


**MEMORANDUM**

TO: North Castle Planning Board

CC: North Castle Conservation Board  
Adam Kaufman, AICP  
Ralph Alfonzetti, P.E.  
Greg Altshuler

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

DATE: June 10, 2021

RE: Greg Altshuler  
16 Carey Drive  
Section 102.02, Block 1, Lot 6

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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 to construct a single-family dwelling, driveway, septic system and associated stormwater mitigation improvements. The ±4.301 acre property is located in the R-2A Zoning District.

Our comments are outlined below.

**GENERAL COMMENTS**

1. The property is located within the wetland check zone associated with an off-site New York State Department of Environmental Conservation (NYSDEC) Freshwater Wetland, K-28. It appears the plan does not propose any disturbances within the locally-regulated wetland buffer and the NYSDEC 100-foot wetland adjacent area. However, given the site contains steep slopes of 25% or greater, the locally-regulated wetland buffer shall be extended to the lesser of 150-feet or to the top of slope. The applicant shall illustrate the NYSDEC wetland boundary and regulated 100-foot adjacent area on the plan for verification by the Town Wetland Consultant and validation by the NYSDEC. Notify this office once the wetland boundary has been established in the field. The applicant shall also provide confirmation from the NYSDEC if a State Wetland Permit is required.

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2. Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed on-site wastewater treatment system and drilled well.
3. It appears the deep and percolation tests for the proposed infiltration systems are shown in gray and use the same numbering nomenclature as for the soiling testing done for the proposed septic system. It is unclear whether the soil testing results illustrated on the plan is for the proposed infiltration system or septic system. Please clarify the test numbering and results accordingly.
4. It appears the proposed infiltration system serving the house and drive is located within the minimum required 100-foot WCHD setback from the proposed well. The infiltration system or well location shall be revised accordingly.
5. It appears the catch basin located in the turn-around area of the proposed driveway will not be required due to the proposed grading. The applicant should consider whether or not this catch basin will be needed.
6. The existing trees to be removed and/or protected shall be shown on the proposed site plan.
7. 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.
8. The plan shall include a Tree Protection Detail.

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 JUNE 1, 2021:**

- Existing Conditions & Demo Plan (Sheet 1 of 3)
- Site Plan (Sheet 2 of 3)
- Site Details (Sheet 3 of 3)

JMC/dc