


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Kory Salomone, P.C.
Ralph Alfonzetti, P.E.
David Hason

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

DATE: January 21, 2021

RE: David Hason
2 Deer Ridge Lane
Section 100.04, Block 2, Lot 21

As requested, Kellard Sessions Consulting has reviewed the plan and application submitted in conjunction with the above-referenced project. The applicant is proposing to realign a drainage easement and associated storm drainage to accommodate a retaining wall built without prior approval. The ±2 acre property is located in the R-2A Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. The metes and bounds of the proposed Drainage Easement shall be shown on the plan.
2. The applicant will be required to provide an amended Stormwater Easement Agreement in recordable form, acceptable to Town Attorney to be recorded in the Westchester County Clerk's Office – Division of Land Records.
3. Provide a revised Landscaping Plan for review. We note that the constructed retaining wall will require that the previously approved Landscape Plan be altered. The Planning Board should discuss whether the revised landscape plan will provide adequate screening to the adjacent neighbor to the rear.

North Castle Planning Board

January 21, 2021

Page 2 of 2

4. The applicant shall provide an As-Built of the constructed retaining wall and a certification by a NYS Licensed Professional Engineer as to the adequacy construction and stability of the wall.
5. The plan shall include a drainage profile for the proposed storm line, including its connection to the rain garden on Lot #1 of the adjacent Deer Ridge Subdivision. Rims, inverts, pipe slopes and pipe lengths should be shown on the plan and profile.
6. The plan shall include details of the pipe trench, bedding, cleanouts, etc.

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 JANUARY 6, 2021:

- Easement Amendment Plan (Sheet 1/1)

JMC/dc

https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2021-01-21_NCPB_Hason - 2 Deer Ridge Lane_Review Memo.docx