


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Ralph Alfonzetti, P.E.
MRL 11Whippoorwill, LLC

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

DATE: June 23, 2023

RE: MRL 11 Whippoorwill, LLC
11 Whippoorwill Lane
Section 107.04, Block 1, Lot 5

The applicant is appealing the RPRC determination to require Planning Board Approval of the site plan for the proposed residence and access drive.

The application includes a new, single-family residence with driveway access along an unimproved right-of-way, an inground swimming pool, pool terrace, new septic system and stormwater treatment system. The project is adjacent to the Calder Property, within the New York City Department of Environmental Protection (NYCDEP) Watershed and will result in disturbance of steep slopes.

I have attached for your review our June 2, 2023 memorandum to the Residential Project Review Committee (RPRC) for the proposed project. The swimming pool was not part of the RPRC Application. Our office will prepare a formal review of the application under the Planning Board application process once the Board renders a decision on the applicant's appeal of the RPRC Determination.

PLANS & REPORT REVIEWED, PREPARED BY ALFONZETTI ENGINEERING, P.C., DATED JUNE 12, 2023:

- Site Plan (1 of 2)
- Site Details (2 of 2)
- Stormwater Report

JK/dc

https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2023-06-23-NCPB_MRL 11 Whippoorwill, LLC - 11 Whippoorwill Ln_Review Memo.docx

RESIDENTIAL PROJECT REVIEW COMMITTEE ENGINEERING REVIEW	
Date	June 2, 2023
Project Name	MRL 11 Whippoorwill, LLC
Street Location	11 Whippoorwill Lane
Section, Block & Lot	107.04/1/5
<u>Engineering Comments:</u>	
<p>Application to construct a single-family home on the existing undeveloped, non-conforming lot. The property is adjacent to the Calder Property, includes steep slopes over most of the property and fronts on a right-of-way with no improved roadbed. The property is also located immediately upstream of the Kensico Reservoir.</p> <ul style="list-style-type: none"> ▪ The project is located in the Kensico Drainage Basin. Disturbance of over 5,000 s.f. 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 SWPPP Acceptance Form with the NYSDEC. Submit draft copies to the Town Engineer for review. ▪ Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 100-year, 24-hour design storm event. Provide details of the stormwater mitigation system. ▪ 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 shown on the plan. Contact this office to schedule the testing. ▪ The applicant will need to obtain approval from the Westchester County Department of Health (WCHD) and New York City Department of Environmental Protection (NYCDEP) Approval for the on-site wastewater treatment system. ▪ Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, erosion control blanket, inlet protection, construction sequence, etc. Provide details. ▪ The proposed construction entrance should be located at the beginning of the project. ▪ A proposed future pool is illustrated on the project plans. The applicant either needs to obtain the approval for the pool at this time or remove the pool from the project plans. 	

- Approval of the proposed water tap to the existing Water District #5 main within the rear yard will be required from the Town Water & Sewer Department.
- The applicant is proposing to extend a driveway from Whippoorwill Lane within the right-of-way. The applicant should investigate with the Building Department their ability to issue a Building Permit without an all weather roadbed in front of the residence to the proposed driveway.
- The applicant should provide a turnaround for emergency vehicles at the end of the roadway. The application should be forwarded to emergency responders for their review and comment.
- Profiles are necessary for the proposed private roadway and driveway.
- The applicant should provide the proposed specifications for the access improvements within the right-of-way.

Plans Reviewed, prepared by Alfonzetti Engineering, P.C., dated May 15, 2023:

- Site Plan (1 of 2)
- Site Details (2 of 2)

Signed: _____
John Kellard
John Kellard, P.E.
Consulting Town Engineer