


**MEMORANDUM**

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
Lucio Di Leo, R.A., A.I.A.  
Nick Shirriah  
Arben Gecaj

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

DATE: September 8, 2023

RE: Arben Gecaj  
6 Cannato Place  
Section 101.01, Block 1, Lot 45

---

As requested, Kellard Sessions Consulting has reviewed the site plans and details submitted in conjunction with the above-referenced project. The 1.0 acre project site is located off the Cannato Place cul-de-sac. Access to the property is along an existing common driveway which also services two (2) existing neighboring residences.

The applicant is requesting approval to demolish the existing residence on the property along with the removal of a portion of the existing driveway and existing septic system. A new three (3) bedroom residence is proposed with new on-site driveway, new septic system, well and stormwater treatment system.

The property contains no wetlands or wetland buffers, however, approximately 19,000 s.f. of the site is comprised of steep slopes. The applicant has done a very good job designing the residence to fit on the property while avoiding the steepest portions of the site. Retaining walls are proposed along the driveway and within the rear yard. A Landscape Plan has been submitted which will screen the walls and provide visual separation from neighbors.

Our comments are provided below.

**GENERAL COMMENTS**

1. The applicant is proposing to mitigate stormwater runoff from the project with the installation of fourteen (14) Cultec infiltration units which will accept runoff from the proposed impervious driveway and residence. The applicant is required to mitigate the increase in runoff through the 100-year, 24-hour storm event. However, since Cannato Place does not have stormwater collection or piping facilities to accept discharge from the project, the applicant has designed a mitigation system which infiltrates all runoff from impervious surfaces through the 100-year event. We find the design acceptable, subject to verification of soil test data and the review of the system details.
2. The applicant is required to perform deep soil tests and percolation tests in the vicinity of the stormwater mitigation system, to be witnessed by the Town Engineer. The applicant should contact our office to schedule testing.
3. The applicant should submit calculations confirming that the 6" diameter drain pipe along the front of the proposed residence has sufficient capacity to convey runoff from the roof and driveway.
4. The applicant has provided a driveway profile for the proposed driveway. Additional detail would be helpful in reviewing the design and constructing the driveway. Please include the existing portion of driveway approaching the proposed driveway so the transition can be understood, vertical curves where changes of grade occur and proposed finish grade elevations along the drive. Please also show on the profile the location of drainage structures, rim elevations and location of the garage. Please provide driveway stationing on the Site Plan.
5. The driveway approach at the garage and limited area to back out of the garage will make for an uncomfortable maneuver entering and exiting the garage. This is further complicated by the significant elevation drop within the garage backout area. The applicant should examine the turning movements at the garage and increase the depth of the backout area as required.
6. Site grading will require the construction of retaining walls within the rear yard, along the driveway and the garage backout area. Walls within the backyard will extend to a height of five (5) feet, while walls along the driveway will extend to a height of eight (8) feet with double walls making up a total height of approximately 15 feet. The applicant will need to submit retaining wall designs, details and specifications. Walls adjacent to the proposed driveway will need to evaluate loading from vehicles above and designed for bearing, sliding and overturning.

North Castle Planning Board  
Arben Gecaj – 6 Cannat Place  
September 8, 2023  
Page 3 of 3

7. Driveway access to the lot is along a common driveway which crosses lands of two (2) neighboring properties. The applicant should submit driveway and utility easements agreements for the common driveway. In addition, the common driveway providing access to other properties crosses the subject property. A portion of the common driveway is not within the easement area. The Planning Board should determine whether such discrepancy should be addressed by modifying the easement 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 POUDEUR DESIGN GROUP, DATED AUGUST 2, 2023:**

- Planting Plan (L-1)
- Rendered Planting Plan (L-1.1)

**PLANS & REPORT REVIEWED, PREPARED BY HUDSON ENGINEERING & CONSULTING, P.C.:**

- Existing Conditions Plan (C-1), dated June 1, 2023
- Erosion & Sediment Control Plan (C-2), dated August 3, 2023
- Stormwater Management Plan (C-3), dated August 3, 2023
- OWTS Plan (S-1), dated August 3, 2023
- OWTS Details (S-2), dated August 3, 2023
- Stormwater Management Plan & Drainage Analysis Report, dated August 4, 2023

JK/dc