

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

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

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 4,150 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 prepared an Erosion and Sediment Control Plan 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. Discharge from the system will be connected to the drainage system on Ashfields Lane.

The applicant will need to perform deep and percolation soil testing in the vicinity of the proposed mitigation system prior to Site Plan Approval. Please contact this office to schedule our witnessing of the testing.

North Castle Planning Board
Selkin – 1 Ashfields Lane
April 22, 2022
Page 2 of 2

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 APRIL 8, 2022:

- Proposed Gross Land Coverage Exhibit (EX-1)
- 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/2022-04-22_NCPB_Selkin - 1 Ashfields Lane_Review Memo.docx