


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Keith Werner, P.E.
Eric Birenberg

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

DATE: March 5, 2021

RE: Eric Birenberg
16 Quaker Meeting House Road
Section 101.03, Block 4, Lot 44

As requested, Kellard Sessions Consulting has reviewed the site plan submitted in conjunction with the above-referenced project. The applicant is proposing the construction of a pool with associated pool equipment, retaining wall, drainage facilities, and associated site improvements. This application was before the Residential Project Review Committee (RPRC) on February 2, 2021, at which time it was determined that referral to the Planning Board was required. The subject property consists of ±1.68 acres of land and is located within the One Family Residence (R-1A) Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. The proposed pool improvements are located beyond the Clearing and Grading Limit Line (CGLL), as established by the Leisure Farm Subdivision Plat. An approval from the Planning Board will be required for the proposed expansion of the CGLL for the pool as proposed.
2. The proposed retaining wall is required for the construction of the proposed pool. As such, it must respect the principal side yard setback. The plan should be revised to avoid this, or an area variance will be required.

3. The plan shall illustrate and quantify the limit of disturbance. Additionally, the plan shall illustrate and quantify the disturbance area beyond the approved Clearing and Grading Limit Line, as established by the Leisure Farm Subdivision Plat.
4. Show the location of the existing septic primary area on the plan. The plan shall show this area to be cordoned off during construction. Additionally, the plan shall demonstrate that all required separation distances to the existing septic system and drilled well, per the Westchester County Department of Health (WCHD), have been maintained to the proposed infiltration system and pool.
5. The elevations noted on the deep test results shall coordinate with the existing survey elevations. The test result summary shall be revised accordingly.
6. It appears the proposed infiltration system does not meet the required three (3) foot separation between the record elevation of ledge and bottom of the infiltration practice, as per Chapter 6 Section 6.3 of the NYSDEC Stormwater Management Design Manual. The system layout shall be revised accordingly.
7. As per Town policy and the RPRC determination letter, dated February 9th, 2021, the six (6) inch pool drawdown volume, without benefit of percolation, was found to be greater than the runoff volume generated by the net impervious increase from the 25-year, 24-hour design storm. The proposed infiltration system shall be revised to accommodate the six (6) inch pool drawdown volumetric storage capacity. The stormwater calculations shall be revised accordingly.
8. It appears the proposed grading will allow upland gradient runoff to discharge into the proposed pool. The applicant should consider revising the plan accordingly to divert the upland runoff around the proposed pool. Provide details.
9. The plan shall include a pool fence and gate detail. The plan shall illustrate the proposed location of the pool fence. The plan shall note that the pool fence and gate shall comply with all applicable NYS Building Code requirements.
10. The plan shall clarify whether or not the proposed trench drain located on the east portion of the proposed pool is required. It is unclear how stormwater runoff generated from the proposed pool development will be collected into the proposed trench drain. If required, the plan shall illustrate a detail for the proposed trench drain.
11. As shown on the plan, the pool equipment is located downgradient from the proposed infiltration system. The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice and clarify how the proposed pool will be drawn down for winterization.

12. As shown on the plan, it appears additional tree removal will be required based on the proposed locations of the proposed infiltration system, propane tank, and grading downgradient from the propane tank. The applicant shall consider which trees will require removal based on the proposed site improvements. All trees eight (8) inches dbh or greater located within and ten (10) feet beyond the proposed limit of disturbance shall be indicated to be removed and/or protected.
13. The plan shall include a typical section of the proposed pool.
14. The plan shall note the construction sequencing for the proposed pool development.
15. The plan shall illustrate the proposed elevation of the pool coping.
16. The plan shall include a detail for the proposed retaining wall.

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, PREPARED BY AHNEMAN KIRBY, DATED FEBRUARY 19, 2021:

- Proposed Pool Plan (SP-1)
- Stormwater Management Report

JMC/dc