

MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
John Sperduti, Kings Capital

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

DATE: January 27, 2023

RE: Mariani Garden Rock Crushing
45 Bedford Road
Section 108.03, Block 1, Lots 64, 64 and 65

As requested, Kellard Sessions Consulting has reviewed the application submitted in conjunction with the above-referenced project. The applicant is proposing the demolition of three (3) existing buildings. The applicant proposes to process the concrete foundations utilizing a hydraulic breaker (John Deere 350 w/ 12,000 lb. hydraulic breaker) and rock rusher (Finley 1170 Jaw Crusher). The applicant indicates the operation will extend over a 6-8 week period. The crushing staging area is proposed within two (2) locations, the rear of the property adjacent to NYS Route 22 and within the front of the property in the vicinity of Bedford Road and Maple Avenue.

Our comments are outlined below.

GENERAL COMMENTS

1. The proposed operation will be conducted over a 6-8 week period; however, our main concern would be the shorter time period when noise and dust is created during the foundation removal when the hydraulic breaker would be in use and during the concrete crushing operation. The site is directly across the street from St. Stephen's Church which has activities during the week, the Historic Business District and adjacent Town Hall offices.

The applicant should submit a detailed operation plan which mitigates the time frame for the hammer operation, as well as the crushing operation. Perhaps the hammer operation can be performed at one time for all three (3) buildings, the material stockpiled and the crushing operation of all materials performed during a single and much shorter time period.

The applicant should have discussions with the church, Town and neighboring business in an effort to find a time period to conduct the crushing operation which presents the least inconvenience to the neighbors.

2. The applicant should provide an explanation of measures which will be employed to control dust from the operation.

The crusher should be located within the portion of the site which provides the least noise impact to neighboring properties. Maximum decibel leads should be explained at the property line, as well as the church, closest business office and Town Hall Annex.

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 & DOCUMENT REVIEWED:

- Rock Crushing Application Materials
- Topographic Survey, prepared by Sound View Engineers (with a sketch of the rock crushing area)

JK/dc