


**MEMORANDUM**

TO: North Castle Planning Board

CC: North Castle Conservation Board  
Adam Kaufman, AICP  
Louis Rollano, P.E.  
Blythe Yost  
Rino Monteforte

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

DATE: July 28, 2022

RE: Site Development Plan Approval  
Rino Monteforte  
4 LedgeWood Place  
Section 107.02, Block 2, Lot 46

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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 remove the existing residence and replacing the residence with a new, five (5) bedroom home. The application notes a new septic system shall be constructed, which was approved by the Westchester County Department of Health (WCHD) on February 15, 2022. The application will result in disturbances within local wetland setbacks, which will require a Wetland Permit. Buffer mitigation is proposed by the applicant. The application also includes stormwater mitigation for the new residence with on-site infiltration units. The existing driveway and curb cut shall service the proposed residence. The ±4.35 acre property is located in the R-2A Residential Zoning District.

**GENERAL COMMENTS:**

1. The applicant has submitted a Wetland Survey Report, prepared by Paul J. Jaehnig, for review, indicating that the site includes three (3) locally-regulated wetlands. The wetland boundaries were flagged on April 17, 2019 and verified by our office. A local Wetland Permit is required.
2. The plan proposes 19,971 s.f. of disturbances within the locally-regulated wetland buffer and proposes 40,039 s.f. of wetland buffer mitigation in the form of tree and shrub plantings, seed

mixes and invasive species removal. We recommend that the Planning Board refer the application to the Conservation Board for review and recommendation.

3. This office witnessed deep and soil percolation tests in the vicinity of the proposed infiltration system. Please include the deep hole information on the plans.
4. The applicant's calculations indicate three (3) Cultecs are required to mitigate the increased runoff, six (6) Cultecs are proposed. The plan shall show the size, material, inverts and slope of all drainage piping.
5. The applicant should address the collection and discharge of stormwater runoff from the driveway.
6. The applicant should remove the pool from the plan unless it is now proposed. If proposed, please provide a more detailed plan of the proposed pool, as well as stormwater mitigation and winterization drawdown.
7. Please provide a copy of the WCHD Septic Construction Approval.

As additional information becomes available, we will continue our review. It is noted that the applicant should provide an itemized response to all comments will facilitate completeness and efficiency of review.

**PLANS REVIEWED, PREPARED BY YOST DESIGN LANDSCAPE ARCHITECTURE, DATED JULY 22, 2022:**

- Mitigation/Planting Plan (L-701)
- Details Sheet (L-801)

**PLANS REVIEWED, PREPARED BY ROLLANO ENGINEERING, P.C., DATED MAY 13, 2022:**

- Site Plan, Stormwater Calculations, and Legend (S-1.0)
- Erosion Control Details (S-2.0)

**PLAN REVIEWED, PREPARED BY JOSEPH GUGLIELMO ARCHITECT, DATED JUNE 9, 2022:**

- Proposed Plans (A-1)

JK/dc