


MEMORANDUM

TO: North Castle Planning Board

CC: North Castle Conservation Board
Adam Kaufman, AICP
Ken Anderson, AIA
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

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.

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.
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.
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.
5. The plans should illustrate the location of the proposed domestic well, sewer service between the residence and septic tank and water distribution piping.
6. Please provide a detail of the storm drain crossing at the 2,500 gallon septic tank behind the guest house.
7. Please modify the precast drain inlet detail to include a sump.
8. Please provide on the plans the location of the pool equipment. Pool drawdown should be shown discharging to the stormwater infiltration system.
9. Please provide outlet protection and dispersion of flows discharging from footing drains and stormwater treatment system overflows.
10. The plans should detail the methods proposed to collect runoff from the patio areas.
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.

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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.

As additional information becomes available, we will continue our review. We note that additional information provided to address the above may result in further comment. It is noted that an itemized response to all comments will facilitate completeness and efficiency of review.

PLAN REVIEWED, PREPARED BY SITE DESIGN CONSULTANTS, DATED NOVEMBER 25, 2022:

- 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), dated October 21, 2022
- OWTS Details (2 of 2), dated October 21, 2022

JK/dc