


**MEMORANDUM**

TO: North Castle Planning Board

CC: North Castle Town Board  
Michael Thompson, P.E., JMC  
Paolo Cardarelli

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

DATE: May 20, 2021

RE: Wetland Mitigation Bond – Bond Release  
Paolo Cardarelli  
7 Patriots Farm Court  
Section 102.03, Block 2, Lot 15

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This office received a letter and attachments from JMC, dated May 3, 2021, requesting a release of the Wetland Mitigation Planting Bond relating to the wetland mitigation for the above-referenced project. The Wetland Mitigation Planting Bond was required as a condition of the Site Plan and Wetland Permit Resolution Approval granted by Resolution of the Planning Board on December 10, 2018 for the construction of the new inground pool, patio and pool house. More specifically, a Wetland Mitigation Planting Bond was required to ensure completion of the mitigation plantings, as well as to maintain said plantings for a period of five (5) years (see attached Wetland Mitigation Bond Recommendation Memorandum, dated January 9, 2019). The applicant provided the original Wetland Mitigation Planting Bond in the amount of \$29,535.55, as well as a second bond for the 5-year maintenance and monitoring plan in the amount of \$4,025.00.

The applicant has requested a release of the original Mitigation Planting Bond in the amount of \$29,535.55. Upon review of the completed work and the certification and initial monitoring report provided by the Landscape Architect, this office is amenable to release of the Mitigation Planting Bond. We note that the second bond for the 5-year maintenance and monitoring plan, in the amount of \$4,025.00, should be maintained for the full duration of the monitoring period to ensure successful implementation of the mitigation plan. If the Planning and Town Boards are amenable, it would be our recommendation that the Wetland Mitigation Plantings Bond (\$29,535.55) be released.

North Castle Planning Board  
May 20, 2021  
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Should you find any information contrary to this recommendation, or if there are any questions, please feel free to contact me directly.

JMC/dc

[https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2021-05-20\\_NCPB\\_Cardarelli - 7 Patriots Farm Court\\_Wetland Mitigation Bond Release Memo.docx](https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2021-05-20_NCPB_Cardarelli%20-%207%20Patriots%20Farm%20Court%20Wetland%20Mitigation%20Bond%20Release%20Memo.docx)



Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

May 3, 2021

Mr. Joseph Cermele, P.E.  
Kellard Sessions Consulting, PC  
500 Main Street  
Armonk, NY 10504

RE: JMC Project 18101  
7 Patriots Farm Court  
Town of North Castle, NY

**Wetland Mitigation Plantings**

Dear Mr. Cermele:

In accordance with the "Town of North Castle Planning Board Approval Resolution," dated 12/10/18, JMC performed a field observation on April 21, 2021 at the above referenced property to determine if the wetland mitigation was implemented in accordance with the approved landscaping / wetland mitigation plan (JMC Drawing L-100 "Landscaping," last revised 12/17/2018).

As approved, the wetland mitigation for the project involved removal of invasive species, specifically vines along the southern property line adjacent to the driveway. Most of the vines have been removed, with a small portion currently being removed.

There was a small area of planting where the vines were removed, that did not receive proposed plantings due to rocks and boulders in that area. These plantings were placed within the wetland buffer at the rear of the property with the other proposed wetland plantings.

Field changes were made based on existing conditions, with plants all being located within the wetland buffer to further enhance the buffer. Based on our field observations and coordination with the Landscaping Contractor, it is our professional opinion that the plantings have been installed in accordance with the approved plan.

We have attached the contractor's invoice for the project, as well as a planting map indicating planting bed for the wetland mitigation. All the plantings are thriving except for some of the rhododendrons.

As depicted in the attached photographs, the wetland mitigation plantings have done very well except for the rhododendron plantings. We have recommended that the applicant continue to monitor the rhododendron's condition to ensure their survival. The applicant does have a drip irrigation system in place which will help ensure plant survival.

