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**MEMORANDUM**

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
Ralph G. Mastromonaco, P.E.  
Miranda Brooks Landscape Design  
Bayberry Armonk, LLC

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

DATE: May 5, 2023

RE: Bayberry Armonk, LLC  
33 Bayberry Road  
Section 100.03, Block 1, Lot 6

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As requested, Kellard Sessions Consulting has reviewed the site plan and documents submitted in conjunction with the above-referenced project. The applicant is proposing to remove the existing swimming pool and construct a new, inground pool, spa and patio. The project includes additional yard grading, a children's play area, renovation of a vegetable garden, pathways to the play area and garden, modification to the entry drive (with removal of portions of the existing driveway) and landscaping improvements. The 13.586 acre project site is located within the R-2A Zoning District.

Our comments are outlined below.

**GENERAL COMMENTS**

1. The applicant has provided a cut and fill analysis for the project. Results indicate 869 c.y. of excavation and 790 c.y. of fill, which reflects a relatively balanced project.
2. Construction of the pool and hot tub will require the construction of retaining walls north and west of the pool. The applicant is proposing to construct reinforced concrete retaining walls to a maximum height of ±12 feet. The applicant should submit the construction details for the walls prior to Site Plan Approval. The plan/details shall note that the Design Professional for the walls shall certify their construction is in compliance with the approved plans prior to Certificate of Occupancy/Completion.

3. The project is located within the Kensico Drainage Basin. Disturbances over 5,000 s.f. will require conformance with New York State Department of Environmental Conservation (NYSDEC) General Permit GP-0-20-001 and filing of a Notice of Intent (NOI) and MS4 Acceptance Form with the NYSDEC.

The applicant has submitted a Stormwater Pollution Prevention Plan (SWPPP) for the project which addresses erosion and sediment controls, as well as stormwater mitigation through the 25-year storm event. Stormwater mitigation is proposed using nine (9) Cultec Model 740 Chambers. The mitigation system will be located in the vicinity of the proposed garden. Our comments with regard to the SWPPP follow:

- a. The applicant shall file the Notice of Intent (NOI) with the NYSDEC prior the issuance of a Building Permit.
4. The applicant is proposing to utilize and improve the northern curb cut, as the main entry to the residence, removing the existing main entry located slightly to the south. The new entry will include pillars and an entry gate. The applicant should provide on the Site Plan a minimum dimension between the gate and edge of pavement. The applicant will need to obtain a Curb Cut Permit from the Town Highway Department prior to obtaining a Building Permit.
5. The applicant will need to confirm conformance with NYS Building Code requirements for the pool protective fencing and barrier with the Town Building Department prior to the issuance of a Building Permit.

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 RALPH G. MASTROMONACO, P.E., P.C., DATED APRIL 24, 2023:**

- Site Plan (1 of 4)
- Profile/Details/Notes (2 of 4)

**PLANS REVIEWED, PREPARED BY MIRANDA BROOKS LANDSCAPE DESIGN, DATED APRIL 22, 2023:**

- Proposed Landscape Plan (L-100, L-101)

JK/dc