

MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
North Castle Conservation Board
Ralph Alfonzetti, P.E.
Marta Saglimbeni

FROM: John Kellard, P.E. *JK*
Kellard Sessions Consulting
Consulting Town Engineers

DATE: June 23, 2022

RE: Marta Saglimbeni
2 Tripp Lane
Section 108.02, Block 1, Lot 11

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing to legalize activities which were conducted without obtaining the required Town approvals and permits. These activities included the removal of trees within a regulated wetland and/or buffer and the construction of a patio within the rear yard. The property is ±2.16 acres in size and located in the R2-A Zoning District.

In an effort to mitigate the activities, the applicant has included a Remediation Plan which provides a stormwater infiltration system, which will treat the patio runoff. The applicant has also submitted a Wetland Mitigation Plan which proposes the planting of eight (8) trees and 36 shrubs within the wetlands and its buffer.

GENERAL COMMENTS

1. The applicant has retained Ecological Solutions, LLC to flag the on-site wetlands. An initial review of the delineation finds that the boundary may not include all on-site local wetlands. We would recommend that the applicant's consultant meet with the Town's Wetland Consultant to discuss the boundary with the intent of agreeing on a final delineation.
2. The Wetland Mitigation Plan should be referred to the Town Conservation Board for their review and recommendations.

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3. The applicant has provided a stormwater mitigation design which includes five (5) Cultec 330XL chambers which would mitigate increased runoff during a 25-year storm event. The applicant should perform deep and percolation testing to be witnessed by the Town Engineer. Please contact our office to schedule the testing.

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.

PLAN REVIEWED, PREPARED BY ALFONZETTI ENGINEERING, P.C., DATED JUNE 10, 2022:

- Remediation Plan (Sheet 1 of 1)

PLAN REVIEWED, PREPARED BY FRANK GIULIANO, RLA, DATED MAY 23, 2022:

- Wetland Mitigation Plan

JK/dc