


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP

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

DATE: April 6, 2023
Updated May 13, 2024

RE: Nicola Perpepaj
601 Bedford Road
Section 101.02, Block 2, Lot 52

As requested, KSCJ Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The application is to restore the existing residential structure on 1.56 acre parcel within the R 1.5 Acre Single-Family Residential Zoning District. The property includes an existing residence within a smaller structure in the front of the lot. The applicant proposes to utilize the existing curb cut and driveway to access the restored structure. A new subsurface sewage disposal system is proposed to service the new residence. An existing well on the property will provide domestic water supply to both structures. Our comments are outlined below.

GENERAL COMMENTS

1. Site disturbance is limited to the installation of a subsurface sewage disposal system to service the restored residence. No new impervious surfaces are proposed with the application. Therefore, stormwater mitigation is not required. The applicant, however, should provide a stormwater plan which illustrates the location of roof leaders and proposed pipe connection which includes pipe size, material and slope. The ultimate discharge point and outlet protection should also be provided. The applicant must mitigate any proposed discharge which could impact adjacent properties.

The applicant notes that they cannot verify where the existing drainage system is treated or discharges. Flow tests were performed by the applicant with no backup of water onto the ground surface or into the basement of the structure. It is not possible for our office to provide an opinion on the drainage facilities for the project and the system's compliance with Town

Standards without a more detailed investigation of the system or a proposed drainage plan for the project.

2. The applicant is proposing the construction of a new subsurface sewage disposal system to service the restored residential structure. The Westchester County Department of Health (WCHD) Approval should be submitted. The applicant should also obtain the WCHD confirmation that an adequate septic system is available to service the existing occupied structure. The applicant should include the septic system servicing the proposed accessory structure on the site plan.

The applicant has not been able to verify the location of the existing septic system servicing the cottage. In accordance with Section 355-40 (K) (14) of the Town Zoning Code, the existing septic system should be reviewed by the WCHD. The applicant shall also demonstrate that the septic system has been cleaned during the past year and the applicant shall provide sample results of well water microbiological analysis to determine the presence of coliform group.

The applicant needs to verify the septic system and obtain WCHD review of the system or expand the proposed septic system to accommodate the accessory apartment.

3. The Site Plan should illustrate the existing and proposed utilities servicing the existing and proposed structures.

Comment addressed.

4. The applicant should prepare an erosion and sediment control plan for the project. The plan should illustrate proposed temporary controls required during construction, erosion control details, restoration requirements and maintenance responsibility.

Comment addressed.

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 REVIEWED, PREPARED BY SITE DESIGN CONSULTANTS, DATED APRIL 10, 2024:

- Site Plan (1 of 3)
- Septic Plan and General Notes (2 of 3)
- Septic Profile and Details (3 of 3)

JK/dc