


**MEMORANDUM**

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
Peter Gregory, P.E.  
Charles & Nancy Swift

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

DATE: June 23, 2022

RE: Charles & Nancy Swift  
18 Quaker Meeting House Road  
Section 101.03, Block 3, Lot 28

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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 proposing a 16' x 30' inground pool and adjacent terrace within the rear yard of the existing residence. The project will require 7,100 s.f. of disturbance, of which approximately 60% will be located outside of the Clearing and Grading Limits established during the approval of the Leisure Farm Subdivision. The 1.003 acre parcel is located in the R-1A Zoning District.

The applicant proposes to mitigate stormwater impacts with the construction of a stormwater infiltration system. The rear yard in the vicinity of the proposed pool is level and therefore minimal regrading is proposed.

**GENERAL COMMENTS**

1. Filed Map #26434 – Leisure Farm Subdivision included a Clearing/Grading Limit which defined an area beyond which no clearing of trees, grading or alterations of contours or soil, filling or dumping or construction is permitted without Planning Board Approval. The Clearing/Grading Limit is depicted on the proposed Site Plan. The Planning Board will need to evaluate the proposed request to modify the limitation to accommodate the proposed pool and terrace. The applicant does not provide the actual area of the proposed modification, although it appears to be approximately 4,000 s.f.

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2. The applicant should provide the required pool winterization drawdown volume and confirm that the drawdown can be mitigated through the proposed infiltration system. Furthermore, the applicant should provide and label the connection between the pool equipment and infiltrator system.

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 DTS PROVIDENT, DATED JUNE 1, 2022:**

- Site Plan (C-101)
- Detail Sheet (D-101)
- Stormwater Calculations, dated June, 2022

JK/dc