


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
David Zublin, Old Town Barns
Jay Fain
Geri Tortorella, Esq.
Lou DiMarzo, P.E.
Kent Farrington, LLC

FROM: John Kellard, P.E. 
Kellard Sessions Consulting
Consulting Town Engineers

DATE: September 9, 2021

RE: Site Development Plan & Special Use Permit Approval
Kent Farrington, LLC
263 Bedford-Banksville Road
Section 95.03, Block 2, Lot 56

As requested, Kellard Sessions Consulting has reviewed the plans and reports submitted in conjunction with the above-referenced project. The applicant is seeking Special Permit and Site Plan Approval for the expansion of an existing equestrian facility. The proposed improvements include the replacement of the existing residence, renovation of the existing indoor riding arena, a new horse barn, conversion of the existing stable into a car-garage, conversion of the existing shed into a groom's quarters, expansion of the existing outdoor riding arena, installation of a new riding area, a new septic system, new wells and water supply, and a new stormwater collection and treatment systems. The facility shall utilize the existing driveway and curb cut at Bedford-Banksville Road. The site includes New York State Department of Environmental Conservation (NYSDEC) regulated wetlands along its western border, locally-regulated wetlands and pond within the western portions of the project site and a local wetland and stream within the northeast corner. Disturbance into the 100-foot regulated wetland setback has been avoided in the proposal. The ±21.0 acre property is located in the R-4A Zoning District.

GENERAL COMMENTS:

1. The project site includes a NYSDEC regulated wetland, which borders the Mianus River within the western portion of the project site. A pond and adjacent locally-regulated wetlands also exists

within the western portion of the project site. A locally-regulated watercourse and adjacent wetlands exists within the northeastern portion of the project site.

The applicant has had the NYSDEC wetland boundary confirmed by Josh Fisher on June 8, 2021. The applicant has provided a copy of the wetland survey and signed validation block by the NYSDEC.

Our office has field inspected the wetland flagging of the local wetlands and we confirm its accuracy with regard to the Town Wetland Code.

All proposed improvements and site disturbance is located greater than 100 feet from the flagged wetlands. No wetland permitting is therefore required.

2. A portion of the project site along the Mianus River and along the unnamed tributary at the property frontage is within a 100-year FEMA Floodplain. The application does not propose any work within the floodplain, however, since the property is within a Flood Zone, a Floodplain Development Permit must be filed with the Building Department prior to a Building Permit.
3. The applicant is proposing to access the project via an existing driveway with an existing curb cut onto Bedford-Banksville Road. Bedford-Banksville Road is a Westchester County Roadway. The applicant should demonstrate that the existing curb cut can accommodate ingress and egress for the horse trailers and fire apparatus.
4. The applicant proposes a single septic system to service the proposed residence, groom's quarters, 16 stall stable barn and indoor riding arena. The proposed septic trenches are located below the proposed outdoor riding arena. In the past, the Westchester County Department of Health (WCHD) has not permitted absorption trenches within riding areas. It is important that we receive WCHD comments early in the application process. Please submit the WCHD subsurface sewage disposal approval when obtained.
5. The applicant proposes two (2) domestic wells, one to service the proposed residence and groom's quarters and one to service the horse barn and riding arena. The water system will require WCHD approval. Please submit the WCHD water supply approval when obtained. The proposed wells appear to be in conflict with the New York State Health Department regulations for separation between manure storage, barns and stormwater infiltration.
6. The project will require the removal of 429 Town-regulated trees. The majority of the trees to be removed are Black Locust, a species identified by New York State as an invasive, noxious plant.

The Planning Board should determine whether the proposed tree removal is appropriate for the development proposed and if any tree preservation or replacement be required in addition to the landscaping proposed by the applicant.

7. The applicant has provided plans, which includes tree removals and a tree removal list plan. Tree removals will include 429 trees less than 24" caliper and 24 trees greater than 24" caliper in size. The majority of the trees to be removed are Black Locust.

