


**MEMORANDUM**

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
Ralph Alfonzetti, P.E.  
2012 Maria Martins Irrevocable Trust

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

DATE: January 13, 2023  
**Updated June 23, 2023**

RE: 2012 Maria Martins Irrevocable Trust  
78 Lafayette Avenue  
Section 122.12, Block 1, Lot 29

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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 the construction of an office/warehouse building and contractor's yard on a 0.6115 acre parcel located within the IND-A Zoning District fronting on Lafayette Avenue. The building layout includes a two (2) story office area of 2,100 s.f. and 602 s.f. of warehouse. The project will disturb steep slopes and require a  $\pm 38$  foot deep excavation which would generate over 10,000 c.y. of excavation and require walls along all property boundaries, except along the frontage. Maximum wall heights within the rear of the property extend to a height of  $\pm 40$  feet. The plan proposes two (2) curb cuts, a two (2) way drive along the northern boundary and a single lane along the southern boundary.

The proposal includes  $\pm 20,500$  s.f. of new impervious surfaces. Increases in runoff are proposed to be mitigated within two (2) proposed stormwater infiltration systems.

**The applicant has redesigned the project which relocates the office/warehouse building and parking. Site and hillside disturbance have been significantly reduced by reducing the outdoor paved and graded yard areas and shifting the limits of disturbance to the west, reducing excavation into the hillside.**

**The proposed office/warehouse structure will remain the same size, with 2,100 s.f. of office space and a 6,020 s.f. warehouse. The building, however, will extend into the hillside utilizing the eastern and northern building walls to retain the hillside. Retaining wall heights have been reduced from the previously approved 40 foot high walls to a maximum wall height of approximately 25 feet. The area of**

**on-site impervious surface has been reduced, however, I was not able to obtain that information from the plans.**

Our comments follow.

**GENERAL COMMENTS**

1. Considering the significant size of the stormwater treatment system, the applicant should prepare stormwater computations which include routing calculations through the infiltration system.
2. The infiltration system should include pre-treatment which can be provided through an isolation row within the infiltration system or by other means.
3. The existing stormwater catch basin within Lafayette Avenue should be relocated from the proposed driveway curb cut.
4. It appears that no curbing is proposed along the front of the parking spaces located along the north side of the building. The applicant should explain what the symbol along the front of the parking spaces represents. Also, the proposed stairs are designated on the plan, however, no stairs are shown. Curb stops or bollards should be provided.

**The parking lot will not have curbing at the parking stalls. Curb stops or bollards should be provided to protect the structures.**

5. Fourteen (14) parking spaces are proposed with one (1) handicap space. It appears that the handicap space is adjacent to what may be a doorway into the first floor office. A review of the handicap locations with the Town Building Department is advised.
6. A significant wall system will be required to retain soils along three (3) sides of the property. The applicant will need to provide a design of the wall system prepared by a Licensed Professional Engineer. The Engineer will also need to inspect and certify that the wall system is constructed in compliance with the design.
7. The walls along the southern property line and along a portion of the northern property line are located on the common property lines with neighboring properties not owned by the applicant. Wall construction will likely require excavation into neighboring properties. The applicant should provide agreements with neighboring property owners which permits the wall construction.

**Walls have been relocated. Comment addressed.**

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8. Dimensions and detail of the garbage pad should be provided.
9. Proposed site lighting should be shown and details provided. A photometric plan for the proposed lighting should be provided.
10. A construction phasing plan should be provided outlining the different phases of work and erosion and sediment controls required during each phase. The plan should detail the means and staging of the excavation and wall construction.
11. The applicant should provide drainage above the retaining wall and building which will divert runoff from the hillside around the structures.

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 JUNE 8, 2023:**

- Existing Conditions & Demolition Plan (Sheet 1 of 5)
- Layout/Planting Plan (Sheet 2 of 5)
- Grading & Utility Plan (Sheet 3 of 5)
- Soil and Erosion Control Plan (Sheet 4 of 5)
- Site Details (Sheet 5 of 5)

JK/dc