


MEMORANDUM

TO: North Castle Planning Board

CC: North Castle Conservation Board
Adam Kaufman, AICP

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

DATE: March 25, 2022
Updated September 26, 2022
Updated November 22, 2022
Updated April 25, 2024

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

As requested, KSCJ Consulting has reviewed the site plans and supporting documents 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.

Our comments are outlined below.

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.

The submission notes the plans have been revised to include wetland flagging by Steve Marino, PWS. The plan notes the survey was last updated December 21, 2020. Please confirm on the plan set that the wetland flags were surveyed and update the survey revision date.

An intermittent watercourse has been included on the plan set. Please confirm the intermittent course was surveyed. Please include the wetland buffer adjacent to the intermittent watercourses.

Comment addressed.

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.

Comment addressed.

3. Please provide on the site plan the location of the existing septic system servicing the proposed residence.

The applicant has included the existing septic system servicing the existing residence. The system appears to extend into the area shown as septic expansion area for the accessory structure. Please clarify.

Both existing septic systems are located within the wetland buffer, as well as the expansion area for the accessory structure. Expansion area for the main residence is proposed to be relocated to the top of the hill adjacent to the existing tennis court.

Improvements proposed for the septic system servicing the main residence, which are located within the wetland buffer, include a new septic tank and new piping, as well as a new pump tank and new force main for the future expansion system.

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.

The applicant should provide the Planning Board with an update on the status of the WCHD Approval. The applicant should submit the WCHD Approval for the proposed septic system improvements upon receipt of approval.

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.

The applicant is proposing to continue use of two (2) existing septic systems located within the wetland buffer. In addition, the applicant is proposing a portion of the building addition, site grading, stormwater piping, rain garden, new septic tank and gravity sewer piping within the local wetland buffer. Future work within the wetland buffer would include a sewage pump station and sewage force main.

The applicant should provide an evaluation of the proposed wetland buffer disturbances and prepare a wetland mitigation plan for the project. Upon preparation of the mitigation plan, the Planning Board should refer the application to the Town Conservation Board for their review and recommendation.

Comment addressed.

6. The applicant should show on the plan, trees which must be removed to implement the proposed improvements. The EAF should be revised accordingly.

Comment addressed.

7. The applicant should provide a cut and fill analysis of the proposed improvements.

The applicant has provided the project's cut and fill analysis, which requires 440 c.y. of fill to be imported into the project site. A Fill Permit will be required from the Town Building Department.

8. There does not appear to be any need to install the septic expansion area force main 15 feet below grade. Please correct the force main profile.

Comment addressed.

North Castle Planning Board
Rosenthal – 10 Creemer Road
March 25, 2022

Updated September 26, 2022

Updated November 22, 2022

Updated April 25, 2024

Page 4 of 4

9. The septic plan indicates two (2) feet of fill or 3,058 c.f. of run of bank fill is required for the expansion system. The profile and plan should reflect the proposed fill. Please explain the need for labeling slope designation extending 107.8 feet below the proposed expansion area.

Comment addressed.

10. The applicant indicates 31,054 s.f. of site disturbance shall occur with the project. The applicant has prepared a Stormwater Pollution Prevention Plan (SWPPP) for the project. The SWPPP should mitigate the increase in runoff due to the proposed improvements. Please acknowledge the increase in impervious surfaces and update computations.

A rain garden is proposed to mitigate stormwater runoff impacts. Please submit stormwater computations used to design the rain garden mitigating water quantity for the project site during a 25-year storm event.

11. The applicant shall provide equipment staging locations, as well as realistic soil stockpile locations based on the cut/fill requirements for the project. Construction fencing should be provided along the disturbance limits bordering wetlands and wetland buffers. Please provide a stabilized construction entrance by the main residence.

Comment addressed.

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 SITE DESIGN CONSULTANTS, DATED MARCH 22, 2024:

- Site Plan (Sheet 1 of 6)
- Existing Conditions Plan (Sheet 2 of 6)
- OWTS Tank Relocation & 100% Expansion Design (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)
- Wetland Enhancement/Restoration Plan (1 of 1), dated March 25, 2024

JK/dc