


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Nicholas Gaboury, P.E.
Greg Altshuler, IREP-CG East Lane, LLC

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

DATE: August 4, 2023

RE: Greg Altshuler, IREP-CG East Lane, LLC
10 East Lane Lot #2
Section 108.03, Block 3, Lot 39.2

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 five (5) bedroom residence with a pool and patio within the rear, new driveway, subsurface sewage disposal system and domestic well. The building lot was recently created with the Planning Board's Approval of the Turet Subdivision, the lot is located at the end of the common driveway.

The plan for Lot #2 appears to be consistent with the Integrated Plot Plan. Driveway, house and pool locations and sizes are consistent with the approved plans.

GENERAL COMMENTS

1. Please submit a copy of the Westchester County Department of Health (WCHD) Approvals for the subsurface sewage disposal and domestic well.
2. Please relocate the footing drain discharge to be direct towards the northwest corner of the lot, not directed at the neighboring yard.
3. Please provide a driveway profile.

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4. Please provide a comparison of on-site impervious surfaces proposed vs. the proposed impervious area used for Lot #2 within the approved Stormwater Pollution Prevention Plan (SWPPP) for the project.
5. Please provide a protective barrier along the downhill side of the proposed driveway.
6. Please indicate the pool drawdown discharge connection to the stormwater mitigation system.
7. The project will result in approximately 2,310 c.y. of excess excavation to be removed from the site. Please provide the intended use of material. If it is to be stored within the subdivision for future use, please select a location at this time.

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 BIBBO ASSOCIATES, LLP, DATED JUNE 19, 2023:

- Site Plan (SP-1)
- Erosion Control Plan (EC-1)
- Details (D-1)

JK/dc