


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Joseph Riina, P.E.
Paul Eisenberg

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

DATE: July 7, 2022
Updated February 24, 2023

RE: Paul Eisenberg
47 Windmill Road
Section 102.03, Block 1, Lot 1

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced revised project. The applicant is proposing to construct new additions to an existing residence with site improvements, which include a new driveway within the front of the residence, new retaining walls and regrading of the rear yard. The property is ± 1.86 acres in size and located in the R 1.5-A Zoning District. The rear yard fronts on Long Pond and a watercourse/wetlands flows through the eastern portion of the site. Wetlands were delineated by Beth Evans Associates in October 2020. Portions of the site are designated FEMA Zone A 100-year floodplain. The applicant is proposing a stormwater infiltration system to mitigate the increased runoff.

Proposed improvements include a 1,690 s.f. garage addition, small addition within the rear, new rear deck expansion, new stone patio, new concrete patio, new rear yard retaining walls, filling and regrading of the rear yard, elimination of the existing curb cut and driveway and the construction of a new driveway and curb cut. Approximately 0.10 acres of steep slopes will be disturbed constructing the project.

GENERAL COMMENTS

- 1. Significant work is proposed within the rear yard in the general vicinity of the existing septic area. The applicant will need to accurately locate components of the septic system, as well as the designated septic expansion area to ensure that the improvements will not impact the system or expansion area.**

The application should be referred to the Westchester County Department of Health (WCHD) for their review and approval of both the proposed site improvements, as well as the proposed modifications to the interior of the residence.

2. **It appears from FEMA Flood Maps, portions of the project site are within the 100-year FEMA Zone A Floodplain. A Floodplain Development Permit will be required in accordance with Chapter 109 – Flood Damage Prevention of the Town Code.**
3. It appears that disturbances are proposed within the locally-regulated 100-foot wetland buffer. Disturbances appear to include construction of retaining walls, filling, new deck, portion of the new patio, driveway and stormwater practices which will occur within the setback.

A Wetland Mitigation Plan should be prepared by the applicant. Mitigation is required per Chapter 340, Wetlands and Watercourse Protection, of the Town Code, at a minimum ratio of 2:1.

The applicant should prepare a long-term mitigation monitoring plan to ensure the plantings thrive. The Planning Board should determine whether a mitigation bond is required to ensure completion of the mitigation plan and monitoring plan.

4. **The applicant provides a comparison of existing and proposed disturbances within the wetland buffer. The analysis should be expanded to include the total land disturbance required to construct the proposed project. This evaluation should include disturbances required to access the work area.**
5. **The applicant is proposing a two (2) tiered boulder retaining wall within the rear yard. The walls extend to a height of approximately 14 feet. The applicant will need to provide an engineered design wall which documents that the design was examined for overturning and sliding. The Design Engineer will need to inspect the wall during construction and certify to its conformance with the design. Please note such requirements on the Site Plan.**
6. It is extremely important to protect Long Pond from sediment runoff from the work area and steep slopes below. The applicant should consider additional controls which would provide greater protection than a single silt fence.

7. **The applicant will need to update the Stormwater Management Plan for the project which proposes Culotec infiltrators for storage of runoff. The applicant should provide details of the proposed outlet controls. Schedule on-site testing and provide stormwater design calculations sizing the treatment practice.**
8. **A driveway profile has been provided for the proposed driveway. The 4% vehicle platform area by the roadway should be extended, per the Town Code, for a distance of 10 feet past the property line or 35 feet from the roadway center line, whichever is greater. Please specify the location of the centerline of roadway, edge of pavement and property line.**
9. **The proposed southwest corner of the proposed garage addition will utilize approximately 8-10 feet of the garage foundation wall as a retaining wall, which will terminate on a steep slope below. The southwest wall will extend from an elevation of 498 to the roof ridge at elevation 528± feet. The first floor of the neighboring home to the west is located at approximate elevation 480± feet, approximately 48 feet below the roof line. The Board may want the applicant to better illustrate the relationship between the neighboring homes and address mitigation which can be implemented to reduce the visual impacts from the neighbor's home.**
10. **Please revise the slope on the Typical Driveway Detail.**
11. **Please update the proposed grading along the driveway showing a realistic shoulder along the proposed curbing.**
12. **The plan includes a note stating "All existing features within the limit of disturbance to be removed unless otherwise noted." The note needs to be more specific regarding removals within the disturbance limits.**
13. **Please correct the elevations on the Stormtech SC-160 Cross Section Detail.**
14. **Please show the relationship between the stormwater treatment practice, stormwater system rims and inverts, system inlets, system outlets and impervious soil layers.**

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 ALP ENGINEERING, DATED SEPTEMBER 12, 2022:

- Mitigation Planting Plan (L-101)

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PLANS REVIEWED, PREPARED BY SITE DESIGN CONSULTANTS, DATED JUNE 27, 2022:

- Site Plan (Sheet 1 of 6)
- Existing Conditions (Sheet 2 of 6)
- Erosion & Sediment Control Plan (Sheet 3 of 6)
- E&SC Notes and Details (Sheet 4 of 6)
- Site Details (Sheet 5 of 6)
- Stormwater Details (Sheet 6 of 6)

JK/dc

https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2023-02-24_NCPB_Eisenberg - 47 Windmill Road_Review Memo.docx