

RALPH G. MASTROMONACO, P.E., P.C.

Consulting Engineers

13 Dove Court, Croton-on-Hudson, New York 10520

Tel: (914) 271-4762 Fax: (914) 271-2820

Civil / Site / Environmental

www.rgmpepc.com

Adam Kaufman, AICP
Director of Planning Town of North Castle
17 Bedford Road
Armonk, NY 10504

May 8, 2023

via email

Re: 33 Bayberry Road – Site Plan for Bayberry Armonk, LLC.
Armonk, NY

Dear Adam:

We received comments from John Kellard, PE, Town Engineer dated May 5, 2023 and the Staff Report from the Town Planning Department dated April 26, 2023 and offer the following information:

Comments from John Kellard, PE, Town Engineer dated May 5, 2023:

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.

Response: Comment noted and no response is necessary.

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.

Response: The walls are shown schematically on the Site Plans detail sheet. The structural engineers (Grossfield - Macri Consulting Engineers) are preparing retaining wall structural plans for the Building Permit.

3. The project is located within the Kensico Drainage Basin. Disturbances over 5,000 sf. 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.

Response: A draft Notice of Intent has prepared and the MS4 Acceptance Form will be provided upon your Board's approval of the Site Plan.

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.

Response: A Curb Cut Permit will be submitted for 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.

Response: The schematic fencing is shown on the Landscape Designers supplemental sheets. Final fencing and barrier details will be submitted for Building Permit by the Pool Designers.

Comments of the Town Planning Department dated April 26, 2023:

1. The Applicant should be directed to address all outstanding staff and consultant's comments.

Response: This letter addresses staff and engineering comments.

3. The Applicant should submit a gross land coverage backup exhibit for review as described in the GLC Worksheet directions.

Response: A preliminary Land Coverage exhibit has been submitted and it is noted the coverages are well below the limits.

We are requesting that the Planning Board schedule the required neighbor notification and direct staff to prepare a draft resolution of approval.

Sincerely,



Ralph G. Mastromonaco, PE

Cc: Miranda Brooks and Bayberry Armonk, LLC