


MEMORANDUM

TO: North Castle Planning Board

CC: North Castle Conservation Board
Adam Kaufman, AICP
Anthony Veneziano, Esq.
Ralph Alfonzetti, P.E.
John Dioguardi, Zemo Construction Corp.
Evan Mittman

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

DATE: June 9, 2022
Updated July 7, 2022

RE: Dioguardi/Mittman Subdivision
655 Bedford Road
Section 94.04, Block 2, Lot 29

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing to subdivide 20.72 acres of land at 655 Bedford Road into six (6) building lots with roadway access from Hemlock Hollow Place. The property is within the R-2A Residential Zoning District and includes the existing residence and other structures within the vicinity of NYS Route 22.

The applicant intends to place four (4) of the proposed lots within a conservation easement, construct a new residence on one of the lots (3.34 acres) and leave the existing residences and other structures on a 2.8 acre parcel. Access to the new residence will be from Hemlock Hollow Place, while access to the existing residence shall remain off NYS Route 22.

GENERAL COMMENTS

1. The applicant will need to update the application submission to include items required for Preliminary Subdivision Approval. Engineering items required to complete the application, as provided within Section 275-31 "Specifications for Plats and Plans" and 275-32 "Stormwater

Pollution Prevention Plan required for Preliminary Subdivision Plat Approval”, of the Town Code include:

- Proposed stormwater drainage and utilities
- Stormwater Pollution Prevention Plan
- Proposed roadway profile
- Horizontal roadway geometry

If the applicant decides not to pursue a Preliminary Subdivision Approval of the phantom subdivision and instead will look for an opinion with regard to the feasibility of the phantom subdivision, the following items should be provided.

- Horizontal roadway geometry
- Proposed roadway profile
- A conceptual design of stormwater treatment based on conceptual projections

Regardless of the procedure chosen, the applicant should provide documentation regarding the wetland buffer disturbances required for the project.

The applicant has updated the Integrated Plot Plan for the six (6) lot subdivision to include horizontal and vertical geometry, wetland mitigation and storm drainage improvements. The plan depicts a six (6) lot subdivision, which meets the Town’s subdivision design standards after the following minor items are modified:

- **Please provide vertical curve information for curves at Stations 2+90 and 8+70±.**
- **Proposed roadway platform at Hemlock Hollow Place should be limited to 1.5% (275-24(e)).**

The following comments apply to the subdivision plan:

- a. On-site soils appear to include Charlton and Chatfield soil groups. These soils represent deep to moderately deep and well-drained soils.

The applicant has sized the proposed septic systems based on a soil percolation rate between 45-60 minutes per inch, which does not represent the on-site soil groups. A more appropriate soil rate of 5-15 minutes per inch is likely more appropriate. This modification to the design should provide for much smaller septic areas which would provide additional site area which could accommodate stormwater treatment and perhaps reduce wetland buffer impacts. Please also exclude visual bedrock areas from the proposed septic locations.

Comment addressed.

- b. The applicant should provide conceptual stormwater treatments for the building lots and more importantly the proposed roadway system. Presently, no treatment is provided at the low point along the proposed roadway.

Comment addressed.

- c. The Zoning Compliance Table should include the actual dimensions for lot frontage, lot width, lot depth, etc., for each of the proposed lots.

Comment addressed.

- d. Contiguous Buildable Area Computations should not include any lot area where dimensions of the area is less than one-half of the minimum lot width requirement or in other words 75 feet.

It appears that Lots #3 and #4 may include portions of the lot which are not 75 feet. Please reevaluate and revise accordingly.

Comment addressed. Please dimension the width of the contiguous buildable area at critical locations on Lots #3 and #4.

- e. The subdivision review needs to evaluate the wetland buffer disturbance required to construct the project, as well as the wetland mitigation proposed to mitigate such impacts. The applicant should quantify the wetland buffer disturbances and resulting mitigation.

Comment addressed. The wetland buffer disturbance is 21,270 s.f. 42,631 s.f. of mitigation has been provided.

- 2. The Site Plan for the proposed single-family residence appears to be a realistic home site with an appropriate size house and driveway which works nicely with the site topography. Proposed disturbances avoid steep slopes and wetland buffers. The proposed well is located 600+ feet from the residence. Perhaps the well can be relocated closer to the residence once testing is complete and septic and stormwater systems are designed.

The applicant will need to perform testing, final site designs for septic, stormwater, erosion and sediment controls, etc.

- a. Please update the Zoning Compliance Table with actual values.

- b. Please provide information with regard to the common driveway agreement for existing residences off NYS Route 22.
- c. Approval for Westchester County Department of Health (WCHD) for septic and wells.
- d. Curb cut permits from the North Castle Highway Department for driveway access to Hemlock Hollow Place.
- e. Resolution of insufficient frontage for new lot.

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 ALFONZETTI ENGINEERING, P.C.:

- Existing Conditions Plan (Sheet 1/1), dated April 6, 2022
- Integrated Plot Plan 6 Lot Subdivision (Sheet 1/1), dated June 17, 2022
- Integrated Plot Plan 2 Lot Subdivision (Sheet 1/1), dated June 17, 2022
- Minimum Contiguous Buildable Area Exhibit, dated June 17, 2022
- Lot Width-Depth Exhibit, dated June 20, 2022

JK/dc