



March 22, 2021

Adam R. Kaufman, AICP  
Director of Planning  
Town of North Castle  
15 Bedford Road  
Armonk, NY 10504

Re: 17 North Lake Rd  
Site Development Application, Site and Drainage

Dear Mr. Kaufman:

We are in receipt of comments from Kellard Sessions for the above-mentioned application. The following is an itemized response to address the comments in the 1/21/21 memo:

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.

*A landscaping plan is included herein.*

2. The plans shall include a Bulk Zoning Compliance Table. All minimum yard setbacks shall be dimensioned on the plan.

*A zoning table has been included on sheet 1.*

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.

*The pool equipment has been graded in and shown on sheet 2.*

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.

*We have submitted to the WCHD and will send confirmation as soon as it is given.*

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).

*The table has been revised to correctly state the 100-year 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.

*Soil testing location has been added to sheet 2 and the soil testing results are shown on sheet 3.*

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.

*The curb cut location has been changed to avoid any headlights shining into the adjacent neighbor's home and is 16' wide.*

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.

*The pavement restoration detail has been revised.*

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.

*Material, size, and slope of all pipes are shown on sheet 2. The patio will drain into the curtain drain proposed below the pool.*

10. The plan should include provisions for emergency overflow from the infiltration system. Provide details.

*The system is proposed to overflow through the sc-740 inspection port and flow overland.*

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.

*A construction sequence is given on sheet 3 of the plans.*

Please do not hesitate to call with any questions at 914-907-3468.

