


**MEMORANDUM**

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
Paul Berte, P.E.  
Mistis Properties, Inc.

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

DATE: April 22, 2022

RE: Mistis Properties  
176 Virginia Road  
Section 122.16, Block 1, Lot 3

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As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing the installation of two (2) prefabricated warehouse buildings and associated parking, stormwater mitigation and utilities. The plan requires the construction of retaining walls greater than six (6) feet in height. The property is 16,709 s.f. in size and located in the IND-A Zoning District.

Our comments are outlined below.

**GENERAL COMMENTS**

1. The plan requires a retaining wall along the rear and sides of the property with a maximum height of approximately 28 feet. The Grading Plan shall illustrate the required grading of the slopes above the retaining wall necessary to maintain the proposed 1V:2H slope and include a detail of the armored slope referenced in the typical retaining wall sections. The Landscaping Plan shall be revised as needed to accommodate the armored slope.
2. The plan shall clearly state that retaining wall design calculations, prepared by a New York State Licensed Professional Engineer, shall be provided prior to the issuance of a Building Permit.

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3. The applicant has provided a site lighting and photometric plan for review and consideration by the Planning Board, including specifications and details of all fixtures, poles and pole bases. We are amenable to the plan as proposed
4. The proposed outlet structure, detailed on Sheet S-5, is not illustrated Sheet S-2 (Drainage & Grading Plan). It appears this is no longer required. Please clarify.

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 & REPORT REVIEWED, PREPARED BY ARQ:**

- Site Plan, Map, & Notes (S-1), dated March 24, 2022
- Drainage, Grading & Erosion Control (S-2), dated March 29, 2022
- Turns & Sight Distance (S-3), dated March 23, 2022
- Site Details (S-4 ), dated March 29, 2022
- Site Details (S-5), dated March 23, 2022
- Site Details (S-6), dated March 23, 2022
- Section & Site Details (S-7), dated March 23, 2022
- 2-Bay Warehouse First & Mezzanine Flood Plans (A-1), dated March 23, 2022
- 4-Bay Warehouse Flood Plan (A-2), dated March 23, 2022
- 2-Bay Warehouse Elevations (A-3), dated March 23, 2022
- 4-Bay Warehouse Elevations (A-4), dated March 23, 2022
- Lighting Plan (E-1), dated March 23, 2022
- Photometric Plan (E-2), dated March 23, 2022
- Schedules, Specifications & Detail (E-3), dated March 23, 2022
- Engineer's Report, dated March 29, 2022

JMC/dc