


MEMORANDUM

TO: North Castle Planning Board

CC: North Castle Conservation Board
Adam Kaufman, AICP
Michael Campbell, P.E.
Wallace Toscano, AIA
Greg & Elisa Weinhoff

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

DATE: February 9, 2023
Updated March 24, 2023
Updated April 20, 2023

RE: Greg & Elissa Weinhoff
3 Maple Way
Section 101.04, Block 2, Lot 74

As requested, Kellard Sessions Consulting has reviewed the site plans and application submitted in conjunction with the above-referenced project. The applicant is proposing to demolish the existing residence and construct a new residence with garage, new inground pool, pool house, pool deck, new asphalt driveway with turnaround and a new septic system. The property is 1.8 acres in size and located within the Single-Family Residential R-1A Zoning District.

The project site includes Paxton Upland Soils within the rear yard in the vicinity of the proposed septic system. The remainder of the project site includes hydric Ridgeberry and Sun Soils. A stormwater culvert across the front yard appears to have included the piping of a watercourse. Piping was likely installed when the original home was constructed.

The applicant has not addressed any of our previous engineering comments. It appears a Local Wetland Permit may be required for disturbances within the wetland setback (Comment #1).

The application has been revised, eliminating the pool house and turnaround in front of the proposed residence. Wetland buffer impacts at the project site have not been finalized by the applicant. The

engineering plans are extremely difficult to read. I cannot confirm pipe sizes, inverts or notes. Future submissions need to provide legible documents.

Our comments are outlined below.

GENERAL COMMENTS

1. All proposed improvements are located within an area of hydric soils which may have been previously filled. Since hydric soils are defined as wetlands within the Town Wetland Ordinance, the applicant retained Evans Associates to prepare a Wetland Evaluation Report.

On February 22, 2023, the Town’s Wetland Consultant reviewed the Wetland Evaluation Report, prepared by Evans Associates, dated December 1, 2022. A site inspection of the property was also conducted on February 22, 2023. In general, the Wetland Evaluation Report is accurate with regard to the existing lawn area not meeting the Town’s criteria to be regulated as a wetland as defined in Chapter 340 of the Town Code. However, areas to the north and northwestern extent of the property, as well as the off-site property to the north, contain an intermittent watercourse which flows west to east, beginning in the vicinity of the Route 22 retaining wall. This watercourse ultimately feeds a depressional area dominated by phragmites and underlying hydric soils, which appears to be located immediately off-site to the north (it is difficult to determine in the field the actual location of the northern property line). Based on the location of the proposed SSDS expansion area and proposed grading along the northern property line, components of the SSDS could be located within 100’ of the watercourse and/or wetland. It is recommended that the northern property line be accurately surveyed and staked in the field so that an accurate assessment of the watercourse/wetland edge be determined in relation to the property line and SSDS expansion area.

The applicant’s engineer has noted within his response that the site improvements will be modified to prevent a need for a Wetland Permit. The applicant should survey the wetland and provide the 100 foot wetland buffer setback on the plans.

2. **The project will disturb one (1) acre which will require a Stormwater Pollution Prevention Plan (SWPPP) which addresses erosion and sediment controls, water quality and water quantity mitigation for all storms through the 100-year storm event. The SWPPP must conform with the New York State Department of Environmental Conservation (NYSDEC) General Permit GP-0-20-001. A Notice of Intent (NOI) and SWPPP MS4 Acceptance Form will need to be filed with the NYSDEC. SWPPP comments are included below.**

