


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Joseph Riina, P.E.
Nicola Arpaia, AIA
Nicola Perpepaj

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

DATE: April 6, 2023

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

As requested, Kellard Sessions 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.

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.
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

North Castle Planning Board
Perpepaj – 601 Bedford Road
April 6, 2023
Page 2 of 2

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.

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

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 ARPAIA ASSOCIATES, P.C., DATED MARCH 15, 2023:

- Site Plan (A-103)

PLANS REVIEWED, PREPARED BY SITE DESIGN CONSULTANTS, DATED OCTOBER 25, 2022:

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

JK/dc