


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Joseph Riina, P.E.
Michael & Pamela Grimaldi

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

DATE: March 24, 2023

RE: Michael & Pamela Grimaldi
34 Starkey Road
Section 123.05, Block 1, Lot 53

As requested, Kellard Sessions Consulting has reviewed the site plans and application submitted in conjunction with the above-referenced project. The application is for a Special Use Permit for an accessory apartment within an existing dwelling. The residence was expanded with a two (2) story addition, approval by the Town Residential Project Review Committee (RPRC) in January, 2022. The residence is connected to the public sewer in Starkey Road and water service is provided by an existing on-site well. Driveway improvements included a 12' wide drive accessing a two (2) car garage within the addition. The property is 11,415.90 s.f. in size and is located within the R-1/2A Zoning District.

GENERAL COMMENTS

1. The applicant should illustrate on the site plan the four (4) parking spaces required. Two (2) spaces are located within the garage. Two (2) additional spaces will need to be shown which are in compliance with Town Code and do not block access to the garage.

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 SITE DESIGN CONSULTANTS, DATED AUGUST 20, 2021:

- Site Plan (Sheet 1 of 5)
- Existing Conditions Plan (Sheet 2 of 5)

North Castle Planning Board

Grimaldi – 34 Starkey Road

March 24, 2023

Page 2 of 2

- Erosion and Sediment Control Plan (Sheet 3 of 5)
- E & SC & Site Details (Sheet 4 of 5)
- Cultec Details (Sheet 5 of 5)
- Stormwater Management Plan, dated July 2021

JK/dc

https://kellarsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2023-03-24_NCPB_Grimaldi - 34 Starkey Road_Review Memo.docx