

MEMORANDUM

To : North Castle Planning Board

From : James J. Hahn, P.E.
Town Consulting Engineer

Dated : January 17, 2024

Subject : Site Plan and SWPPP Review
45 Bedford Road (The Gateway)
Section 108.03, Block 1, Lot 65

Drawings Reviewed : Prepared by Langan Engineering:

- “Cover Sheet”, Revised 1/8/24, Sheet CS001.
- “Legend and General Notes”, Revised 1/8/24, Sheet GI101.
- “Existing Conditions and Removals Plan”, Revised 1/8/24, Sheet CD101.
- “Site Plan”, Revised 1/8/24, Sheet CS101.
- “Grading and Drainage Plan”, Revised 1/8/24, Sheet CG101.
- “Drainage Profiles”, Revised 1/8/24, Sheet CG201.
- “Flood Plain Profile”, Revised 1/8/24, Sheet CG202.
- “Utility Plan”, Revised 1/8/24, Sheet CU101.
- “Sanitary Sewer Profile”, Revised 1/8/24, Sheet CU201.
- “Soil Erosion & Sediment Control Plan”, Revised 1/8/24, Sheet CE101.
- “Details (1 of 4)”, Revised 1/8/24, Sheet CS501.
- “Details (2 of 4)”, Revised 1/8/24, Sheet CS502.
- “Details (3 of 4)”, Revised 1/8/24, Sheet CS503.
- “Details (4 of 4)”, Revised 1/8/24, Sheet CS504.
- “Planting Plan”, Revised 1/8/24, Sheet LP101.
- “Planting Details and Notes”, Revised 1/8/24, Sheet LP501.
- “Site Lighting Plan”, Revised 1/8/24, Sheet LL101.
- “Site Lighting Details and Notes”, Revised 1/8/24, Sheet LL501.
- “Flood Plain Comparison”, Revised 1/8/24, Sheet FG07.

Plan Rendering, Dated 1/24.

Documents Reviewed : Response Letter from Michael Tucker, P.E, Dated 1/8/24.
Draft Stormwater Control Facility Maintenance Agreement, Undated.
Stormwater Pollution Prevention Plan, Revised 1/8/24.

At the request of the Town of North Castle, the referenced plans and documents have been reviewed for compliance with Town Code, the SPDES General Permit for Stormwater Discharge from Construction Activity (GP-0-20-001), and our previous memorandum dated November 27, 2023. The applicant is proposing to construct 34 townhouse units on 4.2 acres in the R-MF-DA zoning district. Additional work includes stormwater mitigation, floodplain mitigation, parking areas, and utility connections. A wetlands permit and floodplain development permit will be required. Per §267-8 B.(1) of the Town Code, a performance guarantee for the construction of the stormwater system may be required by the Town.

The amount of disturbance for the project is proposed to be 4.3 acres. Therefore, the project must obtain coverage under SPDES GP-0-20-001. The applicant must file a Notice of Intent (NOI) with New York State Department of Environmental Conservation (NYSDEC) and prepare a Stormwater Pollution Prevention Plan (SWPPP) that incorporates post-construction practices. Easements and maintenance agreements between the Town and the property owner are required which must be filed with the Town and Westchester County. When the project is completed, pursuant to §267-8 A. (2) of the Town Code, as-built plans must be prepared and the applicant must file a Notice of Termination (NOT) with NYSDEC.

Town Board Resolution Condition #8 requested a sidewalk to Armonk Square and an easement for a future right-hand turning lane on Maple Avenue. The applicant has stated that they will work with the Town to find a solution for access to Armonk Square. However, currently no crosswalk is shown. Additionally, the applicant is willing to provide an easement for a future turning lane. However, the dimensions of the easement cannot be finalized until a detailed design of the turning lane has been completed.

Pursuant to our review, the following items should be addressed by the applicant.

- 1) Pre-treatment should be provided for #2 Proposed Underground Storage System. Additionally, Section 3.2.2 of the SWPPP indicates Stormtech Isolator Row Plus units are to be used for pre-treatment. As it appears this is no longer proposed, the SWPPP section should be revised.
- 2) Work is proposed in the floodway. The applicant should coordinate with NYSDEC to determine if the proposed work is acceptable. Otherwise, the applicant should demonstrate that the work will not cause adverse conditions or flood rise as required by Town Code Chapter 177 or all work within the floodway should be removed.
- 3) Comments prepared by the Building Department in their letter dated January 8, 2024 should be addressed. The SWPPP should be revised as necessary per any changes that may affect impervious coverage or the drainage design.

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A written response and revised plans responding to the above comments should be provided for further review. Any changes made that do not pertain to our comments should be identified separately in the written response. Additional comments may be generated based on the revised plans.

If there are any questions concerning the above, please contact William J. Angiolillo, P.E. in our office at your earliest convenience.



JH:WJA:ay

cc: Adam Kaufman (akaufman@northcastleny.com)
William Angiolillo, P.E. (wangiolillo@hahn-eng.com)

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