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- a. **The site is sloped towards Todd Road, not correct.**
 - b. **Proposed development of site will only effect front half of property, not correct.**
 - c. **Reduced impervious area by that which exists, we expect overflow during less frequent storm events, please explain and document.**
 - d. **Any stormwater that becomes trapped by the regrading will be directed into the existing culverts, please illustrate.**
3. **The plan should include drainage collection and piping improvements with rim and invert elevations.**
 4. **The applicant shall verify and include within the drainage plan the pipe sizes, invert elevations and slopes of existing drainage improvements carrying the former watercourse through the project site. An evaluation of the existing culvert condition should be provided. The applicant should explain the different pipes and different drainage easements within the front yard. Modification of the drainage easements may be required.**
 5. **The applicant should prepare a grading plan for the project. The proposed septic plan shows regrading which directs site runoff to neighboring properties. Discharge onto adjacent properties should be avoided.**
 6. **The applicant should prepare an erosion and sediment control plan with all mitigation proposed for the project. The plan should include maintenance and inspection requirements during construction, as well as construction details.**
 7. **The applicant should prepare a Construction Detail Sheet, which includes details of all improvements.**
 8. **The applicant should prepare an Existing Conditions Plan showing the existing residence, driveway, septic, etc., to be removed.**

Comment addressed.

9. **The applicant should detail the Belgium block pavement at the driveway entrance. A minimum five (5) foot asphalt apron is required before the start of pavers. A Town Highway Department Curb Cut Permit is required and a Road Opening Permit may be required for any utility installations within the Town Right-of-Way.**

10. Please confirm by turning template that there is sufficient radii to accommodate vehicles within the front circle. **The front circle has been eliminated.**

11. The applicant should show proposed utility connections.

Comment addressed.

12. **The applicant should show the pool equipment pad and means of discharging pool drawdown volume. Please address discharge mitigation.**

13. **The basement elevation of 612 is eight (8) feet below the existing grade and therefore, may be within the groundwater table. Please show means of maintaining a dry basement (footing drains, sump pump, etc.) and location of discharge.**

14. The applicant is before the Westchester County Department of Health (WCHD) for approval of new septic system to service the proposed residence and pool house. Please submit a copy of approval upon receipt.

A determination on the location of the wetlands in the vicinity of the septic expansion area must be made and documented within the septic application before the WCHD.

15. **The pool fence does not comply with New York State Code requirements.**

16. **The pool house has been removed from the application. Please remove the future pool house from the plans.**

17. **Three (3) parking spaces have been provided at the front entry. Please illustrate on the plans the turning radius of a vehicle into the spaces.**

18. **Driveway section indicates a one (1) inch thick top course proposed. A minimum two (2) inch top course is required.**

19. **Please show the location of the existing water main where new service is proposed.**

20. **Please provide a pavement restoration detail for Maple Avenue trench work for water service and gas service.**

21. **A Road Opening Permit and Curb Cut Permit will be required from the Town Highway Department.**

22. **The applicant proposes draining the rear yard to the property to the north. Stormwater mitigation for quantity and quality must be provided prior to off-site discharge onto the neighboring property.**
23. **The applicant needs to label on the stormwater plan all drainage pipes and structures with inverts and rims.**
24. **The applicant should provide a drainage system to collect the pool and pool patio runoff. A treatment system for the discharge should be provided.**
25. **The applicant should provide drainage profiles at all crossings of drainage pipes and utilities.**
26. **All IS computations within the SWPPP are noted as existing impervious areas? This may not be correct since the flows are then routed through the infiltration chambers.**
27. **The applicant should provide a driveway profile.**

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 & REPORT REVIEWED, PREPARED BY CAMPBELL ENGINEERING:

- Proposed Septic Plan (S-1), dated April 12, 2022
- Details for Proposed Septic Plan (S-2), dated July 11, 2022
- Existing Site Conditions (S-3), dated April 12, 2022
- Proposed Drainage Plan (D-1), dated October 7, 2022
- Proposed Drainage Details (D-2), dated October 7, 2022
- Hydrological Study, dated April 7, 2023
- Stormwater Pollution Prevention Plan, dated April 6, 2023

PLAN REVIEWED, PREPARED BY WALLACE J. TOSCANO, A.I.A., DATED MARCH 7, 2023:

- Site Location Layout (25)

PLAN REVIEWED, PREPARED BY DANIEL SHERMAN LANDSCAPE ARCHITECT, DATED APRIL 10, 2023:

- Site Planting Plan (26)

JK/dc