


MEMORANDUM

TO: North Castle Planning Board

CC: North Castle Conservation Board
Adam Kaufman, AICP
Peter J. Gregory, P.E.
Christian Jungers & Michelle Starr

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

DATE: July 7, 2023

RE: Christian Jungers & Michelle Starr
14 Tallwoods Road
Section 107.02, Block 1, Lot 17

As requested, Kellard Sessions Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing to construct a new 18' x 38' inground swimming pool and pool patio. The project is proposed within the local wetland buffer and will include new impervious surface within 50 feet of a New York City Department of Environmental Protection (NYCDEP) regulated watercourse. The project will disturb approximately 5,600 s.f. of land area, 5,260 s.f. of wetland buffer and result in approximately 1,874 s.f. of new impervious surface. The application includes wetland and stormwater mitigation.

GENERAL COMMENTS

1. The applicant is proposing land disturbance within 100 feet of a regulated local wetland. A local Wetland Permit may be required for the project. A wetland delineation was prepared by Mary Jaehnig on September 2, 2022. The delineation should be field-confirmed by the Town Wetland Consultant.
2. The proposed project is projected to disturb 5,260 s.f. of wetland buffer. The applicant has prepared a Wetland Mitigation Plan, which includes 10,733 s.f. of wetland mitigation, 9,407 s.f. of invasive vegetation removal and 1,326 s.f. of mitigation plantings. A five (5) year wetland monitoring and maintenance plan has been outlined by the applicant.

The Planning Board may wish to refer the Mitigation Plan to the Town Wetland Consultant and Town Conservation Board for their review and recommendation.

The applicant should prepare a cost estimate which includes all costs to complete the proposed wetland mitigation, as well as the five (5) year monitoring and maintenance program. A Bond should be provided by the applicant to ensure the completion of each.

3. The applicant is proposing new impervious surfaces within 100 feet of a watercourse within the New York City Watershed. New impervious surfaces within 100 feet of a watercourse may require an Individual Residential Permit from the NYCDEP. The applicant should obtain a determination from the NYCDEP.
4. The proposed pool and pool patio are located along the top of the hillside within the rear of the existing residence. In an effort to minimize land disturbance, the applicant is proposing retaining walls along three (3) sides of the pool patio. The walls extend to a maximum height of 9.5 feet.

The applicant should provide construction details of the retaining walls, inclusive of design calculations for bearing, sliding and overturning. The plans should also note that the applicant shall retain the services of a Professional Engineer who will inspect the work and provide certification that the work is in conformance with the approved plans, prior to the issuance of a Certificate of Occupancy for the work.

5. The project is located in the Kensico Drainage Basin. Disturbance of over 5,000 s.f. will require conformance with NYSDEC General Permit GP-0-20-001 and filing of a Notice of Intent (NOI) and MS4 Acceptance Form with the NYSDEC. The applicant should submit the Stormwater Pollution Prevention Plan (SWPPP) to the Town Engineer for review.
6. 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.
7. 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. Please contact this office to schedule the testing.
8. Provide rims, inverts, size and material for all proposed drainage facilities.

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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 REVIEWED, PREPARED BY DTS PROVIDENT, DATED JUNE 26, 2023:

- Overall Site Plan (C-101)
- Construction Plan and Cross Sections (C-102)
- Erosion Control Details and Notes (C-103)
- Stormwater Details (C-104)

PLAN REVIEWED, PREPARED BY BENEDEK & TICEHURST, DATED JUNE 12, 2023:

- Wetland Mitigation Plan (WL-1)

JK/dc