


**MEMORANDUM**

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
Andrew Kuzmich, P.E.  
Alan Selkin – 1 Ashfields Lane, LLC

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

DATE: April 22, 2022  
Updated July 7, 2022  
**Updated July 7, 2023**

RE: Alan Selkin  
1 Ashfields Lane  
Section 102.03, Block 2, Lot 36

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As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is requesting a Special Use Permit for an accessory structure barn to be used to store equipment and tools. The barn will have no internal plumbing. The project will disturb 4,800 s.f. of land and result in an increase in impervious surface by 1,503 s.f. The applicant is proposing to mitigate the increase runoff with Cultec infiltration units. The site will require minimal regrading. The applicant has included erosion and sediment controls to be implemented during construction. The 11.31 acre parcel is located in the R-2A Zoning District.

**GENERAL COMMENTS**

1. The applicant is proposing nine (9) Cultec 180 HD infiltrators to mitigate runoff quantity and quality for the project.  
  
**The applicant should show the location of deep and percolation soil testing on the site drainage plan.**
2. **The applicant should provide a construction detail of the proposed retaining walls.**

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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 & REPORT REVIEWED, PREPARED BY REDNISS & MEAD, DATED JUNE 26, 2023:**

- Zoning Site Plan (SE-1)
- Site Development Plan (SE-2)
- Notes & Details (SE-3)
- Site Engineering Report

JK/dc

[https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2023-07-07\\_NCPB\\_Selkin - 1 Ashfields Lane\\_Review Memo.docx](https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2023-07-07_NCPB_Selkin - 1 Ashfields Lane_Review Memo.docx)