


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Eliot Senor, P.E.
Bedford Single Family, LLC

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

DATE: June 9, 2023

RE: Bedford Single Family, LLC
1 Guion Lane
Section 95.01, Block 2, Lot 10.3
Lot 4-3, Kalmancy Subdivision

As requested, Kellard Sessions Consulting has reviewed the site plans and details submitted in conjunction with the above-referenced project. The applicant is proposing a new, single-family home with a pool. The property is ±2.88 acres in size and located in the R2-A Zoning District.

The building lot was part of the Kalmancy Subdivision approved by the Planning Board in 2001. The lot's frontage is on Gene Curry Drive, however, due to very steep slopes between Gene Curry Drive and the proposed dwelling, access was approved through a driveway easement over Lots 4-4 and 4-6 within the subdivision. The proposed house and septic are consistent with the approved Integrated Plot Plan for the subdivision. The applicant is proposing the modification of the driveway easement across Lot #4-4 in order to reduce disturbance. The applicant has submitted an executed amendment to the declaration of easement for Lot 4-4.

Our comments are provided below.

GENERAL COMMENTS

1. The proposed pool patio is within the yard setback. The plan needs to be corrected or a variance obtained from the Town Zoning Board of Appeals.
2. A driveway profile is provided on Sheet SW-4. The profile should provide the K Value at each vertical curve and the applicant should explain the design volume he is trying to obtain for the curves. Vertical curve at Station 4 + 70 ± appears to provide limited sight line over the crest. A much larger vertical curve seems appropriate.
3. The applicant needs to provide additional detail with respect to grading and drainage around the residence, pool patio and rear patio. It is extremely difficult to read the plans. Therefore, in an effort to avoid mistakes, please improve the legibility of the proposed contours, spot grades and stormwater piping.
4. Please confirm the proposed stormwater treatment system provides adequate setbacks to off-site septic tanks and wells.
5. Please provide spot grades within the auto court outside the garage. The grading should be coordinated with the driveway profile. The location of the drain on the driveway profile appears different than the location on the plan. Please also provide dimensions of the auto court onto the plans.
6. It is extremely important that overflow discharge from the proposed infiltration system will not impact adjacent neighboring properties. Please detail the discharge, energy dissipators, flow spreaders, etc., required to mitigate the discharge.
7. Please explain where the infiltration basin detail shown on Sheet D-1 is proposed on the drainage plan.
8. Please confirm separation to impervious soil layer on the Cultec cross sections. Also, provide inverts for the inlets and overflow, as well as accurate existing and finished grades. It appears the Cultec system in front of the house is proposed within fill.
9. The applicant will need to prepare a Stormwater Pollution Prevention Plan (SWPPP) for the project. The SWPPP will need to comply with the New York State Stormwater Regulations and address water quantity, as well as mitigation of the 100-year storm event.

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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 & REPORT REVIEWED, PREPARED BY GABRIEL E. SENOR, P.C.:

- Site Plan Enlarged (SW-1), dated May 18, 2023
- Site Plan (SW-2), dated May 18, 2023
- Drainage Plan (SW-3), dated May 5, 2023
- Driveway Grading, Driveway Profile, Driveway Sight Distance (SW-4), dated May 18, 2023
- Temporary Erosion Control (IB-1), dated May 18, 2023
- Existing Conditions, Tree Removals, Planting (LS-1), dated May 18, 2023
- Stormwater & Erosion Control System Design (D-1), dated May 18, 2023
- Drainage Report, dated May 19, 2023

JK/dc