

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: April 9, 2021

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

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 has provided a Landscape Plan for consideration by the Planning Board. We would recommend that, at a minimum, proposed tree planting be relocated beyond the limits of the septic expansion area.
2. As previously noted, 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 has acknowledged the need to provide confirmation from the WCHD that the revised plans still meet their approval and satisfy required minimum separation distances.

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3. The applicant has modified the driveway alignment based on recommendations made by the Planning Board at the site walk in order to minimize potential nuisance from headlights shining into the neighbor's property. The plan must clearly illustrate the limits of the existing driveway culvert to be removed and drainage channel and right-of-way to be restored. Provide details. The plan shall also include details and specifications for the proposed drainage channel/driveway crossing, pipe size, material, etc. Provide all appropriate details.
4. The driveway profile included on the plan shall be extended to the edge of road and include all proposed grades, slopes and vertical curves as appropriate. The plan shall dimension the proposed curb cut width, to be a maximum of 18 feet.
5. The plan should illustrate the driveway stormwater collection system to discharge to the infiltration system.
6. It appears that the curtain drain discharge is located at the eastern property boundary. Due to the depth of the curtain drain, it is not clear how this will function. The applicant should consider routing the discharge to the front yard toward the drainage channel at the road and away from the neighboring property.

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 MARCH 22, 2021:

- Demolition and Sie Plan (Sheet 1 of 3)
- Grading, Drainage and Erosion Control Plan (Sheet 2 of 3)
- Details (Sheet 3 of 3)

PLAN REVIEWED, PREPARED BY DANIEL SHERMAN LANDSCAPE ARCHITECT, DATED MARCH 22, 2021:

- Planting Plan (L-1)

JMC/dc