



Site Planning
Civil Engineering
Landscape Architecture
Land Surveying
Transportation Engineering

Environmental Studies
Entitlements
Construction Services
3D Visualization
Laser Scanning

February 10, 2023

Mr. Adam Kaufman, Director of Planning
Town of North Castle
Planning Department
17 Bedford Road
Armonk, New York 10504

RE: JMC Project 22021
26 Chestnut Ridge Road Improvements
26 Chestnut Ridge Road
Town of North Castle, New York

Response to the Discussion at the January 30, 2023, Town of North Castle Planning Board Meeting:

Dear Mr. Kaufman:

This letter has been prepared in response to the discussion at the January 30, 2023, Town of North Castle Planning Board Meeting. It was determined that the fill was to be removed and to expedite the process of denial of the fill permit and simultaneously approving the proposed patio, it was requested that the client provide a single plan showing the proposed patio improvements along with the imported fill to be removed.

We trust that the above, along with the updated Site Plan, addresses what was discussed at the January 30, 2023 Planning Board meeting. We look forward to your continued review throughout the approval process and discussing this matter with you further. Should you have any questions or require additional information regarding the information provided above, please do not hesitate to contact our office at 914-273-5225.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Rick Bohlander

Rick Bohlander, PE
Project Manager

p:\2022\22021\admin\lcomment response 02-10-2023.docx

NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM THE SURVEY TITLED "PLAN OF SEWAGE SYSTEM AS BUILT FOR T.S.I. DEVELOPMENT CORP.", DATED JUNE 3, 1981 AND SUPPLEMENTED BY WESTCHESTER GIS INFORMATION. ALL TOPOGRAPHIC INFORMATION HAS BEEN TAKEN FROM WESTCHESTER COUNTY GIS INFORMATION.
- ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
- ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
- EXCAVATIONS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
- CONTRACTOR SHALL REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR FURTHER DIRECTION REGARDING SITE STABILIZATION THROUGHOUT THE COURSE OF CONSTRUCTION.
- UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2948. JOINTS SHALL BE WATER TIGHT IN ACCORDANCE WITH ASTM D-3212.
- PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPAID ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
- THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS, AFTER EACH RAINSTORM, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS. THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
- STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNERS REPRESENTATIVE. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
- DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
- ALL SEEDING AREAS SHALL BE FERTILIZED, RESEED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER.
- TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
- ALL IMPORTED SOIL SHALL COMPLY WITH FEDERAL, STATE OR LOCAL REGULATIONS.
- THE SLOPES CREATED BY THE IMPORT OF FILL SHALL BE STABILIZED TO ENSURE THE STABILITY OF THE SLOPE AFTER CONSTRUCTION.
- PRIOR TO THE START OF CONSTRUCTION AND THROUGHOUT THE CONSTRUCTION PERIOD, AREA OF DISTURBANCE LINES SHALL BE CLEARLY DELINEATED IN THE FIELD WITH SNOW FENCE OR ANOTHER DEMARCATION ACCEPTABLE TO THE BUILDING DEPARTMENT AND TOWN ENGINEER, WHICH SHALL BE PLACED AROUND THE ENTIRE PROPOSED CONSTRUCTION AREA, EXCEPT AS NECESSARY TO PROVIDE MITIGATION PLANTINGS, NO ENCROACHMENT BEYOND THESE LIMITS BY WORKERS OR MACHINERY SHALL BE PERMITTED.
- GRADING AND CLEARING AND OTHER CONSTRUCTION-RELATED ACTIVITIES SHALL TAKE PLACE ONLY WITHIN THE DELINEATED AREA OF DISTURBANCE LINES. THESE AREA OF DISTURBANCE LINES REPRESENT THE MAXIMUM LIMITS OF CONSTRUCTION ACTIVITIES. EVERY ATTEMPT SHALL BE MADE TO FURTHER REDUCE GRADING AND CLEARING ACTIVITIES WITHIN THE AREA OF DISTURBANCE LINES BY MAINTAINING NATURAL VEGETATION AND TOPOGRAPHY WHEREVER PRACTICABLE.

- PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, THE APPLICANT SHALL STAKE THE LOCATION OF THE PROPOSED CONSTRUCTION FOR INSPECTION AND APPROVAL BY THE BUILDING DEPARTMENT AND TOWN ENGINEER.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON THIS PLAN SHALL BE IN PLACE PRIOR TO THE START OF ANY SITE WORK. THE BUILDING DEPARTMENT AND TOWN ENGINEER SHALL HAVE INSPECTED THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK.
- THROUGHOUT THE CONSTRUCTION PERIOD, A QUALIFIED PROFESSIONAL RETAINED BY THE APPLICANT SHALL, ON AT LEAST A WEEKLY BASIS, PRIOR TO ANY PREDICTED RAIN EVENT AND AFTER ANY RUNOFF-PRODUCING RAIN EVENT, INSPECT THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES TO ENSURE THEIR PROPER FUNCTIONING. SOIL SHALL BE REMOVED FROM THE SILT FENCE WHEN BULGES DEVELOP IN THE FENCE IN ACCORDANCE WITH WESTCHESTER COUNTY RECOMMENDATIONS. RECORDS SHALL BE KEPT ON-SITE AND MADE AVAILABLE FOR REVIEW BY TOWN PERSONNEL. INSPECTIONS SHALL BE IN ACCORDANCE WITH THE NYSDEC PHASE II REGULATIONS.
- IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE, OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, HE SHALL REPORT SUCH CONDITIONS IMMEDIATELY TO THE BUILDING DEPARTMENT AND TOWN ENGINEER. THE APPLICANT MAY SUBMIT, IF HE SO DESIRES, HIS RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE, PERMANENT AND SATISFACTORY CONSTRUCTION. THE BUILDING DEPARTMENT, WITHOUT UNNECESSARY DELAY, SHALL INVESTIGATE THE CONDITION OR CONDITIONS, AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITIONS, ORDER A MODIFICATION THEREOF, OR ISSUE HIS OWN SPECIFICATIONS FOR THE CORRECTION OF THE CONDITIONS. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF THE BUILDING DEPARTMENT, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE SITE PLAN OR ANY CHANGE THAT INVOLVES THE WETLANDS REGULATED AREAS, THE MATTER SHALL BE DECIDED BY THE PLANNING BOARD. ANY SUCH CONDITIONS OBSERVED BY THE PLANNING BOARD OR ITS AGENTS SHALL BE SIMILARLY TREATED.
- COMPLIANCE WITH ALL APPLICABLE LOCAL LAWS AND ORDINANCES OF THE TOWN OF NORTH CASTLE AND ANY CONDITIONS ATTACHED TO PERMITS ISSUED THEREUNDER.
- THE APPLICANT SHALL PROVIDE SEDIMENTATION AND EROSION CONTROL MEASURES TO THE SATISFACTION OF THE TOWN ENGINEER AND IN ACCORDANCE WITH THE MEASURES SET FORTH IN THE WESTCHESTER COUNTY BEST MANAGEMENT PRACTICES FOR CONSTRUCTION AND RELATED ACTIVITIES.
- ALL LANDSCAPING SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE. ALL PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS OF COMPARABLE SIZE AND QUALITY AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
- ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION SITES THAT EITHER DIRECTLY DISCHARGE TO ONE OF THE 303(D) SEGMENTS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEEDED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANS A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE" PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
 - SEED MIXTURE AND RATE OF APPLICATION:
 - IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRE (APPROXIMATELY 0.7 POUNDS/1000 SQUARE FEET OR USE 1 POUND/1000 SQUARE FEET).
 - IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED "AROOSTOCK" WINTER RYE (CERERAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
 - APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.

28 CHESTNUT RIDGE ROAD
94.04-1-38

26 CHESTNUT RIDGE ROAD
94.04-1-39
1.704 ACRES

24 CHESTNUT RIDGE ROAD
94.04-1-40

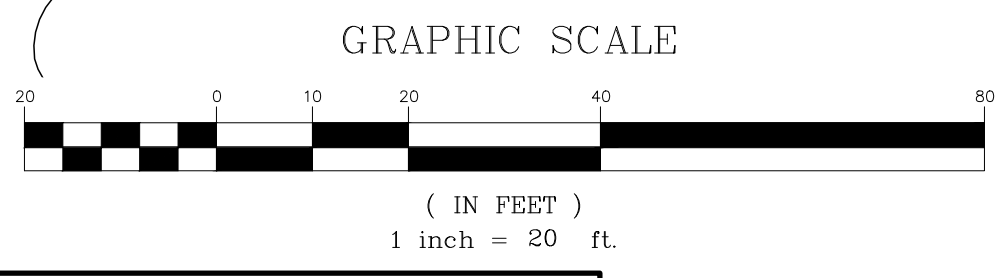
2 BALDWIN ROAD
94.04-1-42
N/F
WESTCHESTER LAND TRUST CONSERVATION EASEMENT

BEDFORD ROAD
94.04-1-41
N/F
WESTCHESTER LAND TRUST CONSERVATION EASEMENT

LEGEND

- ADJACENT PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING SOIL DIVIDE AND DESIGNATION
- PROPOSED FINISHED GRADE
- PRIOR GRADING DONE WITHOUT BUILDING PERMIT
- PROPOSED TYPE LI DRAIN LAWN INLET
- PROPOSED STORM DRAIN LINE & SIZE
- PROPOSED END SECTION
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED PATIO AREA

