


**MEMORANDUM**

TO: North Castle Planning Board

CC: North Castle Conservation Board  
Adam Kaufman, AICP  
Ralph Alfonzetti, P.E.  
Marlene Durand & Diane Rosenberg

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

DATE: January 13, 2023

RE: Marlene Durand & Diane Rosenberg  
1613 Old Orchard Street  
Section 118.03, Block 1, Lot 4

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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 new, 4,180 s.f. single-family residence on a 1.0734 acre parcel located within the R-1A Zoning District. The project site is within the New York City Department of Environmental Protection (NYCDEP) Kensico Watershed. Approximately 97% of the project site consists of wetlands and wetland buffer. Approximately 16,000 s.f. of disturbance will occur within the wetland setback, of which 3,155 s.f. will be impervious surfaces. Stormwater mitigation is proposed by infiltration. No wetland mitigation has been proposed.

Our comments follow.

**GENERAL COMMENTS**

1. Permitted Building Coverage and Development Coverage should be calculated and provided within the Zoning Conformance Table.
2. Please clarify whether the dwelling will include a basement. If a basement is proposed, please provide basement floor elevation, as well as elevation of the footing drains.
3. The project is located in the Kensico Drainage Basin. Disturbance of over 5,000 s.f. will require conformance with New York State Department of Environmental Conservation (NYSDEC) General

Permit GP-0-20-001 and filing of a Notice of Intent (NOI) and MS4 Acceptance Form with the NYSDEC. Submit draft copies to the Town Engineer for review.

4. Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for storms through the 100-year, 24-hour design storm event. The calculations should include water quality mitigation. Provide details of the stormwater mitigation system.
5. As per NYSDEC guidelines, infiltration chambers shall be installed in virgin soils with three (3) feet of separation to water table or mottled soils, or in fill sections greater than the top quarter of the drywell system. Please provide a detail of the stormwater infiltration system with elevations, depth to mottled soils, existing grades and proposed grade. The applicant will need to confirm that the mitigation system can be constructed in conformance with the New York State Stormwater Management Design Manual (NYS SMDM).
6. The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact this office to schedule the testing.
7. Provide rims, inverts, size and material for all drainage facilities. Provide details.
8. Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, erosion control blanket, inlet protection, construction sequence, etc. Provide details.
9. Please provide the sewer invert elevations on the Site Plan.
10. The plan shall include driveway dimensions, as appropriate, for the proposed platform area and depth.
11. Please demonstrate that adequate unobstructed sight distance can be maintained at the proposed curb cut without sight line easements across neighboring properties. In the alternate, please provide easement agreements.
12. Please provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed drilled well.
13. The plan proposes disturbances within the locally-regulated 100-foot wetland buffer. A local Wetland Permit is required. The applicant has illustrated the wetland boundary and regulated 100-foot adjacent area on the plan. The Town Wetland Consultant is scheduled to field verify the

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boundary. The applicant will be required to prepare a Wetland Mitigation Plan in accordance with Chapter 340, Wetlands and Watercourse Protection of the Town Code. The Planning Board may wish to forward the application to the Town Conservation Board for their review and recommendations.

14. Please note on the site plans the soil scientist who delineated the wetlands.

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 REVIEWED, PREPARED BY ALFONZETTI ENGINEERING, P.C., DATED DECEMBER 9, 2022:**

- Site Plan (Sheet 1 of 3)
- Site Details (Sheet 2 of 3)
- Site Profiles (Sheet 3 of 3)

**PLAN REVIEWED, PREPARED BY STEPHEN LOPEZ, AICP, RLA, DATED DECEMBER 12, 2022:**

- Landscape Plan & Wetland Mitigation Plan

JK/dc