

**MEMORANDUM**

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
Geraldine Tortorella, Esq.  
Jay Fain  
Andrew Kuzmich, P.E.  
Dylan Zublin  
Artemis Farms NY, LLC

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

DATE: October 8, 2021

RE: Site Development Plan Approval Application  
Artemis Farms NY, LLC  
6 Ashfields Lane  
Section 102.03, Block 2, Lot 32

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As requested, Kellard Sessions Consulting has reviewed the application by Artemis Farms NY, LLC to add four (4) groom quarter bedrooms within the existing horse stable at 6 Ashfields Lane. The application which includes an amendment to the existing Special Permit will also include adding two (2) additional horses to the present, 18 horses which are permitted to reside on the property. Proposed site improvements are limited to the installation of a new septic system to service the four (4) new bedrooms. The parcel is located within the R-2A, Single-Family Residential Zoning district and includes a total of 26.445 acres. No trees are proposed for removal, no increase in impervious surfaces are proposed and site disturbance will be limited to the installation of a new septic.

Our comments are outlined below.

**GENERAL COMMENTS**

1. The applicant should provide a copy of the Westchester County Department of Health (WCHD) Approval for the proposed wastewater treatment system.

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2. The proposed septic system is located approximately 40 feet from the northern property line. The closest on-site wetland is located more than 200 feet from the existing indoor riding ring. A review of the Westchester County soil mapping for the area indicates an area of Sutton Soils are located approximately 30+ feet north of the property line on lands of Central School District No. 1. This same soil group extends into the project site within the area designated as wetlands in 1997, northeast of the indoor riding ring.

While I would concur that a wetland survey of the complete property is not required, since the only proposed site disturbance is limited to the area between the indoor riding ring and the northern property line, a more detailed review may be warranted north of the indoor riding ring.

I would suggest that the applicant's consultant contact our office to schedule a field walk to determine that no wetlands exist on the School District property within 100 feet of the common boundary with the subject parcel. The site walk could also examine the wetlands northeast of the indoor ring.

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 REDNISS & MEAD, DATED SEPTEMBER 8, 2021:**

- Existing Lot Coverage (EX-COV)
- Preliminary Sediment & Erosion Control Plan (SE-1)

**PLAN REVIEWED, PREPARED BY JAY FAIN & ASSOCIATES, DATED AUGUST 20, 2021:**

- Site Plan for Special Use Permit & Site Development Plan Approval (L-1)

JK/dc