

MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Nathaniel J. Holt, P.E.
Jeri Barrett, R.L.A.
Rex Gedney, AIA
Yadin & Ursula Rozov

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



DATE: May 7, 2021

RE: Yadin & Ursula Rozov
1503 Old Orchard Street
Section 123.05, Block 1, Lot 64

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing to construct a log cabin similar to what was previously approved by the Special Use Permit for Accessory Structure, Site Plan, Wetlands Permit and Tree Removal Permit Approvals Resolution, dated June 19, 2017. The approval had since lapsed, and the applicant is seeking to reestablish approval for a similar improvement. The property is ±7.92 acres in size and located in the R-1A Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. The plans presented for the proposed log cabin are similar, if not identical, to those previously approved by the Planning Board. Provisions for sanitary sewer discharge, stormwater mitigation, and wetland mitigation have been provided and are in general agreement with the previous approval unless otherwise noted below.
2. The Erosion and Sediment Control plan should illustrate and quantify the overall limits of disturbance specific to the replacement of the log cabin and associated stormwater mitigation and

sanitary connection. We note that if the disturbances exceed 5,000 s.f., the applicant will be required to file a Notice of Intent (NOI) for coverage under the New York State Department of Environmental Conservation (NYSDEC) General Permit, GP-0-20-001, for Stormwater Discharge from a Construction Activity. Provide a draft copy of the NOI and SWPPP MS4 Acceptance Form for review by this office.

3. The size of the proposed raingarden illustrated on the Rain Garden Plan and in the Rain Garden Calculations, Sheet 5 of 5, differ between each other, as well as with the size indicated on the Mitigation Planting Plan. The rain garden surface area on the plans and design calculations shall be coordinated and revised as needed.
4. The depth of the soil media illustrated in the Rain Garden Detail differs from that used in the Rain Garden Calculations. Please coordinate and revise as needed.
5. The location of the proposed rain garden on the Civil Engineer's plans differs from that shown on the Mitigation Planting Plan and shall be coordinated.
6. The plan proposes a sewer ejector pump to serve the log cabin. The proposed discharge line is Schedule 40 PVC, glue-joint pipe. The discharge line should be replaced with HDPE joint-less pipe.
7. The plans shall clearly illustrate all existing trees to be removed or protected within and adjacent to the proposed limit of disturbance.

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 NATHANIEL J. HOLT, P.E., DATED APRIL 21, 2021:

- Existing Conditions (1/5)
- Overall Site Plan (2/5)
- Improvement & Erosion Control Plan (3/5)
- Standard Details (4/5)
- Rain Garden Detail & Notes (5/5)

PLANS REVIEWED, PREPARED BY J.D. BARRETT & ASSOCIATES, LLC, DATED APRIL 8, 2021:

- Mitigation Planting Plan

JMC/dc