

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 22, 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 existing private drilled well is to be maintained. 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. As previously noted, the plans, notes and stormwater calculations on Sheet SP.3 continue to refer to the previously proposed pool and associated improvements and should be removed from the plan.
2. As previously noted, 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 residences to the north and south. 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 and improved views to the rear of the lot as opposed to the neighboring residence.

3. The applicant has provided site plan packages prepared by the Project Architect and Civil Engineer. As previously noted, the plans must be coordinated as it relates to proposed grading and retaining walls, 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 the minimum required yard setbacks and allowable building envelope.
5. As previously requested, the plan shall illustrate any proposed grading, including spot grades, as appropriate, and coordinate same between both plan sets. Specifically, the plan shall illustrate proposed grading for the rear and side yards to correspond to the architectural elevations provided and accommodate the walk-out lower level, etc.
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. As previously requested, 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 to demonstrate with specific provisions related to maximum allowable grades for the platform area and drive. The profile should illustrate the location of the edge of existing roadway, property line and termination at the garage. A centerline alignment shall also be provided corresponding to the profile. The “average grade” noted on Sheet SP.4 does not satisfy this requirement.
9. As previously requested, the plan shall indicate a maximum curb cut width of 18 feet, as required by the Town Highway Department. Any required restoration within the Town right of way shall be illustrated and detailed on the plan. In addition, the plan proposes to regrade/reconstruct the existing driveway. The plan shall dimension the driveway width and platform area at the garage and indicate whether the drive will be curbed. Provide details.

10. 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. The landscape plan referenced by the applicant was not include with the latest submission. We note that the previously submitted Landscape Plan will require coordination with the Site Plans prepared by the Architect and Engineer, so that all tree removal and disturbance areas are accounted for and mitigated and that clearing for the proposed septic system and other site improvements are illustrated. As recommended, the applicant agreed to request a waiver from the Westchester County Department of Health (WCHD) to maintain the existing trees located within the area of the proposed septic expansion area.
11. The applicant has indicated that a plan has been submitted to the WCHD for review and approval of the proposed septic system. The applicant shall continue to update the Planning Board in this regard.
12. The Civil Engineer's plan, Sheet 1 of 2, has been revised as requested to provide the minimum 100 ft required separation distance from the proposed stormwater mitigation system to the existing drilled well, as required by the WCHD. We note, however, that the location, size and type of infiltration system differs from that shown on the Architect's site plan and must be coordinated. Further, the plan proposes to locate the infiltration system topographically upgradient of the septic field which is not permitted by the WCHD. The plan shall be revised accordingly and confirmation from the WCHD provided to verify compliance with their regulations.
13. The Stormwater Calculation and Design, Sheet SP.3, appears to propose the infiltration system to be installed entirely within fill and on slopes with a grade steeper than 15%. The NYS Stormwater Management Design Manual limits fill for infiltration systems to no more than the top quarter of the system and in areas of lesser natural slope. The plan shall be revised accordingly to comply with regulations. In addition, it appears that the sizing and curve number calculations were performed for a 25-year storm event. The calculations shall be updated to mitigate through the 100-year storm event using Extreme Precipitation Rainfall Data from the National Resource Climate Center (NRCC) isohyetal maps.
14. As previously requested, the plans shall illustrate the area of the proposed stormwater mitigation system and primary and expansion septic areas to be cordoned off during construction.
15. As previously requested, the plan shall clearly illustrate and quantify the proposed limits of disturbance of the overall project, inclusive of the home construction, driveway reconstruction, septic field and any associated site improvement areas. The plan shall note that disturbance limits shall be staked in the field prior to construction. The applicant has acknowledged the need to

prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with Chapter 173 - Stormwater Management of the Town Code for disturbances over 5,000 s.f.

16. 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.
17. 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 to be removed and/or protected. Provide details.
18. As previously requested, the applicant shall prepare an Erosion and Sediment Control Plan to 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.
19. As previously requested, all plans shall be signed and sealed by the Design Professional. We note that the plans prepared by ARQ are not signed and it appears that Sheet 2 of 2 is missing from the submission.
20. As previously requested, 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.

PLAN REVIEWED, PREPARED BY ARQ, DATED APRIL 13, 2021:

- OWTS Site Plan (Sheet 1 of 2)

PLANS REVIEWED, PREPARED BY TOM ABILLAMA ARCHITECTS, DATED APRIL 14, 2021:

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

JMC/dc