


MEMORANDUM

TO: North Castle Planning Board

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

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

DATE: September 23, 2021

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.

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.

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

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

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.
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.
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.
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.

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.:

- Existing Conditions Tree/Tree Removal Locator Map (SW-1), dated August 10, 2021
- Site Plan Sight Distance Plan (SW-2), dated August 10, 2021
- Site Plan Enlarged (SW-3), dated August 12, 2021
- Stormwater Details (SW-4), dated August 12, 2021

JK/dc