


**MEMORANDUM**

TO: North Castle Planning Board

CC: North Castle Conservation Board  
Adam Kaufman, AICP  
Juliana Alzate, RLA  
Steven Velardo

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

DATE: May 20, 2021

RE: Steven Velardo  
164 East Middle Patent Road  
Section 95.02, Block 2, Lot 22

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As requested, Kellard Sessions Consulting has reviewed the site plans and application for the field change request submitted in conjunction with the above-referenced project. The applicant received prior approval from the Planning Board by Resolution for an alteration to the single-family dwelling that included a new, second story addition, new walkway, tree removal, patio restoration and new shed, dated March 8, 2021. The plan proposes to remove various existing improvements from the site, including a portion of the existing residence roof overhang, the patio, deck, and a shed. The property is ±2.0 acres in size and is located in the R-4A Zoning District.

Our comments are outlined below.

**GENERAL COMMENTS:**

1. The applicant had received prior approval from the Westchester County Health Department (WCHD) for the proposed septic system to serve the property. The prior plan required that a portion of the septic system's primary and expansion areas be located within the locally regulated 100-foot wetland buffer. As a result, a total of ±9,055 s.f. of buffer disturbance resulted and a Wetland Mitigation Plan to provide ±18,500 s.f. of mitigation (2:1 minimum) was prepared and approved for compliance with Chapter 340, Wetland and Watercourse Protection, of the Town Code.

2. Subsequent to the original approvals, the applicant was notified that the WCHD septic approval was revoked, and they required that no portion of the septic system be located within the wetland buffer. The applicant has since submitted a revised septic plan to the WCHD for their review and approval. The applicant should update the Planning Board on the status of their approval.
3. The redesign of the septic system has removed all associated disturbances from the wetland buffer. As a result, the total wetland buffer disturbance has been reduced to  $\pm 1,135$  s.f. with a total wetland mitigation area of  $\pm 2,300$  s.f. The revised Wetland Mitigation Plan appears to be appropriate for the reduced level of disturbance. The Planning Board should discuss whether the reduced level of disturbance and resulting mitigation should be reviewed by the Conservation Board.
4. The applicant has also revised the wetland mitigation bond cost estimate in accordance with the revised field change plan. This office has reviewed the revised cost estimate and is in general agreement. If the Planning Board is amenable to the plan as proposed, we will prepare the necessary bond recommendation memo for the Planning Board's consideration and recommendation for authorization to the Town Board.

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 & DOCUMENT REVIEWED, PREPARED BY JULIANA ALZATE, P.E., DATED MAY 10, 2021:**

- Wetland Mitigation Plan (LW-1)
- Wetland Mitigation Bond Cost Estimate

JMC/dc