Sincerely,

**ARQ Architecture, PC**

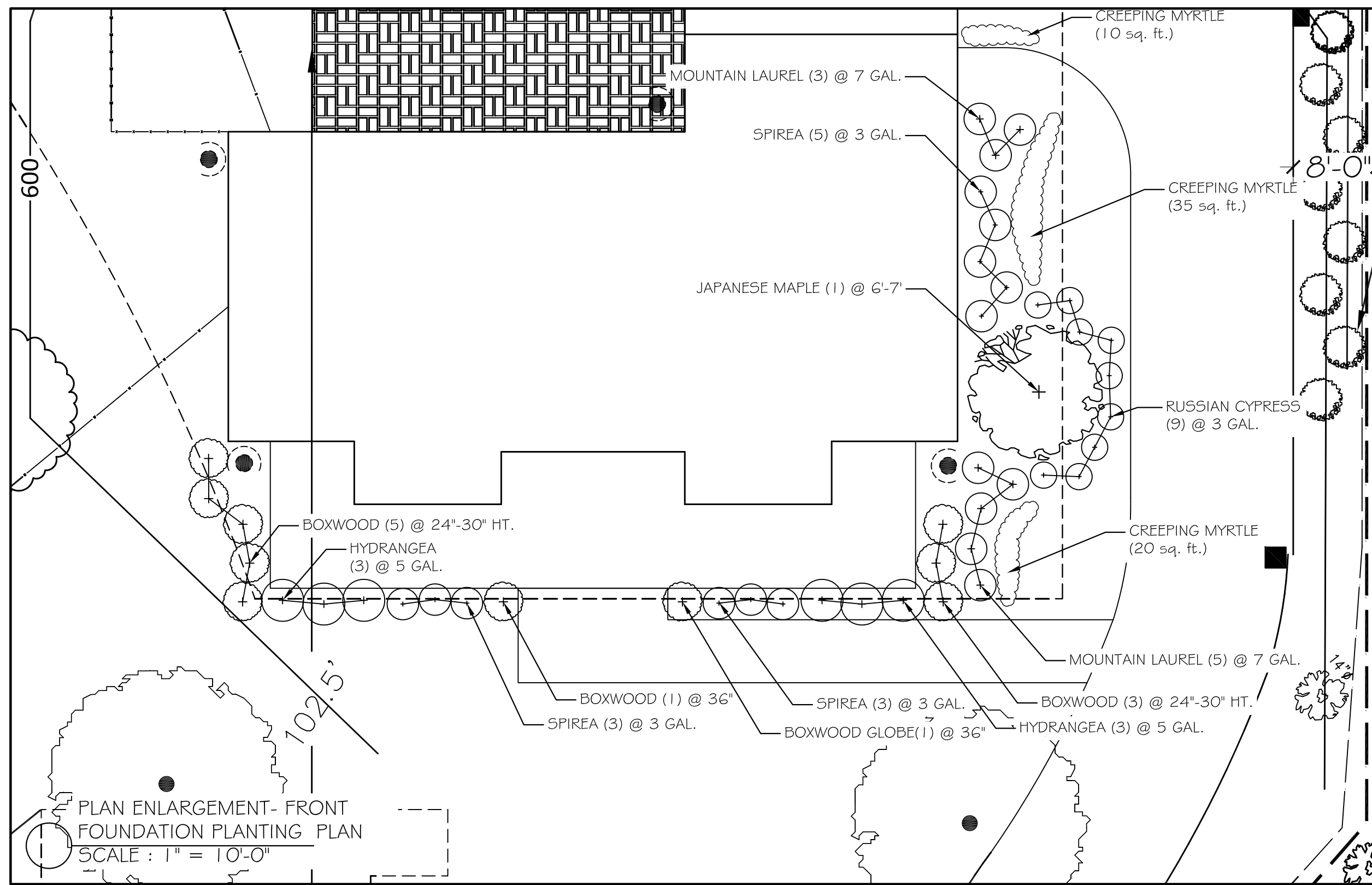


**Stephen Berté**









**PLANTING SPECIFICATIONS:**

**GENERAL:** All plants, trees, and shrubs shall meet the specifications for "plant material" as per the American Standard for Nursery Stock. The landscape architect reserves the right to inspect all plants prior to shipping and installation. There are to be no substitutions of the plants without the consent of the landscape architect.

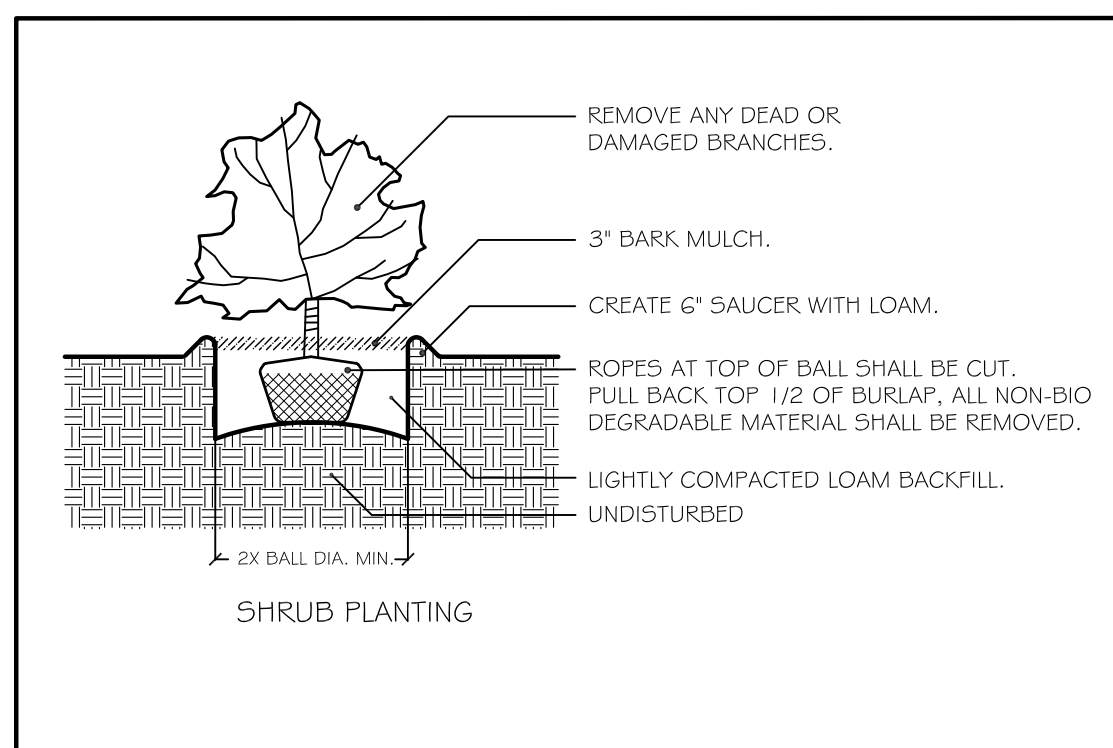
