


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
North Castle Conservation Board
Craig J. Flaherty, P.E.
Kory Salomone, Esq.
Brothers Green Corp.

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

DATE: June 23, 2022

RE: Brothers Green Nursery
11 Bedford-Banksville Road
Section 102.04, Block 1, Lot 18

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing the legalization of an existing nursery/construction yard. The applicant has submitted an Existing Site Plan which illustrated the proposed use of each on-site building and trailer, material storage, plant storage, plant display, machinery and equipment storage, parking and loading spaces. The Existing Site Plan has been updated to include a proposed perimeter grass berm and stormwater infiltration area. The 3.8 acre parcel is located in the CB-B/GB Zoning District.

The Existing Site Plan also includes a full site inset with a wetland boundary which borders the nursery yard. Our office has visited the site and we concur with the wetland boundary where it borders the southern property boundary.

A jumbo block wall exists which defines the separation between the nursery and the adjacent wetlands. Where the wall does not exist, the applicant is proposing a five (5) foot wide and ± 3 feet high grass berm. The berm will clearly define the separation between the nursery yard and wetlands and ensure runoff does not discharge from the site into the wetlands.

The nursery yard slopes towards a low point within the north central parking lot. The applicant has proposed installing a stone pad at the low point which would collect and infiltrate runoff from the yard.

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The 12-22 inch deep stone pad has been sized to accept runoff from a 1.5 inch rainfall event where it will be stored and eventually infiltrated into the ground.

GENERAL COMMENTS

1. The plan should dimension parking spaces and aisle widths in conformance with the Town Zoning Ordinance.
2. The applicant should clarify whether the nursery/contractor yard will require on-site fuel storage and dispensing, vehicle or equipment repair or storage of chemicals associated with lawn and plant care. The Planning Board may wish to have the applicant include on the Site Plan a detailed list of these items which will be stored on-site.

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 REDNISS & MEAD, DATED JUNE 13, 2022:

- Existing Site Plan (EX-SP)

JK/dc