


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
North Castle Conservation Board
Joseph Riina, P.E.
Keith Rosenthal

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

DATE: March 25, 2022

RE: Keith Rosenthal
10 Creemer Road
Section 108.02, Block 2, Lot 60

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing to construct a 4,771 s.f. addition to the existing residence and cottage, new septic system and a rain garden to treat runoff. The property is ±5.66 acres in size and located in the R2-A Zoning District.

Two (2) watercourses flow through the property to the on-site pond located within the northeast portion of the site. The pond drains to the New York State Department of Environmental Conservation (NYSDEC) Wetland K-24. The Westchester County GIS Mapping designates the majority of the lands east of the entry drive, cottage and residence as hydric soils.

GENERAL COMMENTS

1. A significant portion of the project site may be locally-regulated wetlands. The applicant will need to have a wetland delineation performed, surveyed and included on the Site Plan. Upon flagging of the wetlands and prior to surveying the flags, please contact our office to field verify the boundary. Once the delineation is included on the Site Plan, an accurate determination of wetlands and wetland buffers will be established.

2. NYSDEC Wetland K-24 appears to be in close proximity to the project site. The applicant should contact NYSDEC for an on-site confirmation of their jurisdiction. Please provide verification of their determination.
3. Please provide on the site plan the location of the existing septic system servicing the proposed residence.
4. Upon an accurate wetland determination, the applicant should verify with the Westchester County Department of Health (WCHD) their ability to permit the construction of the new septic system proposed to service the main residence.

Also, the existing septic system servicing the cottage appears to be located within hydric soils. The applicant should verify with the WCHD their ability to permit the cottage expansion through the use of the existing septic system.

5. Upon determination of the wetland boundary and its regulated buffer, the applicant will need to establish the actual wetland and wetland buffer disturbances. A Wetland Mitigation Plan will need to be prepared which will quantify total wetlands and buffers on-site, total disturbances and total impervious cover within each. Mitigation will need to be provided at a minimum ratio of 2:1 of the disturbance.

Upon confirmation of the wetlands, buffers and WCHD requirements, we will be able to continue our review.

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 & REPORT REVIEWED, PREPARED BY SITE DESIGN CONSULTANTS, DATED MARCH 1, 2022:

- Site Plan (Sheet 1 of 6)
- Existing Conditions Plan (Sheet 2 of 6)
- Septic Plan (Sheet 3 of 6)
- Erosion and Sediment Control Plan (Sheet 4 of 6)
- Erosion and Stormwater Details (Sheet 5 of 6)
- Septic Details (Sheet 6 of 6)
- Stormwater Management Plan Report, dated November 2021

JK/dc