

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
Updated August 4, 2023

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

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant has removed the existing residence and proposes replacing the residence with a new, five (5) bedroom home with patio and pool within the rear of the residence. 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.

As per the North Castle Conservation Board Memorandum Recommendation for Approval, dated June 13, 2023, please see conditions of approval and David Sessions's May 11, 2023 memorandum to the Conservation Board. The applicant should address Comments #2 and #3 within the memorandum, as follows:

Netting or landscape blankets should be installed on the steeper slopes, especially the embankments adjacent to the pond. This will help keep the newly-installed seed in-place while germination and initial grass growth occurs. Details and/or notes for the netting/blankets should be added to the plans.

The September, 2020 monitoring and maintenance plan report should be revised to include the methods of invasive species removal and times of year for removal of each of the invasives. The revised plans make the same general references to the process, but the report should be updated, with the requested additional detail.

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.

Stormwater calculations shall include the pool cover as impervious area. Please clarify the use of 145 ft³/unit Cultec chamber storage. Cultec specification indicates the 330 xlhd unit to have a total of 79.26 ft³/unit. Stormwater calculations include a percolation rate of 4.07 ft³/ft²/day or 128 cf/chamber/day. With a total storage of 79.26 cf/chamber/day, the total chamber capacity should be 207 cf/chamber/day. Please explain 468 ft³ per unit used to determine the number of units required.

5. The applicant should address the collection, treatment and discharge of stormwater runoff from the driveway.
6. A more detailed plan of the proposed pool, pool equipment location, pool fencing, as well as stormwater collection and winterization drawdown, should be provided.

North Castle Planning Board
Monteforte – 4 Ledgewood Place
July 28, 2022
Updated August 4, 2023
Page 3 of 3

7. **Please provide a copy of the WCHD Septic Construction Approval.**
8. **Please provide construction details of all site improvements.**

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 APRIL 10, 2023:

- 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)

JK/dc