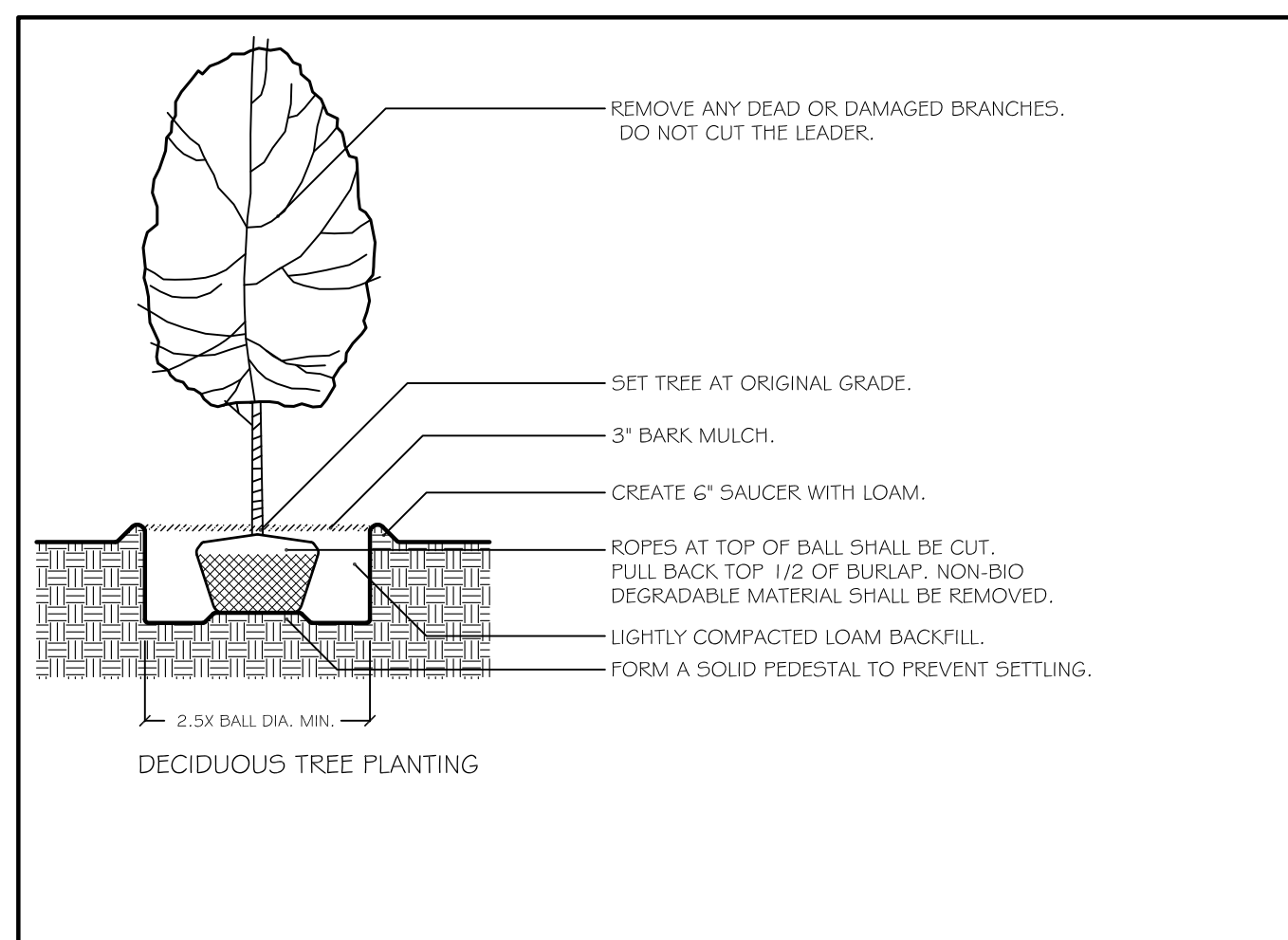
**PLANTING:** All plants shall be planted in pits two times the diameter of the root ball or container. Plant height should be placed at or slightly above previous grade. Pull back burlap from top of ball and cut wire on tree basket. Ensure that the burlap is not exposed above grade because of water loss. Staking and guying shall be used only when necessary. When the method is used, care should be taken to protect the tree bark and wires should be removed as soon as possible.

