

**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: June 23, 2022

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 1,710 s.f. of office and 4,902 s.f. of warehouse. The project will disturb steep slopes and require a 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.

Our office would be delighted to provide a detailed review of the Site Plans, as the project develops with more detail. The applicant should prepare a detailed stormwater management plan for the project, detailed retaining wall design report, soil testing for the stormwater system and rear hillside and a construction sequence plan which addresses excavation, rock removal and the removal of the excess excavation from the site.

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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 13, 2022:**

- Existing Conditions & Demolition Plan (Sheet 1 of 5)
- Layout 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

[https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2022-06-23\\_NCPB\\_2012 Maria Martins Trust - 78 Lafayette Ave\\_Review Memo.docx](https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2022-06-23_NCPB_2012%20Maria%20Martins%20Trust%20-%2078%20Lafayette%20Ave_Review%20Memo.docx)