


MEMORANDUM

TO: North Castle Planning Board

CC: North Castle Conservation Board
Adam Kaufman, AICP
Joseph Riina, P.E.
P. Daniel Hollis, III, Esq.
Bukov Family Trust

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

DATE: October 22, 2021

RE: Site Development Plan Approval Application
Buck's Flower Garden
65 Bedford-Banksville Road
Section 102.02, Block 1, Lot 23

As requested, Kellard Sessions Consulting has reviewed the site plan submitted in conjunction with the above-referenced project. The applicant is proposing to amend the Town Board Special Use Permit and Planning Board Site Plan Approval to permit on-site retail sales. Proposed site improvements include a storage/office building with four (4) bay garage, two (2) story barn, new paddock area, plant storage and display area, farm stand, new storage building, as well as new gravel drives and parking spaces. The property is ±10.46 acres in size and located in Single-Family, R-2A Zoning District.

Our comments are outlined below.

GENERAL COMMENTS:

1. The property includes locally and State-regulated Freshwater Wetlands (New York State Department of Environmental Conservation (NYSDEC) Freshwater Wetland K-41), as well as portions of an unnamed tributary (NYSDEC Class AA-S Stream) to the Mianus River. The NYSDEC wetlands were confirmed by Joshua Fisher, NYSDEC, in December 2020. A Wetland Validation Map, signed by the NYSDEC, shall be provided.

2. Based upon the wetland limits, local and/or State Freshwater Wetland Permits, may become necessary for mitigation of unavoidable wetland/wetland buffer disturbance. If necessary, the applicant will be required to prepare a Wetland Mitigation Plan in accordance with Chapter 340 – Wetlands and Watercourse Protection of the Town Code. Three (3) planting areas totaling 46,000 s.f. are located within the wetland and wetland buffer.
3. The property includes FEMA regulated 100-year floodplain area (Zone A). A Floodplain Development Permit, in accordance with Chapter 177 – Flood Damage Prevention of the Town Code, is required.
4. The plan proposes new structures and uses on the property. Floor plans and elevations should be provided for review by the Planning Board. The applicant shall verify with the Westchester County Department of Health (WCHD) whether review and approval of upgrades and expansion of the well and septic system will be required. Provide correspondence from the WCHD.
5. The plan illustrates a farm stand and plant display immediately adjacent to the main entry drive, presenting potential vehicle-pedestrian conflicts. We would recommend that the applicant detail if separations are proposed to protect customers.
6. The project expansion may require modifications to the entry drive. Improvements in this area shall be detailed (drive dimensions, surface material, etc.) and illustrated on the plan. Bedford-Banksville Road is a County roadway. The application should be referred to the Westchester County Department of Public Works for their review of the proposed curb cut, for the proposed change in use.
7. Off-street parking and loading spaces shall be illustrated and dimensioned on the plan (including required accessible spaces), as required by Section 355-57 & 58 of the Town Code.
8. The applicant should be prepared to discuss typical operations on the site and how retail uses and commercial activities will be coordinated. For instance, how will deliveries be received with truck access through a parking lot intended for retail customers to ensure safe and adequate access.
9. The plan shall illustrate and dimension the proposed parking lot and access drive layout to demonstrate compliance with Section 335-56 of the Town Code. If the facility expects to have specific days or weekends during the year where considerable more traffic is expected, then grass or field areas for overflow parking should be designated on the plan.
10. The applicant will be required to provide stormwater mitigation as a result of the net increase in impervious surfaces. Soil testing (deep and percolation) will be required in the vicinity of any proposed mitigation practices and shall be witnessed by this office.

11. The Site Plan shall illustrate the location and size of any proposed signage.
12. The applicant shall provide a Site Lighting Plan for consideration by the Planning Board.
13. The plan shall illustrate existing Town-regulated trees in the vicinity of the proposed improvements and indicate those to be removed or protected.
14. The applicant shall prepare an Erosion and Sediment Control Plan illustrating and quantifying all areas of disturbance and locate temporary erosion control measures required during construction.
15. Please provide construction details for all temporary and permanent improvements, including, but not limited to, pavement, curb, signs, lighting, fence, utilities, drainage, erosion and sediment control, etc.

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.

PLAN REVIEWED, PREPARED BY SITE DESIGN CONSULTANTS, DATED AUGUST 24, 2021:

- Amended Site Plan (Sheet 1 of 1)

JK/dc