

MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Ralph Alfonzetti, P.E.
Kory Salomone, Esq.
Frank Madonna

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



DATE: May 7, 2021

RE: Madonna Subdivision
130 Old Mount Kisco Road
Section 108.01, Block 1, Lot 22

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing a conservation subdivision for an existing developed lot containing a single-family residence. Under the conservation subdivision, the plan proposes to maintain the existing residence and construct a new single-family residence on the second lot. The property is approximately 3.29 acres in size and located in the One-Family, R-1A, Zoning District.

Our comments are outlined below.

GENERAL COMMENTS:

We have evaluated the proposed Conventional Subdivision for the purposes of establishing an acceptable lot count to determine the maximum allowable density for the proposed Conservation Subdivision. Comment specific to the Conventional Subdivision is provided below.

1. As shown, the Conventional Subdivision will require significant amounts of disturbance to Town regulated steep slopes, earthwork (cut and fill), retaining wall construction and tree removal. The proposed Conservation Subdivision would significantly reduce these impacts. The Planning Board should consider whether the Conservation Subdivision standards are appropriate for development of this site.

2. The Integrated Plot Plan, prepared as part of the Conventional Subdivision, includes a Bulk Zoning Table that indicates compliance in all respects, including Net Lot Area. The applicant has provided a Steep Slope Map. However, the map should be revised to illustrate the existing topography and delineate and quantify those areas of Town regulated steep slopes (areas having a gradient of equal to or greater than 25% over a horizontal area measuring at least 25 feet in all directions). Verification of the area of steep slopes is required to support the Net Lot Area and Minimum Contiguous Buildable area calculations provided to establish the allowable density for the site.
3. The Conventional Subdivision proposes a private road for access to both lots. Understanding that the desire is to develop a Conservation Subdivision, the Planning Board is required to evaluate the feasibility of a Conventional Subdivision. As illustrated, in the Proposed Private Road Profile, the maximum grade proposed is 14%, which exceeds the 12% permitted by the Private Road Design Standards included in Section 275-25.B(1) of the Town Code. Additional plan and profile data, centerline alignment and horizontal geometry is required to demonstrate compliance with the above referenced design standards, specifically as it relates to minimum centerline radius, minimum pavement radius at intersections, and minimum length of sag and crest vertical curves. The plan does not propose a cul-de-sac or conventional turn-around for emergency access. The Planning Board may want to refer the plan to the Armonk Fire Department regarding the acceptability of the proposed termination of the private road.
4. The utility plan for the Conventional Subdivision illustrates potential stormwater management areas, as well as proposed locations for private drilled wells and individual sanitary sewer service connections to serve each lot that would ultimately connect to the public sanitary main recently installed as part of the adjacent Senior Housing Project. While these features are not fully designed, for the purposes of evaluating the Conventional Subdivision, we are of the opinion that the site would be able accommodate to these facilities.
5. We note that the drawing title block indicates the zoning to be in the R-10 District. This should be corrected to reflect the R1-A, as noted in the Bulk Zoning Table.
6. 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.

If the Planning Board is amenable to the Conservation Subdivision, we have provided comment below for consideration by the applicant as the project develops.

7. The Integrated Plot Plan, prepared as part of the Conservation Subdivision, includes a Bulk Zoning Table that indicates compliance in all respects, including Net Lot Area. We note that in accordance with Section 355-31.D (3) of the Town Code, the minimum lot area should be revised to be one half the minimum required lot size for the R1-A Zoning District.

8. The applicant has provided a Steep Slope Map. However, the map should be revised to illustrate the existing topography and delineate and quantify those areas of Town regulated steep slopes (areas having a gradient of equal to or greater than 25% over a horizontal area measuring at least 25 feet in all directions). Verification of the area of steep slopes is required to support the Net Lot Area and Minimum Contiguous Buildable area calculations provided.
9. The subdivision will require approval by the Westchester County Department of Health (WCHD). Approval for the proposed drilled wells and abandonment of the existing septic system serving the residences will also be required.
10. The Site Plan for proposed Lot 2 should be revised to include walkways and patios typical for this type of development. Currently, the rear of the residence has limited recreation space. In addition, the grading at the rear of the site does not appear to be complete. Additional grading and/or retaining walls will be required.
11. The plan appears to require the removal of eleven (11) town-regulated trees, four (4) of which are "significant trees" (dbh > 24"), as defined by Town Code. The plan should clearly illustrate all existing trees to be removed and protected and should also be illustrated on the Grading Plan for coordination purposes.
12. The applicant should provide a Landscape and Screening Plan for consideration by the Planning Board.
13. The applicant should provide building floor plans and elevations for the Planning Board's consideration and verification of compliance, as it relates to building height and maximum wall height. We note that because of the steep slopes associated with the site, the basement floor and first floor elevations are proposed to be approximately 27 feet and 15 feet below existing grade, respectively, at the rear of the house necessitating the tiered retaining wall construction at the rear of the site. The applicant should provide a cut and fill analysis for the proposed improvements.
14. The applicant will be required to provide a sight line and site profile analysis for the driveway serving proposed Lot 2 to demonstrate that adequate sight distance for a minimum of 200 feet in either direction is provided along Old Mount Kisco Road.