- SOIL REMOVAL NOTES:**
- ALL FILL SHALL BE PROPERLY CHARACTERIZED, TREATED AS REGULATED MATERIAL, AND WILL TRANSPORTED OFF-SITE FOR REUSE OR DISPOSAL IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS. A COPY OF THE SOIL CLASSIFICATION ANALYTICAL RESULTS PERFORMED SHOULD BE PROVIDED TO ANY POTENTIAL RECIPIENT OF THE EXPORTED MATERIAL FOR ACCEPTANCE AND TO DETERMINE ADDITIONAL TESTING REQUIREMENTS.
 - A MANIFEST SYSTEM FOR OFF-SITE TRANSPORTATION OF EXPORTED MATERIALS WILL BE EMPLOYED AS REQUIRED BY THE SITE/FACILITY. HAZARDOUS WASTES DERIVED FROM ON-SITE WILL BE STORED, TRANSPORTED, AND DISPOSED OF IN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS.
 - AN ITEMIZED ACCOUNT OF THE DESTINATION OF ALL MATERIAL REMOVED FROM THE SITE AND DOCUMENTATION ASSOCIATED WITH DISPOSAL OF ALL MATERIAL, SUCH AS ACCEPTANCE LETTERS AND DISPOSAL MANIFESTS, WILL ALSO BE PROVIDED TO THE RECEIVING SITE/FACILITY WITH COPIES PROVIDED TO THE TOWN'S BUILDING DEPARTMENT.



APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

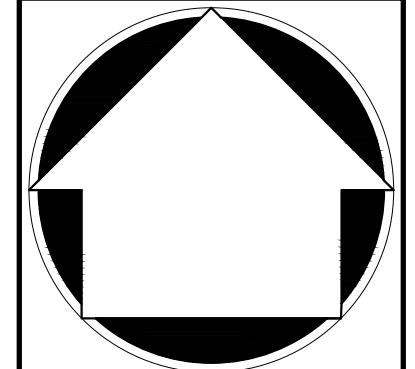
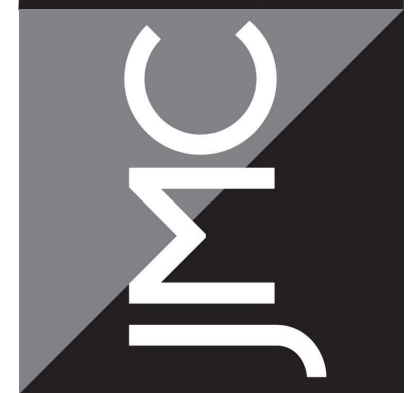
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

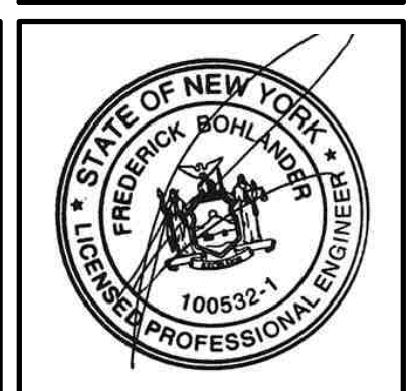
No.	Revision	Date	By
1.	PLANNING BOARD SUBMISSION	03/28/2022	RB
2.	RPRC SUBMISSION	05/02/2022	RB
3.	RESPOND TO COMMENTS	05/23/2022	RB
4.	RESPOND TO COMMENTS	10/26/2022	RB
5.	DRAFT RESOLUTION ITEMS	11/30/2022	RB
6.	FILL REMOVAL UPDATES	02/10/2023	RB

APPLICANT/TOWNER:
ANTHONY MARINO
26 CHESTNUT RIDGE ROAD
ARMONK, NEW YORK 10504

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 - fax 914.273.2102
www.jmcplic.com



SITE PLAN
PROPOSED SITE IMPROVEMENTS
26 CHESTNUT RIDGE ROAD
ARMONK, NEW YORK



Drawn: RB Approved: AN
Scale: 1" = 20'
Date: 02/17/2022
Project No: 22021
Editing: SITE CSP's
Drawing No: **C-200**

Previous Editions Obsolete

NOT FOR CONSTRUCTION