


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. 
KSCJ Consulting
Consulting Town Engineers

DATE: October 20, 2023
Updated January 8, 2024
Updated February 26, 2024

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

As requested, KSCJ Consulting has reviewed the subdivision plan and supporting documents 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. The 4.45 acre Lot #2 will include the existing residence, detached garage, pool and pool house. Access to the lot will continue from the existing common driveway, which extends to the north from High Street. Lot #1 will be 1.39 acres in size and will include a new residence with driveway access from Cannato Place. A septic is proposed along the northern property line. The applicant proposes to pipe runoff from High Street through Lot #1 to the wetland located on Lot #2.

The subdivision lot layout has been amended reducing the size of Lot #1 to 1.255 acres and increasing the size of Lot #2 to 4.59 acres. The applicant has not addressed steep slopes or contiguous buildable area on Lot #2, has not confirmed adequate stormwater mitigation is available on Lot#1, has not confirmed adequate sight distance is available at the driveway entrance to Lot#1, and has not provided the detail requested along the full length of the proposed storm drainage culvert.

GENERAL COMMENTS

1. The Town Wetland Consultant and Steve Marino of Tim Miller Associates, Inc., have determined that the conveyance of storm flows from High Street through the property is a drainage channel. The drainage channel discharges to a small wetland located immediately upgradient of the common driveway traversing proposed Lot #2.

The applicant is proposing to install drainage improvements through Lot #1 and a portion of Lot #2, which will pipe existing runoff from High Street and Cobblers Lane. As presently proposed, the drainage system installation will require disturbances within the wetland buffer. The applicant should modify the drainage system to avoid buffer disturbances or prepare an application for Wetland Permit and Mitigation Plan for the project.

The plans have been revised, avoiding disturbance to the wetland buffer. Comment addressed.

2. **The applicant is proposing a storm drainage pipe to convey runoff from High Street. The applicant will need to prepare detailed plans and profiles of the proposed drainage system. The applicant should submit stormwater computations used in determining the sizing of the system. Please also specify size, details and capacity of the existing downstream pipe system on Lot #2. The plans should also show improvements within High Street and the connection of the Cobblers Lane drainage system into the proposed drainage system. Slope between Manhole #4 and Headwall #2 appear incorrect.**

3. The applicant has calculated net building lot area for the two (2) proposed lots which will be created by the proposed subdivision. The area of steep slopes on Lot #2 seem to have only considered slopes within the northern portion of the lot where topography is provided. The applicant will need to also include steep slopes across the remainder of the property.

The applicant has illustrated the steep slopes across Lot #2 utilizing Westchester County GIS topography, resulting in a total area of steep slopes of 33,750 s.f. The applicant, however, did not use the updated area of steep slopes within their Calculation of Net Lot Area. The applicant should update the computation.

4. The applicant shall amend the plans to include the contiguous buildable area for Lot #2.

Comment addressed.

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5. The applicant has included a very modest house footprint for proposed Lot #1. We would suggest that the applicant provide a realistic house size for Lot #1 and provide realistic grading and disturbance limits.

Comment addressed.

6. **The applicant should 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.**
7. **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.**
8. As per New York State Department of Environmental Conservation (NYSDEC) guidelines, infiltration chambers shall be installed in virgin soils and cannot be installed on slopes with grades steeper than 15% or in fill sections greater than the top quarter of the drywell system.

The applicant has eliminated infiltration practices as a means of mitigating stormwater and instead is proposing rain gardens. Please provide sizing calculations and designs which confirm stormwater mitigation can be obtained on Lot#1.

9. **Provide stormwater collection and piping systems. Provide rims, inverts, size and material for all drainage materials. Provide details.**
10. The plan shall illustrate the roof drain and drainage pipe connections on the site plan. Include the size, slope and material. Provide outlet protection details.

Comment addressed.

11. The plan shall illustrate the footing drain location on the site plan. Include the size, slope and material. Provide outlet protection details.

Comment addressed.

12. The applicant will need to prepare an Erosion and Sediment Control Plan, including, but not limited to, temporary construction access, temporary sediment basins, silt fence, erosion control blanket, inlet protection, construction sequence, etc. Provide details.

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The Erosion and Sediment Control Plan shall illustrate and quantify the limits of disturbance, inclusive of drainage improvements. The plan shall note that disturbance limits shall be staked in the field prior to construction.

Comment addressed.

13. The applicant should provide a copy of the Westchester County Department of Health (WCHD) Approval for the proposed on-site wastewater treatment system and proposed drilled well.

14. The applicant shall amend the well location servicing Lot #1. Presently, the well is located on Lot #2.

Comment addressed.

15. The plan should provide construction details and specifications for all proposed walls.

16. The plan shall include driveway dimensions, as appropriate, for the proposed platform area and width.

Comment addressed.

17. The plan shall illustrate and note that all driveway curb cuts shall be a maximum of 18 feet wide. A Curb Cut Permit must be obtained from the Town Highway Department prior to Building Permit.

Comment addressed.

18. The applicant shall provide sight distance profiles for the proposed driveway demonstrating adequate sight lines for a minimum distance of 200 feet in each direction, as required by Town Code.

**The applicant has demonstrated that sight lines are available in both directions along the full length of Cannato Place, to view oncoming traffic to High Street and to the end of the cul-de-sac.
Comment addressed.**

19. The plan shall include a driveway profile to demonstrate compliance with Section 355-59B(1) of the Town Code and grading for the driveway.

Comment addressed.

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20. Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, pavement restoration, walkways, erosion controls, etc.

Comment addressed.

21. **The applicant shall prepare a Subdivision Plat, prepared by a Licensed Land Surveyor and which includes all relevant items obtained within Chapter 275 of the North Castle Town Code, Subdivision of Land.**

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 FEBRUARY 12, 2024:

- Integrated Plot Plan (C-200)
- Construction Plan (C-201)
- Detail Sheet (C-202)
- Profiles (C-203)

JK/dc