**MULCHING:** All planting beds (EXCEPT GROUND COVER) shall be mulched with three inches of shredded bark to conserve water and keep roots covered during initial growth stage. Do not place mulch heavily around crown of plants.

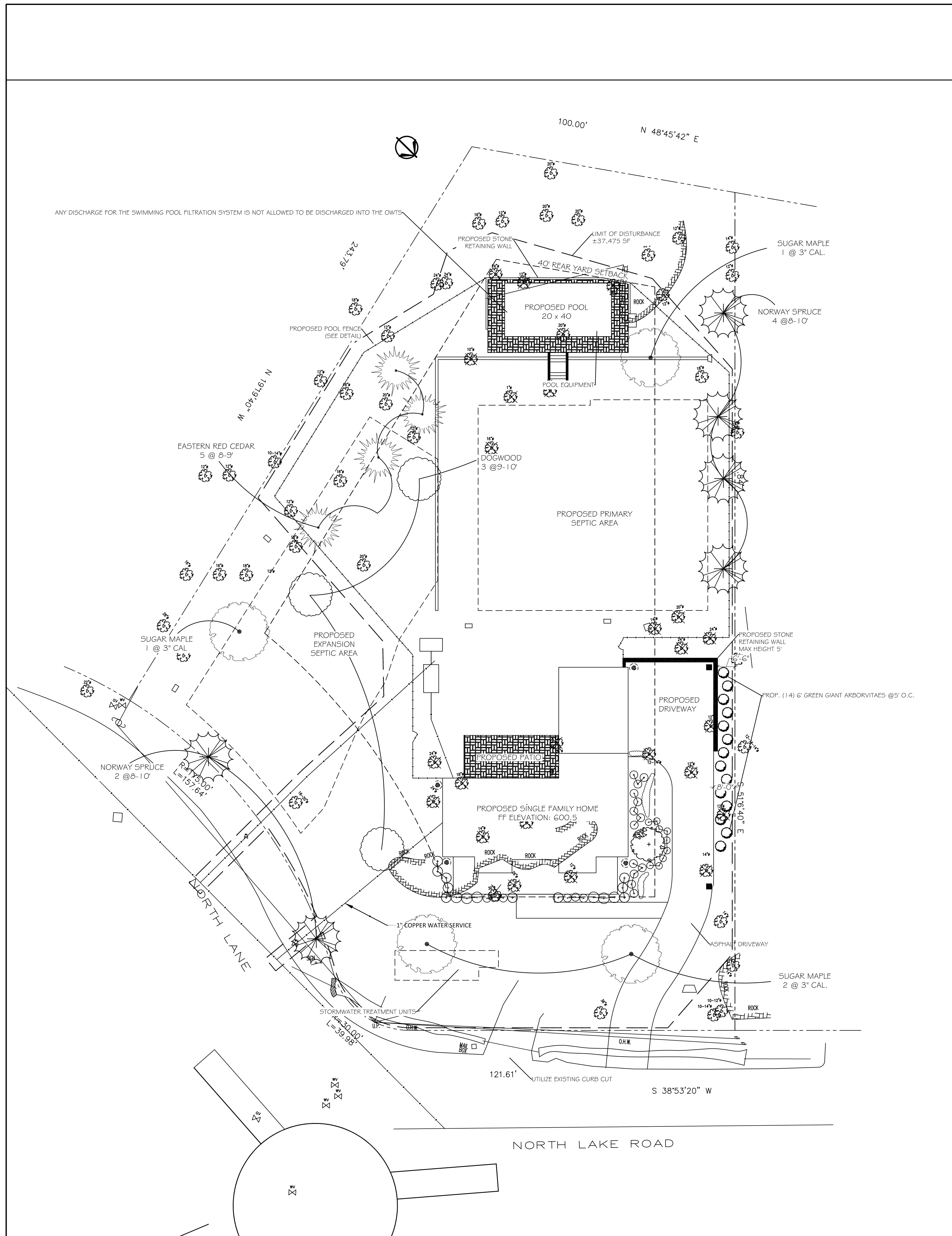
**WINTER CARE:** All trees and shrubs shall be sprayed with an anti-desiccant the first November after planting.

**WATERING:** All plants shall be watered by the contractor during the initial growth stage. Trees shall be heavily watered several times during the first month after planting and then regularly for the next two summers.

**PLANT GUARANTEE:** Contractor shall guarantee all newly installed plants for one-year provided that they are given proper watering/care and contractor is notified of unhealthy stressed plants immediately.



Site Planting	Scientific Name	Common Name	Size	Quantity
<b>Trees</b>				
	<i>Acer palmatum 'Bloodgood'</i>	Japanese Bloodgood Maple	6-7'	1
	<i>Acer saccharum</i>	Sugar Maple	3" cal.	4
	<i>Juniperus virginiana</i>	Eastern Red Cedar	8-9' ht.	5
	<i>Picea abies</i>	Norway Spruce	8-10' ht.	6
	<i>Thuja plicata 'Green Giant'</i>	Green Giant Arborvitae	6' ht.	14
<b>Shrubs</b>				
	<i>Buxus sempervirens</i>	American Boxwood	24-30" ht.	8
	<i>Buxus sempervirens 'Globe'</i>	American Boxwood Globe	36"	2
	<i>Hydrangea macro 'Endless Summer'</i>	'Endless Summer' Hydrangea	5 gal.	6
	<i>Kalmia latifolia</i>	Mountain Laurel	7 gal.	8
	<i>Microbiota decussata</i>	Siberian Carpet Cypress	3 gal.	9
	<i>Spirea japonica 'Little Princess'</i>	Little Princess Spirea	3 gal.	11
<b>Perennials</b>				
	<i>Vinca minor</i>	Myrtle	4" pots	30



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REVISION DATE

**DIMATTEO RESIDENCE**  
17 NORTH LAKE ROAD  
ARMONK, NY

**PLANTING PLAN**

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DATE: MAR. 1, 2021  
SCALE: 1" = 10' - 0"

DRAWN BY: AL  
DRAWING #: L - 1