


**MEMORANDUM**

TO: North Castle Planning Board

CC: North Castle Conservation Board  
Ralph Alfonzetti, P.E.  
Kenneth Hesselbacher, P.E.  
Alessandra Biaggi & Nathaniel Koloc

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

DATE: February 24, 2023

RE: Alessandra Biaggi & Nathaniel Koloc  
19 Jackson Road  
Section 102.02, Block 2, Lot 65

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As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced revised project. The applicant is proposing to add an addition to the existing residence and three (3) accessory structures, an 800 s.f. pool house, 800 s.f. exercise room and 750 s.f. storage room, as well as a new deck. The 4.30 acre property is located in the R-2A Zoning District.

**GENERAL COMMENTS**

1. The project site includes watercourses, ponds and wetlands along the western and northern portions of the property. A wetland delineation and report was prepared by Mary Jaehnig. Portions of the proposed improvements are located within the wetland buffer and therefore, the project will require a local Wetland Permit from your Board.

The wetland application should include a Wetland Mitigation Plan which illustrates and quantifies the proposed wetland buffer disturbances and mitigates the disturbances at a minimum ratio of 2:1.

The Town Wetland Consultant should verify the wetland delineation and review the wetland report. The Planning Board may wish to refer the application to the Town Conservation Board for their review and recommendation.

2. A portion of the project site is within the 100-year FEMA Floodplain Zone A. A Floodplain Development Permit will be required in conformance with Chapter 109 of the Town Code – Flood Damage Prevention.

The floodplain boundary should be adjusted on the Site Plan to more closely conform with the on-site topographic conditions. It appears that all proposed improvements will be outside the floodplain.

3. The applicant should prepare a stormwater mitigation plan which mitigates stormwater runoff impacts from the proposed improvements. The stormwater mitigation plan should be accompanied by stormwater design calculations which mitigates peak flows during the 25-year, 24-hour design storm.

The applicant will need to perform soil testing to confirm adequate conditions are present to support the mitigation practice. The applicant's professional should contact our office to schedule the testing.

4. The project plans should illustrate and quantify the limits of disturbance. The plan should note that the disturbance limits will be staked in the field prior to construction.

If disturbances exceed 5,000 s.f., a Stormwater Pollution Prevention Plan (SWPPP) would need to be prepared by the applicant.

5. The proposed additional bedroom and size of the additional space will require Westchester County Department of Health (WCHD) Approval of improvements to the septic system. The applicant should update the Planning Board on the status of the WCHD review.
6. The plan shall illustrate all trees eight (8) inches dbh or greater located within and ten (10) feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.
7. The plan shall illustrate all proposed utilities (water, electric, sewer) for the proposed accessory buildings and to the addition to the existing house.
8. Provide construction details for all proposed improvements.
9. The applicant should prepare an erosion and sediment control plan.

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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.

**PLAN REVIEWED, PREPARED BY ALFONZETTI ENGINEERING, P.C., DATED FEBRUARY 10, 2023:**

- Site Plan (1/1)

**PLANS REVIEWED, PREPARED BY KENNETH HESSELBACHER, P.E., DATED FEBRUARY 13, 2023:**

- Proposed Site Plan (SP-1)
- Gross Land Calculations (A-0)
- Existing House Proposed Plan (A-1)
- Existing House Proposed Elevations (A-2)
- Accessory Structures Plan (A-3)
- Accessory Structures Elevations (A-4, A-5)
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JK/dc