
MEMORANDUM

To : North Castle Planning Board

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

Dated : September 28, 2023

Subject : Site Plan Review
28 Kaysal Court (GHP Kaysal, LLC)
Section 107.04, Block 2, Lot 6

Drawings Reviewed : Prepared by Alfonzetti Engineering, P.C.:
“Amended Site Plan”, Dated 5/22/23, Sheet 01 of 01.
Prepared by Cardarelli Design Group, Inc.:
“Preliminary Plans”, Revised 4/13/23, Sheet SK1.

Documents Reviewed : Cover Letter from Ralph Alfonzetti, P.E., Dated 5/22/23.
Short Environmental Assessment Form, Part 1, Dated 5/19/23.
Preliminary Site Plan Completeness Review Form, Dated 5/19/23.
Staff Report – North Castle Planning Department, Dated 5/26/23.

At the request of the Town of North Castle, the referenced plans and documents have been reviewed for compliance with Town Code. The applicant is proposing to convert the use of a building from office space to warehouse and construct a loading entrance driveway on approximately 8 acres in the RELIP zoning district.

The amount of disturbance for the project is proposed to be under 5,000 sf. Therefore, the project is not required to obtain coverage under SPDES GP-0-20-001. Should the area of disturbance exceed 5,000 sf, 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).

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

- 1) The condition of the existing culvert should be evaluated to ensure it can withstand H-20 loading.

- 2) The proposed work includes work in the Delaware Aqueduct Easement and within a watercourse buffer area. The project should be referred to the New York City Department of Environmental Protection (NYCDEP) for review and approval.
- 3) The proposed project includes work within wetland buffer areas. A mitigation plan should be prepared in accordance with Town Code Chapter 340 "Wetlands and Watercourse Protection".
- 4) The wetland buffer area should be shown and the area of buffer disturbance quantified and clearly delineated on the plan.
- 5) It appears the exiting paver and bluestone walk is to remain. It should be verified the walk has a sufficient base for a loading driveway which should be designed for H-20 loading.
- 6) A concrete sidewalk should be provided along the proposed driveway. A detail should be provided.
- 7) Truck movements through the parking lot and using the loading ramp should be provided. Additionally, parking lot striping should be shown.
- 8) The exiting paver walk is only 8 feet wide between the inside curbs. It should be verified that it is wide enough for a loading driveway.
- 9) An existing manhole is shown in the proposed driveway. The condition of the manhole should be reviewed and determine if it can withstand H-20 loading. The purposes of the manhole should be labeled.
- 10) It should be verified that the proposed driveway section can withstand H-20 loading.
- 11) Additional grading should be provided. If a retaining wall is required at the end of the turn-around space, it should be shown and a detail provided.
- 12) Existing light poles are located near the propose driveway. It should be noted if the light poles are to remain or be relocated.
- 13) A detail for the proposed curbing should be provided.
- 14) It appears runoff may collect in the proposed turn-around space and relief should be provided.
- 15) Erosion Control Notes #5 and #7 should be revised to 7 days.
- 16) Item #16 of the EAF indicates that the site is located in a 100-year flood plain. The boundaries of the floodplain should be shown.

- 17) Several Items listed in the Parv V of the Completeness Review Form are marked as included on the site plan, but do not appear to be shown. The site plan should be revised to provide the requested information.
- 18) Per Chapter 863, Article XXVIII of the Westchester County Code of Ordinances, no fertilizer containing more than 0% phosphorus shall be used unless testing confirms the need for additional phosphorus. This should be noted on the plans.

A written response and revised plans responding to the above comments should be submitted by the applicant 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.



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