


MEMORANDUM

TO: North Castle Planning Board

CC: North Castle Conservation Board
Adam Kaufman, AICP
Ralph Alfonzetti, P.E.
Steven and Stephania Farrelly

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

DATE: January 21, 2021

RE: Special Use Permit Approval
Steven and Stephania Farrelly
6 Pine Ridge Road
Section 102.01, Block 2, Lot 9

As requested, Kellard Sessions Consulting has reviewed the site plan submitted in conjunction with the above-referenced project. The applicant is proposing the construction of a ±934 s.f., three (3) car, detached garage with a second-floor storage area. There are no plumbing fixtures proposed for this accessory structure. Associated improvements include minimal expansion of the existing driveway platform to accommodate the garage entry, tree removal and stormwater mitigation. The ±3.89 acre property is located in the R-2A, One-Family Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. The applicant prepared a Wetland Mitigation Plan for consideration by the Conservation Board. A Recommendation of Approval from the Conservation Board was issued on October 27, 2020.
2. All prior engineering review comments from this office have been satisfactorily addressed.

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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 JANUARY 6, 2021:

- Site Plan (Sheet 1 of 2)
- Site Details (Sheet 2 of 2)

JMC/dc

https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2021-01-21_NCPB_Farrelly - 6 Pine Ridge Road_Review Memo.docx