


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Teo Siguenza, R.A.
Kory Salomone, Esq.
North Castle 42, LLC

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

DATE: March 10, 2023

RE: North Castle 42, LLC
42 Sarles Street
Section 102.01, Block 1, Lot 77

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced revised project. The application is for an Accessory Apartment, Special Permit and Tree Removal Permit. The 11.85 acre parcel presently contains a 9,856 s.f. single-family home with a two (2) story, 3,466 s.f. accessory structure. The accessory structure presently includes a four (4) car garage on the first floor level and art studio on the second floor. The applicant is requesting approval of a one (1) bedroom accessory apartment within the second story accessory structure.

GENERAL COMMENTS

1. The applicant will need to obtain Westchester County Department of Health (WCHD) Approval for the proposed improvements to the existing septic system servicing the accessory structure and any domestic wells servicing the project. If the existing well will be used to service the apartment, then the water service between the main house and accessory structure should be shown on the plan.
2. The plans should illustrate the limit of disturbance for all septic, utility or other improvements associated with the application. The disturbance limits should also illustrate the existing (actual) site disturbance for the project presently under construction.
3. The applicant shall prepare an erosion and sediment control plan for the site disturbance associated with the proposed septic and utility work.

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4. The project site is presently under construction from prior site plan approvals [Residential Project Review Committee (RPRC)]. Work under the prior permits include field changes which have not been approved by our office or the Town RPRC. The applicant should document all field changes under the active permit and submit to the RPRC for approval of the modifications.

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 TEO SIGUENZA, R.A., DATED FEBRUARY 27, 2023:

- Site Plan (SP-1.00)

JK/dc

https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2023-03-10_NCPB_North Castle 42, LLC - 42 Sarles Street_Review Memo.docx