


**MEMORANDUM**

TO: North Castle Planning Board

CC: North Castle Conservation Board  
Adam Kaufman, AICP  
Pete Gregory, P.E.  
Glenn Ticehurst, RLA, ASLA  
Lisa & David Graff

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

DATE: March 5, 2021

RE: Lisa & David Graff  
3 Middle Patent Road  
Section 95.03, Block 1, Lot 52

---

As requested, Kellard Sessions Consulting has reviewed the site plan submitted in conjunction with the above-referenced project. The subject property is developed with a single-family residence, paved driveway, stone walls and associated landscaping. The applicant is proposing a pool with a spa and patio. Associated improvements include stormwater mitigation and wetland mitigation. The subject property consists of 2.176 acres of land and is located within the R-2A Zoning District.

Our comments are outlined below.

**GENERAL COMMENTS**

1. As previously noted, the proposed pool and associated spa and patio are located within the front yard and do not provide for at least three (3) times the distance required for a principal building nor is the lot area at least three (3) times the minimum required, as required by Section 355-15 L of the Town Code. The applicant has acknowledged the need for an area variance from the Zoning Board of Appeals pending referral by the Planning Board.
2. The plan proposes disturbances within the locally-regulated wetland buffer, adjusted as previously requested, to be expanded as needed due to the adjacent regulated steep slope areas. A local

Wetland Permit will be required. The applicant shall notify this office once the wetland boundary has been established in the field, for verification by the Town Wetland Consultant, as soon as snow cover no longer prohibits inspection. Once verified, any adjustments to the wetland boundary and associated buffer shall be illustrated on the plan so that a determination as to the total disturbance in the wetland buffer can be made. We note that the applicant has submitted a Wetland Survey Report and Wetland Mitigation Plan to the Conservation Board for their review and that of the Town Wetland Consultant.

3. The applicant has prepared a stormwater mitigation plan and design calculations, as requested, to demonstrate that adequate mitigation has been provided for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event. Our office witnessed soil deep and percolation testing to verify that suitable soils for infiltration are present.

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 BENEDEK & TICEHURST, DATED FEBRUARY 11, 2021:**

- Site Plan Steep Slopes Analysis (S-1)
- Preliminary Pool Location Plan (PL-1)
- Details (D-1)

**PLANS & DOCUMENT REVIEWED, PREPARED BY PROVIDENT DESIGN ENGINEERING, DATED FEBRUARY 16, 2021:**

- Stormwater Mitigation Plan (C-101)
- Construction Details (C-102)
- Stormwater Calculations, dated January, 2021

**PLAN REVIEWED, PREPARED BY TC MERRITTS LAND SURVEYORS, DATED AUGUST 21, 2020:**

- Topography & Steep Slope Analysis

JMC/dc