In conclusion, it is our professional opinion that the wetland mitigation at the property has been completed in accordance with the approved plan and requirements of the approval resolution. We trust this information is sufficient for your initial acceptance and record. If you have any questions or require additional information, please contact our office at (914) 273-5225

Sincerely,

**JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC**

Lucille V. Munz, ASLA  
Senior Landscape Architect

cc: Mr. Rob Melillo  
Mr. Adam Kaufman

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Photo Attachment  
Cardarelli Residence  
7 Patriots Farm Court  
Landscape Mitigation Photos 4-21-21





Photo Attachment  
Cardarelli Residence  
7 Patriots Farm Court  
Landscape Mitigation Photos 4-21-21





Photo Attachment  
Cardarelli Residence  
7 Patriots Farm Court  
Landscape Mitigation Photos 4-21-21





Photo Attachment  
Cardarelli Residence  
7 Patriots Farm Court  
Landscape Mitigation Photos 4-21-21







**DOMENICK BULFAMANTE  
and SONS, INC.**

94 1<sup>st</sup> STREET  
New Rochelle, NY 10801  
914-636-0722

**PAID**

SUBMITTED TO: Vorcom Internet Services, Inc.		PHONE:	DATE: 6/30/2020
STREET: 89 Edison Ave		ATTENTION:	
CITY, STATE AND ZIP CODE: Mt. Vernon, NY 10550		JOB LOCATION:	
ARCHITECT:	DATE OF PLANS:	EMAIL:	JOB PHONE:

**Invoice**

**Landscaping**

*Budget, verify price with nursery*

**Trees**

Shadblow Serviceberry Multitrunk	8-10'	7.00 ea	\$	615.00	\$	4,305.00
River Birch	8-10'	6.00 ea	\$	475.00	\$	2,850.00

**Deciduous Trees**

Red Maple	2-2 1/2" Cal	3.00 ea	\$	650.00	\$	1,950.00
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**Shrubs**

Butterfly Milkweed	10 gal.	26.00 ea	\$	25.00	\$	650.00
Buttonbush	5 gal.	10.00 ea	\$	65.00	\$	650.00
Summer Sweet Clethra	3 gal.	15.00 ea	\$	65.00	\$	975.00
Gray Dogwood	3 gal.	6.00 ea	\$	80.00	\$	480.00
Purple Coneflower	1 gal.	20.00 ea	\$	25.00	\$	500.00
Dwarf Fothergilla	3 gal.	3.00 ea	\$	90.00	\$	270.00
Common Witch Hazel	3 gal.	13.00 ea	\$	85.00	\$	1,105.00
Oakleaf Hydrangea	2 1/2 - 3' Ht	21.00 ea	\$	90.00	\$	1,890.00
Compact Inkberry	3-4'	5.00 ea	\$	95.00	\$	475.00
Winterberry	3 gal.	6.00 ea	\$	85.00	\$	510.00
Henry's Gamet Sweetspire	3 gal.	7.00 ea	\$	85.00	\$	595.00
Henry's Gamet Sweetspire	7 gal	16.00 ea.	\$	160.00	\$	2,560.00
Northern Bayberry	3 gal.	16.00 ea	\$	85.00	\$	1,360.00
Rose Bay	3-4'	8.00 ea	\$	265.00	\$	2,120.00
Arrowwood Viburnum	4-5'	8.00 ea	\$	265.00	\$	2,120.00

**Ground Covers**

New York Aster	1 gal.	74.00 ea	\$	20.00	\$	1,480.00
Pennsylvania Sedge	1 gal.	42.00 ea	\$	20.00	\$	840.00
Savannah Joe-Pye Weed	1 gal.	24.00 ea	\$	25.00	\$	600.00
Cinnamon	2 qt.	112.00 ea	\$	20.00	\$	2,240.00
Black Eyed Susan	1 gal.	35.00 ea	\$	25.00	\$	875.00

**Grasses - Switch grass**

	2 gal	19.00 ea	\$	38.00	\$	722.00
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Top soil	100 yds	100.00 yd	\$	70.00	\$	7,000.00
Mulch	<i>included</i>					

\$ 39,122.00