15. The plan illustrates a proposed private drilled well to serve Lot 2 and the existing drilled well on Lot 1 to remain. The well key should be fully dimensioned to demonstrate compliance with WCHD regulations. The applicant will be required to obtain approval from the WCHD for the proposed drilled well. We note that while a public sanitary sewer main is currently under construction and proposed to serve these two (2) homes, as well as the adjoining residences along Old Mount Kisco Rd, until such time as the public sewer is in service and the adjoining properties are connected, the well separation distances to adjacent septic systems must be maintained, unless otherwise approved by the WCHD. The plan should be revised to illustrate the location of off-site septic systems serving adjacent properties to confirm that the minimum required well setbacks can be maintained for the proposed layout.
16. The plan shall clearly note that the existing septic system serving Lot 1 is to be abandoned in accordance with WCHD Rules and Regulations.
17. The plan illustrates individual sewer service connections to the public sanitary sewer main currently under construction along Old Mount Kisco Road by the applicant as part of an adjacent project. We note, however, that this public main has not yet been approved by the WCHD or dedicated to the Town. Until such time, the sewer service connections, as proposed, cannot be put into service. The applicant should update the Planning Board as to the status of the WCHD Approval.
18. The plan shall include a driveway profile for proposed Lot 2 to demonstrate compliance with Section 355-59, Driveways of the Town Code.
19. The plan shall clearly illustrate the limits of removal of existing retaining walls along the frontage of Old Mount Kisco Road required for the purposes of the installation of the driveway and sanitary sewer service connections. Details for the restoration and reconstruction shall be provided.
20. The plan shall include details and specifications for the construction of the proposed retaining walls. The plan shall include a note clearly stating that "Prior to the issuance of a Building Permit, the Owner shall provide design calculations and details prepared by a NYS Licensed Professional Engineer for review and approval."
21. The applicant should confirm with the Town Attorney and Highway Department whether or not a License Agreement will be required to maintain existing improvements, such as the concrete stairs and retaining walls for Lot 1, within the Town right of way.
22. The applicant will be required to prepare a Stormwater Pollution Prevention Plan for compliance with Chapter 267: Stormwater Management of the Town Code. The applicant will be required to provide stormwater mitigation through the 100-year storm event for the proposed residence on

- Lot 2. The plan shall also illustrate that all required separation distances to private drilled wells and adjoining septic systems will be maintained.
23. The applicant will be required to perform deep and percolation soil testing, to be witnessed by this office, to demonstrate that suitable soils are present for any proposed stormwater mitigation practices. Please contact this office to schedule testing.
 24. We note that development of Lot 2 as proposed will require a significant amount of cut, presumably in rock. Due to the relatively small size of the lot and limited access on the site, the plan shall clearly demonstrate how the materials will be cut, staged and loaded onto trucks for off-site disposal without impacting adjoining properties and maintain safe and adequate access along Old Mount Kisco Road. The plan shall clearly illustrate adequate staging areas for machinery and trucks to eliminate the potential for queuing of construction equipment within the road.
 25. The plans shall clearly indicate and describe the method of rock removal proposed for the development and the requirements for chipping, rock removal and/or blasting as appropriate, in accordance with Chapter 122: Blasting, Explosives and Chipping of the Town Code.
 26. The Erosion and Sediment Control Plan should be revised to include the following minimum measures:
 - Additional protection of regraded slopes at the central and rear portions of the property should be provided, such as additional silt fence and erosion control blankets;
 - The location of the soil stockpile should be reconsidered as access to this location is limited;
 - Temporary inlet protection should be provided at all area drain inlets within Old Mount Kisco Road.
 27. The plan shall include invert elevations for the sanitary sewer service connection at the residence and public main.
 28. The plans shall include details of all site improvements, including but not limited to, pavement and pavement restoration within the Town right-of-way, curb, retaining walls, storm water mitigation and collection systems, trench restoration, etc. The sanitary sewer and trench restoration details shall note that all trench excavation within the Town road shall be backfilled with k-crete, unless otherwise authorized by the Town Highway Department.
 29. We note that the drawing title block indicates the zoning to be in the R-10 District. This should be corrected to reflect the R1-A as noted in the Bulk Zoning Table.

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30. 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 ALFONZETTI ENGINEERING, P.C., DATED APRIL 6, 2021:

- Existing Conditions and Demolition Plan (Sheet 1 of 6)
- Integrated Plot Plan (Sheet 2 of 6)
- Utility Plan (Sheet 3 of 6)
- Erosion Control Plan (Sheet 4 of 6)
- Profile View Plan (Sheet 5 of 6)
- Site Details Plan (Sheet 6 of 6)

JMC/dc