

MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Eliot Senor, P.E.
Leslie Cohen, Amalgamated Construction, Ltd.

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

DATE: September 23, 2021
Updated January 7, 2022

RE: Leslie Cohen
1 Guion Lane
Section 95.01, Block 2, Lot 10.3
Lot 4-3, Kalmancy Subdivision

As requested, Kellard Sessions Consulting has reviewed the site plans and details submitted in conjunction with the above-referenced project. The applicant is proposing a new, single-family home with a pool. The property is ±2.88 acres in size and located in the R2-A Zoning District.

The building lot was part of the Kalmancy Subdivision approved by the Planning Board in 2001. The lot's frontage is on Gene Curry Drive, however, due to very steep slopes between Gene Curry Drive and the dwelling, access was approved through a driveway easement over Lots 4-4 and 4-6 within the subdivision. The proposed house and septic are consistent with the approved Integrated Plot Plan for the subdivision, however, the applicant is proposing relocating the driveway easement.

Our comments are provided below.

GENERAL COMMENTS

1. The proposed driveway is located within a 25-foot wide driveway easement across Lots 4-5. An easement also exists across Lot 4-4, however, the driveway is proposed outside of the driveway easement. The applicant should explain whether a new easement will be established for the new driveway location and the old easement abandoned.

The applicant's engineer has responded that a new easement is being pursued from the adjacent property owner. We will await further information.

2. The proposed driveway on Lot 4-6 has a distinct low point, whereby runoff will discharge onto a neighboring residential lot untreated. The applicant will need to mitigate the runoff from the driveway eliminating any potential impact to the neighboring property.

The applicant proposes to install curbing along the driveway, install a drainage collection system and direct all runoff from the driveway low point to the stormwater system within Guion Lane. This revision will keep runoff along the driveway from impacting the neighbor's property.

3. The applicant anticipates land disturbance to be 0.9 acres for the project. It appears unlikely that the project can be constructed without disturbance exceeding one (1) acre. The applicant should prepare a Stormwater Pollution Prevention Plan and file a Notice of Intent (NOI) with the New York State Department of Environmental Conservation (NYSDEC).

The applicant needs to provide a realistic disturbance limit. The approval includes the construction of the septic expansion system in the future, therefore, such area should be included within the calculation. We will review the stormwater calculations once a narrative explaining the design is provided.

4. The applicant should prepare a driveway profile for review.

A driveway profile is provided on Sheet SW-1. The profile should include the existing grade of the driveway center line. The profile should also provide vertical curve lengths with elevations, so that the finished driveway grades can be computed when constructing the driveway. Vertical curve at Station 4 + 70 ± appears to provide limited sight line over the crest. It is also difficult from the plans to determine the ability to keep grading for the driveway within the easement. Please provide cross-sections through the driveway along its entire route of easements. Also, it is extremely difficult to see where the easement boundary is located on the plan, please clarify.

5. It appears the basement of the residence is two (2) feet in difference in elevation of the pool deck. Is a walk out intended for the basement to the pool deck? Please provide additional detail on the Site Plan which clarifies the proposed condition.

Comment addressed.

6. The applicant is proposing a circular turnaround at the home's front entrance. The elevation of the turnaround is the same elevation as the dwelling's first floor. Please provide additional detail regarding grading within the area between the turnaround and front door.

The applicant should re-examine grading in the vicinity of the turnaround and the front of the residence.

7. There is no proposed drainage within the driveway. Please clarify how runoff from the driveway will be collected and transported to the stormwater treatment system.

Please provide pipe sizing calculations.

8. Please clarify how the pool deck runoff will be collected and discharged to the stormwater treatment system. A proposed curtain drain surrounds the pool and a Slot Drain Detail is provided on the detail sheet, however, there are no slot drains shown on the Site Plan.

Need to clarify pool drainage on plan.

Also show the connection between the pool equipment and infiltrators for the discharge of pool drawdown to the infiltrators.

Comment addressed.

9. Please schedule testing of soils within the stormwater treatment area with our office.
10. Please confirm the proposed stormwater treatment system provides adequate setbacks to off-site septics and wells.

Please show on Site Plan.

11. The proposed stormwater treatment system is proposed within an area where a ± 7 foot difference in elevation occurs from one end of the system to the other end. The proposed infiltration system will need to be located three (3) feet above bedrock or mottled soils and cannot be set more than 25% of its depth in fill. It is extremely difficult to understand how the proposed system will comply with the NYSDEC Stormwater Management Design Manual. Please provide details and cross sections through the proposed system, delineating existing grades, proposed grades and boundary of bedrock and/or mottling.

The applicant has not provided details. Please also re-examine inverts and elevations.

12. It is extremely important that overflow discharge from the proposed infiltration system will not impact adjacent neighboring properties. Please detail the discharge, energy dissipators, flow spreaders, etc., required to mitigate the discharge.

Details not provided.

13. The applicant is proposing a single water quality unit for the project. I do not believe such a unit complies with the NYSDEC Stormwater Management Design Manual as it relates to water quality and pre-treatment of runoff. Please provide the necessary water quality volume and pre-treatment.

The applicant is proposing to address the water quality requirements through the use of catch basins with sumps. Please provide the calculations prepared to determine water quality volume required to each structure, as well as the corresponding water quality volume provided at each structure.

14. It appears part of the proposed pool and pool deck are located within the rear yard setback. The applicant will need to address this issue.

Comment addressed.

15. The applicant should clarify their rights to grade outside the driveway easement.
16. A detailed erosion and sediment control plan should be prepared for the project.

Project disturbance will drain directly towards neighboring properties. The applicant should provide a temporary sediment basin within the side and rear yards to intercept runoff during rainfall events. Outflows should be filtered prior to discharge.

17. **Please provide driveway turnaround dimensions and radii.**

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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 GABRIEL E. SENOR, P.C.:

- Stormwater & Erosion Control System Design (SW-1), dated December 10, 2021
- Stormwater & Erosion Control System Design “Stormwater Details” (SW-2), dated December 10, 2021
- Existing Conditions/Removals (EX-1), dated December 10, 2021
- Steep Slope Analysis (SS-1), dated December 20, 2021

JK/dc

https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2022-01-07_NCPB_Cohen - 1 Guion Lane_Review Memo.docx