A list of proposed plantings has been provided, which includes 47 trees, 14 shrubs and 12 grasses. A landscape plan has not been provided. A landscape plan would be helpful in evaluating the impact/mitigation to adjacent neighboring properties.

8. The project proposes 4.8 acres of disturbance, which will require the owner to obtain coverage under the NYSDEC General Permit (GP-0-20-001) for Stormwater Discharges from Construction Activities. The applicant has prepared a Stormwater Pollution Prevention Plan (SWPPP) and Erosion and Sediment Control Plan. A review of the plans resulted in the following comments:

- Mitigation of peak flows was computed for the 25-year storm event. The mitigation should be designed to mitigate the 100-year event.
- Construction phasing, please include a pre-construction meeting with the Town Engineer and Building Inspector.
- Percolation tests PH D-7 at the stable barn infiltration system had test results of 0.33 inches per minute. The report should clarify the pre-treatment requirements, in accordance with the NYS Stormwater Management Design Manual, when excessively fast percolating soils are utilized.

9. Drainage within the manure dumpster pad will discharge to a Cultec infiltration unit where it will be treated. The Cultec unit has been designed with an overflow to grade. In consideration of the high levels of pollutants which could be expected from the area, we would recommend that the infiltration system not have an overflow to grade and instead the size of the system expanded to infiltrate the total runoff from the pad.

10. The application proposes the collection and treatment of runoff from the proposed residence and patio. There does not appear to be any stormwater collection and treatment proposed for the asphalt drive or proposed extension of the gravel driveway. Please explain how the runoff from these proposed surfaces shall be mitigated. Also, the expanded gravel driveway at the proposed barn and indoor riding area will also need to be treated.

11. The site grading reflects a number of low walls proposed to a maximum height of five (5) feet at the proposed residence and adjacent to the outdoor riding area. Please provide a design and details of the retaining walls. The construction of all walls four (4) feet high and greater will require certification by the Design Professional prior to the issuance of a Certificate of Occupancy. Notes to this effect should be added to the plans.
12. Proposed grading in the vicinity of the southwestern corner of the indoor riding building appears to create a pocket where water can collect. Also, the existing grading along the south side of the same building appears to direct water towards the building. Please re-examine the grading within this area and adjust as necessary.
13. Is the project a balanced excavation vs. fill project or will transporting of fill be required? Please provide cut and fill evaluation for the project.
14. The most significant area of disturbance is proposed within the southwestern portion of the property where up to ten (10) feet of fill will be required to level and grade the outdoor riding area. The riding area is also located close to the NYSDEC regulated wetland buffer boundary. Runoff is also directed through this area from above.

It appears that additional protection will be necessary within this area to assure the wetland and its buffer protected from sediment laden runoff from this area. Perhaps the applicant can examine the use of temporary diversion swales above the area and temporary sediment basins below. Also, erosion blankets may be appropriate along the downhill slope.

15. Sheet C-4:
 - Note #11 appears to have a typo in regard to municipality.
 - Construction phasing – please include a pre-construction meeting on-site with the Town Engineer and Building Inspector.

As additional information becomes available, we will continue our review. It is noted that the applicant should provide an itemized response to all comments will facilitate completeness and efficiency of review.

PLANS & REPORT REVIEWED, PREPARED BY DIMARZO & BERECZKY, DATED JULY 27, 2021:

- Site Development Plan (C-1)
- Site Plan – 2A (C-2A)
- Site Plan – 2B (C-2B)
- Erosion & Sediment Control Plan (C-3)

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- Notes & Details (C-4)
- Details – 1 (C-5)
- Gross Land Coverage Plan (C-6)
- *Stormwater Pollution Prevention Plan* Report

JK/dc

[https://kellarsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2021-09-09_NCPB_Kent Farrington - 263 Bedford-Banksville Rd_Review Memo.docx](https://kellarsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2021-09-09_NCPB_Kent%20Farrington%20-%20263%20Bedford-Banksville%20Rd_Review%20Memo.docx)