of 2)
- Grading Plan (Sheet 2 of 2)

JK/dc