


**MEMORANDUM**

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
Jorel Vaccaro, P.E.  
5 N Greenwich Rd, LLC

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

DATE: June 9, 2023

RE: 5 N Greenwich Rd, LLC  
5 North Greenwich Road  
Section 108.03, Block 3, Lot 14

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As requested, Kellard Sessions Consulting has reviewed the site plans and details submitted in conjunction with the above-referenced project. The applicant is proposing to expand the existing parking lot to include an additional twelve (12) parking spaces with storm drainage and lighting. The property is  $\pm 1.79$  acres in size and located in the PBO & R-1A Zoning District.

Our comments are provided below.

**GENERAL COMMENTS**

1. The applicant is proposing to construct a twelve (12) space parking lot accessed by a 20 foot wide driveway within the rear undeveloped portion of the site. The driveway which is proposed on a grade of 10% includes a horizontal curve with a center line radius of only 20 feet.

The applicant should examine the reorientation of the parking lot in an effort to improve the alignment of the driveway and increase the radius of its curve. The applicant should also reduce the grade along the driveway from the proposed 10% to a maximum 7% grade, as specified within the Town Code. Considering the tight radius along the driveway, I would not recommend increasing the grade beyond 7%.

The applicant should provide a profile of the proposed driveway and parking lot.

2. The applicant is proposing two (2) Cultec infiltration systems to mitigate the stormwater runoff from the proposed driveway and parking lot. The applicant should provide stormwater design calculations for the project.
3. The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. The test locations and results shall be used to design the mitigation practice and shown on the plan. Contact this office to schedule the testing.
4. The plan should illustrate the location of the existing well and septic system. The plan shall demonstrate that all required separation distances to the existing septic system and drilled well have been maintained.
5. Pre-treatment and an emergency overflow controls must be provided for the infiltration system. Please provide sizing calculations and outlet protection details to protect against erosion and disperse discharge. Discharge from the stormwater mitigation system will be directed towards the rear yards of properties fronting on Byram Brook Place. The stormwater mitigation and overflow system should not direct point discharge towards neighboring properties.
6. Please provide an erosion control plan for the project.
7. The applicant has provided a Driveway Cross Section Detail. The detail should be updated to specify the various courses of foundation and asphalt. A one (1) inch wearing course may be a thin final course for the parking lot. The applicant may wish to re-examine the proposed asphalt courses.

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 KRYPTON ENGINEERING, DATED APRIL 26, 2023:**

- Site Plan (C-100)
- Driveway Profiles (C-200)
- Photometric Plan (C-210)
- Typical Site Civil Details (C-300)
- Cultec Details (C-310)
- Erosion Control Details (C-400)

JK/dc