



John Kellard, P.E.  
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**MEMORANDUM**

TO: North Castle Planning Board

CC: North Castle Conservation Board  
Adam Kaufman, AICP

FROM: David Sessions, RLA, AICP *DS*  
KSCJ Consulting  
Town Wetland Consultants

DATE: April 25, 2024

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

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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 expansion system and a rain garden to treat runoff.

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.

**WETLAND MITIGATION COMMENTS**

1. The planting schedule and planting plan shall be further coordinated on Sheet 1 of 1:
  - a. The following plant materials are indicated in the plant schedule, however, are not called out on the plan:
    - (25) SA, Lesser Burreed, *Sparganium americanum*
    - (50) JE, Soft Rush, *Juncus effusus*
    - (50) SP, Sommon three-square, *Schoenoplectus pungens*
    - (4) Seed, Pinelands OBL/FACW Wildlife Shelter and Forage Mix
    - (3) Seed, Pinelands Rain Garden Mix

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2. Plant layout and specification in Detail “SW-1 Rain Gardens Detail” on Sheet 5 of 6 conflicts with/is inconsistent with plant layout and specification shown on Sheet 1 of 1. Please coordinate.
3. An itemized cost estimate for all proposed plants quantifying the cost of each individual plant from nursery to installation with a one (1) year guarantee shall be provided for review. In addition, an itemized cost estimate quantifying the cost of each individual task/phase required to fulfill and complete the Maintenance and Monitoring Schedule proposed, (per Town Code Section, “340-9” & “340-12) for the total duration of (5) years shall be provided.
4. On Sheet 1 of 6 in the table entitled “WETLAND 100’ ADJACENT AREA DISTURBANCE”, the item in column “PROPOSED MITIGATION” shall be revised to “WETLAND ENHANCEMENT/RESTORATION PLAN”.
5. On Sheet 4 of 6 in the table entitled “TREES TO BE REMOVED”, the total quantity of trees to be removed shall be revised to (11).

As additional information becomes available, we will continue our review. It is noted that the applicant should provide an itemized response to all comments as this 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

DJS/dc