


**MEMORANDUM**

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
Daniel Ciarcia, P.E.  
Wael Alesawy

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

DATE: April 20, 2023

RE: Wael Alesawy Subdivision  
32 Orchard Drive  
Section 108.01, Block 6, Lot 1

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As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced revised project. The applicant is proposing to subdivide a 12.9 acre parcel with an existing residence into seven (7) building lots which will be accessed along a new 500 foot long cul-de-sac roadway. Proposed building lots would range between 43,788 s.f. and 145,874 s.f. in size.

The applicant has submitted a preliminary layout and roadway profile. Our preliminary comments follow below. As the applicant progresses through on-site testing and detailed design of stormwater collection and treatment, septic and well design, detailed site development with grading and drainage profiles, more substantive comments can be provided.

**GENERAL COMMENTS**

1. In general, it appears it will be a challenge to develop seven (7) building lots on the parcel once the proposed roadway is designed to comply with Town standards, septics are tested and designed in conformance with Westchester County Department of Health (WCHD) regulations, realistic houses are shown on each lot, stormwater mitigation is provided on each lot, driveway profiles and site grading is provided and not buildable area and contiguous buildable area is established for each lot. The applicant should provide such details within future submissions.
2. The applicant will need to prepare a roadway design in conformance with Town Roadway Standards.

3. Sight line information should be provided at the proposed roadway intersection with Orchard Drive. Sight lines should also be provided at the proposed driveway intersections with Orchard Drive.
4. A stormwater collection and mitigation system should be prepared for the project.
5. A Stormwater Pollution Prevention Plan (SWPPP) should be prepared which addresses erosion and sediment controls, water quantity and water quality.
6. Site development design for each building lot should be provided. Designs should include a realistic house size, septic location based on soil tests, well location, stormwater treatment, erosion and sediment controls, site grading and driveway profiles. It is advisable to consider pool sites if available.
7. The applicant should explain whether on-site soil testing was performed and the likelihood of obtaining compliant septic systems and stormwater treatment systems on each lot.
8. The applicant should avoid locating retaining walls within the road right-of-way.
9. The applicant should prepare a steep slope plan for the property. The plan should be used to establish the not buildable area and contiguous buildable area required for compliance with zoning.

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 CIARCIA ENGINEERING, P.C., DATED APRIL 5, 2023:**

- Existing Conditions (1/3)
- Preliminary Conventional Layout (2/3)
- Profiles (3/3)

JK/dc