


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Joseph Riina, P.E.
P. Daniel Hollis III, Esq.
Joseph & Celeste Rault

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

DATE: January 27, 2023
Updated June 23, 2023
Updated September 22, 2023

RE: Joseph & Celeste Rault
209 Bedford-Banksville Road
Section 95.03, Block 2, Lot 35

As requested, Kellard Sessions Consulting has reviewed the site plans and application submitted in conjunction with the above-referenced project. The applicant is proposing a new guest house, new garage, pool, pool house and addition to the existing residence on a 6.022 acre parcel within the R-4A Residential Zoning District. The existing residence, barn, driveway and sports court are proposed to remain.

The proposed improvements would increase impervious coverage from 28,275 s.f. to 40,825 s.f., an increase of 12,530 s.f. A stormwater infiltration system is proposed to mitigate stormwater runoff from new impervious surfaces. A new sewage disposal system is proposed to service existing and proposed structures on-site.

Our comments are outlined below.

GENERAL COMMENTS

1. Westchester County GIS mapping of the project site illustrates a watercourse with hydric soils extending beyond the watercourse. The hydric soils extend through the valley to the southern boundary of the entrance drive, to the frame barn and within the hillside west of the barn and proposed guest house.

The applicant should have a wetland delineation prepared by a Wetland Scientist, which delineation is flagged and surveyed. The applicant should contact our office to have the delineation confirmed prior to surveying the boundary.

If improvements or land disturbance will occur within 100 feet of the final delineation, a local Wetland Permit will be required for the project. In accordance with Chapter 340 of the Town Code, a mitigation plan is required for disturbances within the wetland buffer.

Steve Marino, PWS from Tim Miller Associates performed a site visit and determined that the wetland area is limited to the banks of the watercourse. The determination should be verified by the Town Wetland Consultant.

Improvements are proposed within 100 feet of the watercourse. A Wetland Permit will be required for the disturbance within the wetland buffer. In accordance with Chapter 340 of the Town Code, a mitigation plan is required to mitigate the wetland buffer disturbance.

Proposed improvements within the wetland buffer are no longer proposed. Comment addressed.

2. The project proposes an increase in impervious surface by approximately 12,530 s.f. which will be mitigated through infiltration. The applicant will need to prepare a Stormwater Pollution Prevention Plan (SWPPP) which addresses erosion and sediment controls and mitigates water quality and water quantity for the disturbances.

The proposed project will disturb 1.81 acres of the site and result in an increase of 12,812 s.f. of impervious surface. The applicant has prepared a SWPPP which addresses erosion and sediment controls, runoff quality mitigation and runoff quantity mitigation. Mitigation is proposed by infiltration which would reduce peak runoff during a 25-year storm event by 23.31%.

The NYSDEC General Permit requires that the project be designed in conformance with the New York State Stormwater Management Design Manual. The Design Manual requires mitigation to include the extreme flood event (100-year storm frequency). The applicant should update the SWPPP to address the extreme flood event.

Projects with site disturbance in excess of one (1) acre required conformance with New York State Department of Environmental Conservation (NYSDEC) General Permit GP-0-20-001 for stormwater quality and quantity. A Notice of Intent (NOI) and MS4 Acceptance Form will need to be filed with the NYSDEC. The applicant should submit the NOI and MS4 Acceptance Form to our office for review.

3. The applicant will need to perform soil testing at the stormwater infiltration location to verify depth of the soil and percolation rates of the soil. Please contact our office to schedule testing.

Testing was performed and witnessed. Comment addressed.

4. The applicant should clarify the zoning schedule (Sheet 1 of 5) which indicates insufficient setbacks of 12.5 feet within the front yard, 28 feet within the rear yard and 12 feet within the side yard.

Lot width and lot depth on the zoning schedule should be corrected.

Comment addressed.

5. The plans should illustrate the location of the proposed domestic well, sewer service between the residence and septic tank and water distribution piping.

Please include the sewer service main and septic tanks on the Site Plan.

Comment addressed.

6. Please provide a detail of the storm drain crossing at the 2,500 gallon septic tank behind the guest house.

Please show the septic tank on the Site Plan.

Comment addressed.

7. Please modify the precast drain inlet detail to include a sump.

Please provide the dimension of the sump.

8. Please provide on the plans the location of the pool equipment. Pool drawdown should be shown discharging to the stormwater infiltration system.

Comment addressed.

9. Please provide outlet protection and dispersion of flows discharging from footing drains and stormwater treatment system overflows.

Comment addressed.

10. The plans should detail the methods proposed to collect runoff from the patio areas.

Please clarify how runoff from the southern portion of patio is proposed to be collected.

Please include a drain pipe from the proposed drain inlet.

11. The plans should illustrate the location of the proposed pool fence, walls and gates protecting the pool area. Please provide details of the protection proposed noting its compliance with the NYS Building Code.

It is assumed that the stone wall proposed within the vicinity of the pool will be part of the pool protection barrier. Please provide a detail of the wall confirming conformance with the Code.

12. The applicant is understandably saving large Maple trees along the southern and western edge of the driveway. It appears that new curbing and drainage is proposed within the drip line and very close to the trunk of at least four (4) large trees of 24 inch – 42 inch diameter. The applicant should re-examine the locations of such improvements in close proximity to the trees to be saved.

The applicant is proposing stormwater piping directly through a 34" Spruce and a 42" Maple which are not designated for removal. Also, driveway improvements, including curbing, are proposed within the drip line/adjacent to the trunk of four (4) large trees of 24" – 42" diameter. Please address special measures to be provided to ensure the survival of the trees.

Proposed improvements in the vicinity of the large trees are no longer proposed. Comment addressed.

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 SITE DESIGN CONSULTANTS, DATED SEPTEMBER 8, 2023:

- Site Plan (1 of 5)
- Existing Conditions Plan (2 of 5)
- Erosion and Sediment Control Plan (3 of 5)
- Drainage & ESC Details (4 of 5)
- Stormwater Details (5 of 5)
- OWTS Plan (1 of 2)
- OWTS Details (2 of 2)
- Stormwater Management Plan Report, dated August 2023

JK/dc