


**MEMORANDUM**

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
Nick Gaboury, P.E.  
Greg Altshuler, IREP – CG East Lane, LLC

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

DATE: July 28, 2022

RE: Site Development Plan Approval  
IREP – CG East Lane, LLC  
8 East Lane  
Section 108.03, Block 3, Lot 39.1

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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 to remove the existing residence and replace with a new, five (5) bedroom residence. The property is Lot #1 of the Turet Subdivision, which was approved by the Planning Board in 2019. The project will include a new driveway servicing the residence, new septic and well. The ±1.59 acre property is located in the R-1A Residential Zoning District.

The Turet Subdivision Approval required that East Lane be reconstructed, a common driveway installed to serve Lots #2 and #3 and common stormwater improvements installed to mitigate stormwater impacts from the project. The applicant intends to construct the subdivision improvements at this time and post a Bond to guarantee completion of the improvements.

**GENERAL COMMENTS:**

1. The applicant has submitted a cost estimate for establishment of the Bond and inspection fee for the subdivision improvements. Our office is reviewing the estimate. The applicant will need to post the subdivision guarantee and post an inspection fee to the Town at the time of Site Plan approval for Lot #1.
2. In addition to the Site Plan for Lot #1, the applicant has submitted plans for the proposed roadway and common driveway improvements, roadway profile, details, etc., specific to the subdivision

common elements. The subdivision related documents include a date of June 2022, although the plans were previously approved back in 2019/2020. The applicant should clarify whether any roadway, common driveway and/or drainage improvements are proposed to be changed from the original approved plans. If not, perhaps the plan package should include the original approved plan package for reference.

3. A New York State Department of Transportation (NYSDOT) Work Permit is required for the proposed improvements at East Lane and Riversville Road.
4. The applicant should provide the post-construction sight distance which will be available to the east for the proposed Lot #1 driveway curb cut.
5. The applicant has provided an updated Stormwater Pollution Prevention Plan (SWPPP). The updated design would result in four (4) additional Cultec infiltrators. The applicant will need to file a Notice of Intent (NOI) and SWPPP MS4 Acceptance Form with the New York State Department of Environmental Conservation (NYSDEC) prior to starting work.
6. The applicant is proposing a new septic and domestic well to serve the residence on Lot #1. Please forward Westchester County Department of Health (WCHD) construction permits upon approval.
7. The swimming pool winterization drawdown should discharge to the drainage system.
8. Stormwater collection improvements on Lot #1 should be provided. Roof drainage is proposed to connect to the roadway drainage system with discharge to the stormwater practice. Runoff from the driveway and patio should also be collected and discharged to a stormwater practice.
9. The applicant should provide a construction schedule which outlines the sequence of construction for the proposed roadway. Most importantly, access for emergency vehicles to the existing residences along the roadway must be maintained at all times.

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 & REPORT REVIEWED, PREPARED BY BIBBO ASSOCIATES, DATED JUNE 6, 2022:**

- Existing Conditions Plan (EX-1)
- Erosion Control Plan (EC-1)
- Site Plan (SP-1)
- Profiles (D-1, D-2, D-3)
- Stormwater Pollution Prevention Plan Report

JK/dc