


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Michael Stein, P.E.
Bernardo Luciano

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

DATE: March 10, 2023
Updated April 6, 2023

RE: Bernardo Luciano (Massaro Subdivision) – Lot Line Change
2, 4, 6 Massaro Court
Section 122.12, Block 3, Lots 8.1, 8.2, 8.3

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced revised project. The application is proposing lot line adjustments to Lots #2, 4 and 6 (Lots #1, 2 and 3) within the Massaro Subdivision. The three (3) lots were created in 2009 and include three (3), two (2) family dwellings within the R-2F Zoning District. The lots are accessed from Massaro Court, a private roadway. Public water and sewer is available within Massaro Court. Stormwater detention is provided for the subdivision within the Massaro Court right-of-way and discharge is to the existing drainage system within Custis Avenue. The lot reconfiguration will relocate Lot #2 uphill adjacent to Lot #3 and Lots #2 and #3 will be accessed by a common driveway.

GENERAL COMMENTS

1. Layout
 - a. The orientation of the dwelling and driveway on Lot #3 will require vehicles leaving to back up onto Lot #2 in order to turn around. There will be times when parking on Lot #2 could restrict vehicles on Lot #3 from turning around. We would recommend that the dwelling and driveway on Lot #3 be repositioned whereby vehicles leaving Lot #3 do not have to back out onto a portion of Lot #2 where vehicles could be parked.

The dwelling and driveway on Lot #3 has been repositioned which will improve vehicle movements exiting the property. Comment addressed.

- b. A backout area is provided on Lot #2 for vehicles leaving Lot #2 to turn around. The turnaround backout area does not appear to be of sufficient size to permit a vehicle to turn around. The applicant should dimension all pavement areas and provide vehicle turning templates to confirm maneuverability.

The backout area should be better positioned to accommodate backing out of the northern parking spaces.

- c. The applicant appears to be providing spaces outside the garage for parking vehicles. It appears such spaces are eight (8) feet wide based on the dimensions provided. The applicant should widen the driveway pavement to provide a nine (9) foot width for each parking space.

The applicant has widened the parking spaces. Comment addressed.

- d. **Driveway and utility easements will be required along the common drive in favor of Lots #2 and #3. A maintenance agreement will also be required which should also be filed within Westchester County Land Records.**

2. Grading

- a. **Site grading will require a number of retaining walls to be constructed onto Lots #1 and #2. Particular attention to the wall designs should be placed where vehicles will be parked adjacent to the top of wall on Lots #1 and #2 and where the proposed dwelling may place additional loading against the wall on Lot #1. The applicant should provide wall details, designs and specifications.**
- b. A note should be placed on the plans that “Construction of all retaining walls shall be inspected and certified to their compliance with the design documents, by a New York State Professional Engineer retained by the owner, prior to the issuance of a Certificate of Occupancy/Completion.”

The note has been provided on Sheet C-2. Comment addressed.

- c. **Protection barriers should be provided at the top of the walls where vehicles will be parking or maneuvering.**

- d. The applicant should prepare driveway profiles for all driveways.

Lot #1 driveway entrance is proposed at 12.01%. The driveway profile should be modified to conform with Town driveway requirements. Lots #2 and #3 driveway entrance is proposed at 13.65%. The driveway profile should also be modified. Please provide vertical curves along the driveway.

- e. The design of the dwelling on Lot #3 appears a bit unusual. The basement floor elevation has been raised to meet the high point of the site and a fully exposed basement is proposed. This would result in three (3) full stories of the dwelling exposed on all four (4) sides of the structure. Architectural drawings have not been provided, however, it is likely that the proposed dwelling as sited will not comply with the height restrictions within the Town Zoning Code.

The applicant has revised the floor elevations. Comment addressed.

3. Utilities

- a. **The applicant is proposing individual utility connections to each dwelling. The sewer and water services are shown connecting to the existing mains within Massaro Court. The original developer likely extended the individual services outside of the paved portion of the roadway prior to paving the road. The applicant should investigate whether service connections are available at the property line and modify the service connections accordingly.**
- b. Sewer and water services to Lots #2 and #3 include a number of crossings of the drainage system. In an effort to clarify for the contractor installing the utilities, the applicant should highlight each crossing and provide a detail of each crossing showing the different utility, proposed elevations and separation distances.

The applicant has relocated the drainage system to significantly reduce the utility crossings. Comment addressed.

4. Storm Drainage

- a. The original subdivision design included a stormwater detention system which collected runoff from the project and detained the runoff, within a 48-inch diameter culvert, located within Massaro Court, prior to being discharged into the drainage system within Custis Avenue.

The original design projected 18,086 s.f. of impervious surface on Lots #1, 2 and 3. The proposed redesign will result in a reduction of impervious surface to 14,669 s.f. A reduction of approximately 22%. The detention system has been installed, therefore, no new or additional stormwater detention practices are required for the modified project.

- b. Driveway runoff from Lot #1 is proposed to be collected within a trench drain at the bottom of the driveway. The trench drain slightly extends into the Massaro Court right-of-way. The applicant should adjust the location of the drain so that it is completely on Lot #1.

Comment addressed.

- c. Driveway runoff from Lots #2 and #3 will be collected within the drainage system proposed within the common driveway. Due to the steepness of the common driveway a bit more attention is required to ensure the runoff will be collected by the drainage system. My suggestion would be:

- Use a full-size catch basin with larger grate openings on the steeper portion of the driveway, instead of the 24" x 24" drain inlets proposed.

Comment addressed.

- Relocate the inlet along the outside of the curve to the straight portion of the driveway above.

Comment addressed.

- Provide a trench drain across the upper driveway which will collect all runoff from the parking areas on Lots #2 and #3, prior to the runoff reaching the steeper portion of the drive.

Comment addressed.

5. Erosion and Sediment Controls

- a. **Please clarify silt fencing will be installed across the full downslope length of Lot #1 and west side of Lot #3.**
- b. **Temporary controls should include inlet protection liners/filters at the existing downgradient drainage structures.**

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6. Construction Details

- a. **Please provide construction details for all site improvements. Please include a common driveway section, water service detail, retaining wall details, etc.**
- b. Please clarify and detail footing drain discharge for each dwelling.

Please note on the plans that Lot #2 will require pumping of the footing drain and roof leaders within the rear yard will need to discharge to the front drainage system.

7. Permitting

- a. **The application will require Westchester County Department of Health (WCHD) Realty Subdivision Approval.**
- b. **The original Massaro Subdivision filed a Notice of Intent (NOI) with the New York State Department of Environmental Conservation (NYSDEC) regarding the Stormwater Pollution Prevention Plan (SWPPP) for the project. In late 2012 or early 2013, a request to temporarily shut down the project was filed. I have no record of a Notice of Termination (NOT) being filed. The applicant should clarify the present status of the Permit, and confirmation that it can be re-activated prior to construction starting.**

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 HUDSON ENGINEERING & CONSULTING, P.C., DATED MARCH 27, 2023:

- Subdivision/Zoning Plan (C-1)
- Grading and Sediment & Erosion Control Plan (C-2)
- Stormwater Management and Utilities Plan (C-3)
- Turning Templates (C-4)
- Profiles (C-5)
- Slope Analysis (SA-1)

JK/dc