


**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: January 21, 2021

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

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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. The proposed pool and associated spa and patio are located within the front yard setback. The applicant will require a variance from the Zoning Board of Appeals.
2. An Existing Conditions Survey shall be submitted including metes and bounds, signed and sealed by a NYS Licensed Land Surveyor.

3. It appears that disturbances are proposed within the locally-regulated 100-foot wetland buffer. A local Wetland Permit will be required. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant. Notify this office once the wetland boundary has been established in the field. 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.
4. Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm or a six (6) inch pool drawdown (without the benefit of percolation), whichever is greater.
5. The plan shall illustrate the connection between the pool equipment and the drawdown mitigation practice.
6. The plan shall illustrate and dimension all required separation distances between the existing septic system and well and proposed stormwater mitigation system and pool to demonstrate compliance with Westchester County Health Department regulations.
7. The plan shall illustrate all trees to be removed and/or protected, their size, species and condition as required in the Town Code Chapter 308, Tree Preservation of the Town Code.
8. Provide construction details for all proposed improvements including, but not limited to, concrete equipment pad.

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 DECEMBER 21, 2020:**

- Preliminary Site Plan (S-1)
- Preliminary Pool Location Plan (PL-1)
- Details (D-1)
- Wetland Mitigation Plan (WM-1)

**PLANS REVIEWED, PREPARED BY PROVIDENT DESIGN ENGINEERING, DATED DECEMBER 21, 2020:**

- Stormwater Mitigation Plan (C-101)
- Construction Details (C-102)

JMC/dc