

**MEMORANDUM**

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
Geri Tortorella, Esq.  
Lou DiMarzo, P.E.  
Jay Fain  
Chloe & Mikhail Gasiorowski

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

DATE: October 7, 2022

RE: Site Development Plan & Special Use Permit Approval  
Chloe & Mikhail Gasiorowski, Marengo Farms, LLC  
263 Bedford-Banksville Road  
Section 95.03, Block 2, Lot 56

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As requested, Kellard Sessions Consulting has reviewed the plans and reports submitted in conjunction with the above-referenced project. The applicant is seeking Special Permit and Site Plan Approval for the replacement of the existing residence, construction of new servant quarters and expansion of the present horses boarded on the property. The proposed improvements include the replacement of the existing residence with a five (5) bedroom, 5,000 s.f. residence with a pool and pool house, new two (2) bedroom caretakers quarters, renovation of existing indoor riding ring, replacement of two (2) stable buildings with a new ten (10) stall barn, new four (4) bedroom groom quarters, storage barn and garage building, expansion of existing outdoor arena, expansion of existing paddocks, new septic systems, new wells and water supply, and new stormwater collection and treatment systems. The facility shall utilize the existing driveway and curb cut at Bedford-Banksville Road. The site includes New York State Department of Environmental Conservation (NYSDEC) regulated wetlands along its western border, locally-regulated wetlands and pond within the western portions of the project site and a local wetland and stream within the northeast corner. Disturbance into the 100-foot regulated wetland setback appears to have been avoided at this time. The ±21.0 acre property is located in the R-4A Zoning District.

**GENERAL COMMENTS:**

1. The project site includes a NYSDEC regulated wetland, which borders the Mianus River within the western portion of the project site. A pond and adjacent locally-regulated wetlands also exists within the western portion of the project site. A locally-regulated watercourse and adjacent wetlands exists within the northeastern portion of the project site.

The applicant has had the NYSDEC wetland boundary confirmed by Josh Fisher on June 8, 2021. The applicant has provided a copy of the wetland survey and signed validation block by the NYSDEC.

Our office has field inspected the wetland flagging of the local wetlands and we confirm its accuracy with regard to the Town Wetland Code.

Proposed improvements and site disturbance illustrated on the proposed site plan are located more than 100 feet from the flagged wetland boundary. No wetland permitting is therefore required based on the proposed site plan.

2. A portion of the project site along the Mianus River and along the unnamed tributary at the property frontage is within a 100-year FEMA Floodplain. The application does not propose any work within the floodplain, however, since the property is within a Flood Zone, a Floodplain Development Permit must be filed with the Building Department prior to a Building Permit.
3. The applicant is proposing to access the project via an existing driveway with an existing curb cut onto Bedford-Banksville Road, a Westchester County Roadway. The applicant should demonstrate that the existing curb cut can accommodate ingress and egress for the horse trailers and fire apparatus. A review of the curb cut should be provided by Westchester County Department of Public Works.
4. The applicant is proposing septic systems and wells to service the proposed facilities. Westchester County Department of Health (WCHD) Approval is required for the proposed sanitary and water supply needs of the project. Please submit WCHD subsurface sewage disposal and well approvals when obtained.
5. The project will require the removal of 497 Town-regulated trees. The majority of the trees to be removed are Black Locust, a species identified by New York State as an invasive, noxious plant.

The applicant has provided plans, which includes tree removals and a tree removal list plan.

A landscape plan has been provided for the project.

The Planning Board should determine whether the proposed tree removal is appropriate for the development proposed and if any tree preservation or replacement be required in addition to the landscaping proposed by the applicant.

6. The project proposes 1-5 acres of disturbance, which will require the owner to obtain coverage under the NYSDEC General Permit (GP-0-20-001) for Stormwater Discharges from Construction Activities. The applicant will need to prepare a Stormwater Pollution Prevention Plan (SWPPP) and Erosion and Sediment Control Plan.
7. The applicant will need to prepare site engineering plans detailing proposed site grading, erosion and sediment controls, storm drainage improvements and mitigation, site layout, construction details, etc. Upon submission of the required documents, our office will provide a detailed review.

As additional information becomes available, we will continue our review. It is noted that the applicant should provide an itemized response to all comments will facilitate completeness and efficiency of review.

**PLANS REVIEWED, PREPARED BY DIMARZO & BERCZKY, DATED JUNE 10, 2022:**

- Zoning Site Plan (C-0)
- Site Development Plan (C-1)
- Gross Land Coverage Plan (C-2)

**PLAN REVIEWED, PREPARED BY JAY FAIN & ASSOCIATES, DATED JUNE 13, 2022:**

- Cover Sheet (CO)
- Special Permit – Site Plan (L.1)
- Special Permit – Landscape Plan (L.1)
- Special Permit – Landscape Details (L.2)
- Special Permit – Tree Removals (TR.1)
- Special Permit – Tree Removals List (TR.2)
- Special Permit – Site Plan (L.1), dated May 18, 2022

JK/dc