

**MEMORANDUM**

TO: North Castle Planning Board

CC: North Castle Conservation Board  
Adam Kaufman, AICP  
Joseph Riina, P.E.  
New King Street, LLC

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

DATE: October 22, 2021

RE: Site Development Plan Approval Application  
New King Street, LLC  
7 New King Street  
Section 118.02, Block 2, 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 to expand the existing, two (2) story, warehouse of 7,220 s.f. by an additional 6,007 s.f., 4,482 s.f. on lower level and 1,525 s.f. on upper level. The application includes five (5) new parking spaces, relocation of dumpster, removal of impervious area within rear of site, reconstruction of a small portion of driveway and sidewalk and the new building addition will have a green roof. The project site is 4.2 acres in size and is located within the North Castle Industrial AA District (IND-AA). An existing, 10,660 s.f. office building and associated parking is also located on the project site.

Our comments are outlined below.

**GENERAL COMMENTS:**

1. The plan proposes disturbances within the locally-regulated 100-foot wetland buffer. A local Wetland Permit is required. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant. Notify this office once the wetland boundary has been established in the field. The applicant will be required to prepare a wetland mitigation plan in accordance with Chapter 340, Wetlands and Watercourse Protection, of the Town Code.

2. A NYSDEC Article 15, Protection of Waters Permit, may be required for disturbances within 50 feet of the watercourses. The applicant should provide confirmation from the NYSDEC as to whether or not the permit will be required.
3. The project is located in close proximity to the Kensico Reservoir and watercourses discharging to the reservoir. New York City Department of Environmental Protection (NYCDEP) Stormwater Permit may be required for the project. The applicant should provide confirmation of the permits required from the NYCDEP.
4. The project is located in the Kensico Drainage Basin. Disturbance of over 5,000 s.f. will require conformance with New York State Department of Environmental Conservation (NYSDEC) General Permit GP-0-20-001 and filing of a Notice of Intent (NOI) and MS4 Acceptance Form with the NYSDEC. Copies should be included within the project's Stormwater Pollution Prevention Plan (SWPPP).
5. The applicant should clarify whether any proposed impervious surfaces are within 100' of a watercourse or 300 feet of a reservoir stem.
6. The applicant should clarify the details specific to the large drainage easement located within the western portion of the project site.
7. The applicant is proposing five (5) new parking spaces, of which four (4) spaces will be porous pavers. Please provide proposed regrading within the area of the new parking spaces. Spot grades may be required to confirm conformance with ADA grade requirements at handicap parking spaces and route to building.
8. The applicant should provide dimension of all parking spaces and drive aisles.
9. Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, erosion controls, etc.
10. The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
11. The plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.
12. Provide rims, inverts, size and material for all drainage facilities. Provide details.

North Castle Planning Board  
New King Street, LLC – 7 New King Street  
October 22, 2021  
Page 3 of 3

13. The plan shall illustrate the roof drain and drainage pipe connections on the site plan. Include the size, slope and material. Provide outlet protection details.
14. Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, erosion control blanket, inlet protection, construction sequence, etc. Provide details.

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 SITE DESIGN CONSULTANTS, DATED OCTOBER 8, 2021:**

- Preliminary Site Plan (Sheet 1 of 2)
- Existing Conditions (Sheet 2 of 2)

JK/dc