


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
North Castle Conservation Board
Peter Gregory, P.E.
John and Leslie Needham

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

DATE: January 21, 2022

RE: John and Leslie Needham
20 Mianus River Road
Section 96.03, Block 1, Lot 22

As requested, Kellard Sessions Consulting has reviewed the site plan submitted in conjunction with the above-referenced project. The applicant is proposing to renovate the existing residence and construct a new, inground pool and pool cabana. The renovation of the existing residence will include the removal and addition of portions of the house foundation. A majority of the existing residence is located within the 100-foot wetland buffer setback from a locally-regulated on-site wetland. The property is ±6.87 acres in size and located in the R4-A Zoning District.

GENERAL COMMENTS

1. The project site includes three (3), on-site locally-regulated wetlands which were delineated by Mary Jaehnig, Wetland Consultant, on May 3, 2021 and surveyed by H. Stanley Johnson and Company.

It appears a portion of the work, foundation removal, new foundation and a small retaining wall will disturb portions of the project site located within the locally-regulated wetland buffer. The applicant should quantify the area of proposed disturbance and provide such data on the project plans.

The project plans do not presently include mitigation of the buffer disturbance. The applicant should provide mitigation (ratio 2:1) minimum in conformance with Chapter 340, Wetlands and Watercourse Protection of the Town Code.

The application should be referred to the Town Wetland Consultant for verification of the delineation.

2. The applicant has designated an area located below the proposed swimming pool for mitigation of stormwater and pool drawdown. The applicant will need to provide stormwater design calculations for the runoff generated by the net increase in impervious surfaces for the 25-year, 24-hour storm event or a six (6) inch pool drawdown volume, whichever is greater.

The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer's office. The test locations and results shall be shown on the project plans. Please contact our office to schedule the testing.

3. The applicant should show on the project plans the location of the proposed pool fencing and gates. Details of the fence and gates should be provided, including heights, materials and post installation. Please also note on the plan that pool fencing and gates shall comply with applicable New York State Building Code requirements.
4. The applicant should explain the proposed improvements to be included within the pool cabana. The project plans should detail the proposed electric, gas, water and sewer improvements to the cabana and pool equipment location.
5. The application notes the existing residence includes four (4) bedrooms and the proposed improvements will maintain a total of four (4) bedrooms. The existing septic system is limited to 232 l.f. of absorption trench. The application should be forwarded to the Westchester County Department of Health (WCHD) for review and confirmation that the existing septic system is sized to support the four (4) bedroom residence.
6. The project disturbance appears to be between 5,000 s.f. and one (1) acre in area. An Erosion and Sediment Control Stormwater Pollution Prevention Plan (SWPPP) will be required in accordance with Chapter 267, Stormwater Management of the Town Code.

The project plans include silt fence, a construction entrance with anti-tracking pad and a soil stockpile location. The applicant should designate a location for a concrete wash pad. The soil stockpile area does not appear to provide sufficient area to store the excavated volume anticipated, please confirm.

North Castle Planning Board
Needham – 20 Mianus River Road
January 21, 2022
Page 3 of 3

Also, the applicant should provide erosion and sediment control details on the project plans, phasing sequence and a temporary erosion control maintenance schedule.

7. The project plans should include site construction details, inclusive of drainage collection and treatment, retaining walls, etc.
8. The project plans should include the proposed utilities and stormwater improvements and should include rim and invert elevations, pipe sizing, etc.

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 DTS PROVIDENT:

- Site Plan (C-102), undated
- Construction Plan (C-102), dated January 10, 2022

JK/dc