


**MEMORANDUM**

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
Paul Berte, P.E.  
Emilio DiMatteo

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

DATE: January 21, 2021

RE: Emilio DiMatteo  
17 North Lake Road  
Section 101.02, Block 2, Lot 29

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As requested, Kellard Sessions Consulting has reviewed the site plan submitted in conjunction with the above-referenced project. The applicant is proposing to raze the existing house and construct a new, five (5) bedroom residence, septic system, inground pool, driveway and associated drainage improvements. The property is 1.24 acres in size and is located in the One Family, R-1A, Zoning District.

Our comments are outlined below.

**GENERAL COMMENTS**

1. As previously noted, the plan proposes the removal of 25 town regulated trees, eleven (11) of which are significant, as defined by Chapter 308, Trees of the Town Code. The Planning Board shall discuss whether the proposed tree removal is appropriate for the development. The applicant should provide a Landscape Plan for consideration by the Planning Board.
2. The plans shall include a Bulk Zoning Compliance Table. All minimum yard setbacks shall be dimensioned on the plan.
3. The pool equipment has been relocated to meet the required minimum yard setback. The grading should be revised to accommodate the relocated concrete pad.

4. The applicant has provided copies of the septic system, approved by the Westchester County Department of Health (WCHD). However, the approved plans differ from the current revision, as it relates to the drainage system and pool layout. The applicant should submit confirmation from the WCHD that the revised plans still meet their approval and satisfy required minimum separation distances. The plan shall illustrate the separation distances from the proposed septic area to the pool and stormwater infiltration system.
5. Design calculations for the 100-year storm have been provided demonstrating adequate mitigation of peak discharge flow rates. The design summary table on Sheet 2 should be revised to correctly label the 100-year storm under "required storage volume" (inadvertently indicates 25-yr storm).
6. The applicant has performed soil testing, which was witnessed by this office, demonstrating suitable soils are available to support the proposed infiltration system. The testing locations and soil test results shall be shown on the plans.
7. The plan shall illustrate and note that the existing curb cut shall be a maximum width of 18 feet. If necessary, the applicant will be required to reduce the existing curb cut width as required by the Town Highway Department.
8. The plan includes road restoration details in accordance with the Town Highway Department standards. The detail should be revised to require that all joints be crack sealed and require a 2.5" top course and 4" base course.
9. Provide the size, slope and materials for all proposed drainage pipes and connections to the stormwater mitigation system. The plans shall illustrate how the runoff from the pool patio will be collected and discharge to the stormwater mitigation system. Provide spot grades for the patio as needed.
10. The plan should include provisions for emergency overflow from the infiltration system. Provide details.
11. The plan shall include a construction sequence to identify the various stages of construction, including but not limited to the house, pool, septic, storm system, etc. and how they will be coordinated to protect the septic field and infiltration area during construction. The plan should show these areas to be cordoned off during construction.

North Castle Planning Board  
January 21, 2021  
Page 3 of 3

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 FUSION ENGINEERING, P.C., DATED DECEMBER 11, 2020:**

- Site and Demolition Plan (Sheet 1 of 3, 2 of 3)
- Details (Sheet 3 of 3)
- WCHD Approved Plans (Stamped September 16, 2020)

JMC/dc

[https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2021-01-21\\_NCPB\\_DiMatteo - 17 North Lake Road\\_Review Memo.docx](https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2021-01-21_NCPB_DiMatteo - 17 North Lake Road_Review Memo.docx)