


MEMORANDUM

TO: North Castle Planning Board

CC: North Castle Conservation Board
Adam Kaufman, AICP
Peter Gregory, P.E.
Kory Salomone, Esq.
Frank & Daria Contacessa

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

DATE: November 10, 2022

RE: Frank & Daria Contacessa
40 High Street
Section 101.03, Block 3, Lot 83

As requested, Kellard Sessions Consulting has reviewed the site plan submitted in conjunction with the above-referenced project. The applicant is proposing to subdivide a 5.8 acre parcel within the R-1A Zoning District into two (2) building lots. A 2.4 acre parcel containing an existing residence with an individual driveway and pool and a vacant 3.4 acre parcel.

The new 3.4 acre parcel would include a new, single-family residence with driveway access off Cannato Place, new septic, well and stormwater mitigation practice. A watercourse traverses the new building lot. The proposed residence and driveway would be within the 100-foot wetland buffer.

GENERAL COMMENTS

1. The subdivision proposes disturbances within the locally-regulated 100-foot wetland buffer of an on-site watercourse. A local Wetland Permit is required. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant. Notify this office once the wetland boundary has been established in the field.
2. Please provide a Wetland Mitigation Plan in accordance with Chapter 340, Wetlands and Watercourse Protection of the Town Code, which shall illustrate and quantifying the proposed disturbance areas to the wetland and/or wetland buffer. The plan shall include a summary table

that quantifies the total wetland and wetland buffer area on-site, total disturbance areas within each category, and total pervious and impervious cover pre- and post-development. Mitigation shall be provided at a ratio of 2:1 minimum.

3. Please provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 100-year, 24-hour design storm event. Provide details of the stormwater mitigation system.
4. 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.
5. Provide a copy of the Westchester County Department of Health (WCHD) Approval for the proposed on-site wastewater treatment system and proposed drilled well.
6. Please prepare an Erosion and Sediment Control Plan, including, but not limited to, temporary construction access, silt fence, erosion control blanket, inlet protection, construction sequence, etc. Provide details.
7. The Erosion and Sediment Control Plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
8. The plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.
9. The plan shall note that the construction of all walls greater than four (4) feet in height shall be certified by the Design Professional prior to issuance of a Certificate of Occupancy/Completion. Provide construction details and specifications on the plan for all walls regardless of their height.

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 DTS PROVIDENT, DATED OCTOBER 20, 2022:

- Existing Conditions Plan (C-100)
- Integrated Plot Plan (C-200)

JK/dc