


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Tom Abillama, AIA
Chris Kalian

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

DATE: April 9, 2021

RE: Chris Kalian
99 Byram Ridge Road
Section 101.01, Block 1, Lot 13

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing to raze an existing residence and develop a new single-family residence in a similar location, attempting to utilize a portion of the existing foundation. Associated improvements include reconstruction of the existing driveway and construction of a new, on-site wastewater disposal system. The property is ±1.34 acres in size and located in the One-Family, R1-A, Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. The applicant has removed the previously proposed pool and patio from the application. The plans, notes and stormwater calculations, however, must be revised to remove all references to the pool and associated improvements and calculations and updated accordingly.
2. It appears that the applicant is proposing to maintain only a small portion of the existing foundation. To do so, however, the orientation of the house remains somewhat awkward in that it does not face the street as the neighboring houses do. Rather, it is rotated toward the neighboring residence to the north. The Planning Board should discuss whether it would be appropriate to have the applicant consider rotating the house clockwise so that it, more traditionally, faces the street. It appears that the house could be rotated in the same general

location which may also provide for improved driveway access.

3. The applicant has provided site plan packages prepared by the Project Architect and Civil Engineer. The plans, however, must be coordinated as it relates to limits of removals of existing features, restoration and/or construction of the driveway, proposed grading and retaining walls, utilities, stormwater collection and mitigation system layout, tree removal and protection, temporary erosion and sediment control, etc. We will reserve detailed comment on these various improvements until the plans have been clarified and coordinated.
4. As previously requested, the plan shall illustrate and dimension all required minimum yard setbacks.
5. As previously requested, the plan shall illustrate any proposed grading, including spot grades, as appropriate and coordinate same between both plan sets.
6. As previously requested, the plan shall include a note clearly stating that “Prior to issuance of a Building Permit, all walls, equal to or greater than four (4) feet in height, shall be designed by a NYS Licensed Professional Engineer.” Provide construction details and specifications on the plan.
7. As previously requested, the plan shall clearly state that “Prior to the issuance of a Certificate of Occupancy, the construction of all walls, equal to or greater than four (4) feet in height, shall be certified by the Design Professional.”
8. The plan shall include a driveway profile demonstrating compliance with Section 355-59, Driveways of the Town Code. The profile shall include dimensions, grades and vertical curve data as needed. The plan shall also indicate a maximum curb cut width of 18 ft as required by the Town Highway Department. Any required restoration within the Town right of way shall be illustrated and detailed on the plan.
9. As previously requested, the applicant shall submit a Landscape Plan for consideration by the Planning Board. The plan shall include a table summarizing the trees to be removed and indicate the locations of proposed trees, specifying the size, quantity, and species of all proposed planting. In addition, the applicant should consider requesting a waiver from the Westchester County Department of Health to maintain the existing trees located within the area of the proposed septic expansion area.
10. The applicant has indicated that a plan has been submitted to the Westchester County Department of Health (WCHD) for review and approval of the proposed septic system. The applicant shall continue to update the Planning Board in this regard.

11. It appears that the minimum required separation distance from the proposed stormwater mitigation system to the existing drilled well, as required by the WCHD, has not been provided. We note that infiltration systems collecting stormwater runoff from paved surfaces, requires a separation distance of 100 feet. The plan shall be revised accordingly.
12. As previously requested, the plan shall illustrate the area of the proposed stormwater mitigation system and primary and expansion septic areas to be cordoned off during construction.
13. As previously requested, the plan shall clearly illustrate and quantify the proposed limits of disturbance of the overall project. The plan shall note that disturbance limits shall be staked in the field prior to construction. We note that disturbances over 5,000 s.f. will require preparation of a Stormwater Pollution Prevention Plan (SWPPP) in accordance with Chapter 173 - Stormwater Management of the Town Code.
14. As previously requested, the applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact this office to schedule the testing.
15. As previously requested, the applicant shall provide an updated tree survey for at least all trees within and 20 feet beyond the limit of disturbance. The plan shall illustrate all trees eight (8) inches dbh or greater located within and ten (10) feet beyond the proposed limit of disturbance to be removed and/or protected.
16. As previously requested, the plan shall illustrate the location of all required temporary erosion control measures, including, but not limited to, temporary construction access, silt fence, inlet protection, tree protection, erosion control blankets, construction sequence, etc. Provide details.
17. All plans shall be signed and sealed by the Design Professional.
18. The plans shall include a note indicating the source of the survey and topographic data, including the referenced datum, utilized for the development of the plan.

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 ARQ, DATED MARCH 1, 2021:

- OWTS Site Plan (Sheet 1 of 2)
- Details (Sheet 2 of 2)

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PLANS REVIEWED, PREPARED BY TOM ABILLAMA ARCHITECTS, DATED OCTOBER 15, 2020:

- Title Sheet (T.1)
- Map/Notes (C.01)
- 3D Renderings (C.02)
- As-Built Site Survey (SP.00)
- Site Plan (SP.1)
- Site Diagrams & Zoning (SP.2)
- Stormwater Calculations and Design (SP.3)
- Grading (SP.4)

JMC/dc