


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Peter Gregory, P.E.
John and Leslie Needham

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

DATE: August 4, 2023

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

As requested, Kellard Sessions Consulting has reviewed the field change plans submitted in conjunction with the above-referenced project. The referenced project was approved by the Planning Board on April 18, 2022 and is presently under construction. During construction, a few changes to the project have occurred, which the applicant is requesting the Planning Board to approve. The field changes included:

1. Relocation of the inground swimming pool by turning the pool 90 degrees. The size of the pool has decreased slightly; the pool remains within the approved limit of disturbance and the pool remains outside the wetland buffer.
2. Expansion of the swimming pool equipment pad to accommodate relocation of the generator. The generator was approved along the side of the existing garage and relocated to the expanded pad behind the ACC Building.
3. Relocation of the 1,000 gallon buried propane tank from behind the ACC Building to a location adjacent to the existing driveway. The tank has now been placed within the wetland setback. The location, however, is where disturbance was approved for construction access to the rear yard pool site.

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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.

PLAN REVIEWED, PREPARED BY DTS PROVIDENT, DATED JUNE 14, 2023:

- Construction Plan (C-102)

PLAN REVIEWED, PREPARED BY PLATT DANA ARCHITECTS, DATED JULY 14, 2023:

- Site Plan Showing Pool and Fence Changes (DSK)

JK/dc

https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2023-08-04_NCPB_Needham - 20 Mianus River Road_Field Change Memo.docx