


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Richard Regan, P.E.
45 Hurlingham, LLC

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

DATE: January 13, 2023

RE: 45 Hurlingham, LLC
45 Hurlingham Drive
Section 102.04, Block 1, Lot 26

As requested, Kellard Sessions Consulting has reviewed the site plan submitted in conjunction with the above-referenced project. The applicant is proposing the use of a rock crushing operation at the above-referenced 10.31 acre property. The Planning Board will recall that a Site Plan, Special Use Permit, Servant's Quarters, Wetlands Permit and Tree Removal Permit Approvals Resolution was previously granted on August 9, 2021, for the construction of a single-family residence, indoor pool, caretaker's residence, access driveway and related improvements. The property is located in the R-2A Zoning District.

The crushing operation is proposed within the rear of the proposed residence. The operation would be located approximately 50 feet from the property line and approximately 110 feet from the neighboring residence. The applicant states that 3,000 – 4,000 c.y. of rock would be crushed over a period of 4-6 days. Work would be performed weekdays between the hours of 9:00 a.m. – 4:00 p.m. The final product would be reused on-site for backfilling and structured fill.

Our comments follow.

GENERAL COMMENTS

1. The applicant notes that the McCloskey J-45 primary jaw crusher will create dust and 99 decibels of noise. The applicant needs to examine the impact to neighbors in the area. The closest neighboring residence is located approximately 110 feet from the proposed operation. The

applicant should be required to develop a detailed dust control plan. They should also determine the maximum decibel levels which will be created from the operation at the property line.

2. The blasting operation will crush 3,000 – 4,000 c.y. of rock over a 4-6 day period. Therefore, the applicant will need to provide a staging area for up to 4,000 c.y. of rock and a separate staging area for $\pm 7,000$ c.y. of the final product. The applicant has not demonstrated that such storage is obtainable within the approved disturbance limits.
3. The applicant should provide documentation of where on-site the final product will be used and the yardage required at each location. It is assumed all material can be used on-site and the operation will eliminate a certain number of truck trips into and out of the neighborhood. A number of potential adverse impacts will occur with the operation, the applicant will need to document the benefits of the operation so that the Planning Board can evaluate the benefits vs. the impacts.
4. A detailed operation plan should be prepared illustrating where the rock removal will occur, where it will be stored, location of the crusher, storage of the product, mitigation of dust, mitigation of noise and protection of the soils at the adjacent infiltration practices.
5. I'm sure the applicant has good reasons for locating the proposed crushing area to the rear of the proposed residence; however, it appears little consideration was provided as to the location of the neighboring home. Prior to the Board rendering a decision on this application, the applicant should examine alternate locations which would provide lower decibel levels at the property line in the vicinity of the neighboring home.
6. The applicant will need to obtain a Blasting or Chipping Permit from the Town Building Department. In evaluating this application, the Planning Board should also consider the noise levels, duration of the chipping, blasting and excavation and the resulting dust from the chipping/blasting.

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:

- Rock Crushing Application Materials
- Development Plan (Sheet 1 of 4), prepared by D'Andrea Surveying & Engineering, P.C. with a sketch of rock crushing area

JK/dc