


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Ralph Alfonzetti, P.E.
David Graber (34 Creemer, LLC)

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

DATE: October 5, 2023

RE: Site Development Plan Approval Application
David Graber (34 Creemer, LLC)
34 Creemer Road
Section 108.04, Block 2, Lot 14

As requested, KSCJ Consulting has reviewed the Site Plan, Steep Slope, Wetland and Tree Removal Applications for the above-referenced project. The applicant is proposing a new, five (5) bedroom, single-family residence on the 2.15 acre parcel within the R-2A Single-Family Residential Zoning District. A significant portion of the lot is encumbered by wetland buffer from an on-site and off-site freshwater wetlands. The project will include a new driveway servicing the residence from Creemer Road, an inground swimming pool and pool patio, a new subsurface sewage treatment system, domestic well and stormwater mitigation systems. The proposed residence, pool and pool patio, as well as a stormwater mitigation rain garden, are located within the wetland buffer.

The project site previously received a Site Plan, Steep Slope, Wetland and Tree Removal Permit Resolution Approval from the Town Planning Board in 2018. The Planning Board Approval was for a five (5) bedroom residence with driveway access from Creemer Road. The previous approval also included a new well and septic, rain garden within the wetland buffer and a stormwater infiltration system within the front yard. The applicant had satisfied the conditions of the Planning Board Approval and our office signed the Site Plans on December 10, 2018.

The project proposed is consistent with the approved project, with the exception that the driveway length has been reduced, the proposed footprint of the residence has been reduced, the residence was shifted towards the east and a pool and pool patio is now proposed west of the new residence.

It also appears that the septic system size was reduced and a retaining wall along the east side of the driveway was removed.

Our comments are outlined below.

GENERAL COMMENTS

1. The applicant has prepared a proposed driveway profile, which extends for a distance of approximately 100 feet. A 4% entry platform has been provided where the driveway meets Creemer Road and a short 5% platform at the garage with an 8.6% grade between. I would recommend that the applicant extend the 5% driveway grade at the garage to encompass the complete area outside the garage. It appears a longer garage platform could be accomplished by increasing the grade within the middle of the driveway. Maintaining the 5% maximum grade in the vicinity of the garage should make accessing vehicles during inclement weather more manageable for the residence of the home.
2. The current plan proposes 15,780 s.f. of disturbance within the regulated 100-foot wetland buffer, which is consistent with the disturbance of the previous approval. The applicant has prepared a wetland mitigation plan for consideration by the Planning Board. Proposed mitigation includes a variety of seed mixes and tree/shrub plantings within the on-site wetland and wetland buffers. The Planning Board should refer the plan to the Conservation Board for review and recommendation.
3. Given the extent of the wetland and wetland buffer mitigation required for the proposed project and consistent with the previous approval, we would recommend the Board consider a long-term maintenance and monitoring plan to ensure successful implementation and survival of the mitigation plantings. The monitoring plan should extend five (5) years from completion of construction, as required by Section 340-12 of the Town Code.
4. The applicant will be required to obtain Westchester County Department of Health (WCHD) Approval for the proposed septic system and on-site well. Copies of approved plans should be provided for coordination with the Site Plan.
5. The applicant is proposing to mitigate stormwater runoff from the property within infiltration units proposed within the front yard and a rain garden located along the easterly boundary of the property. The applicant should update and submit the Stormwater Pollution Prevention Plan (SWPPP) for the modified project. The SWPPP shall provide computations for the design of the infiltration system and rain garden.

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6. The applicant should include on the project plans proposed stormwater collection and piping. This should include improvements required to collect runoff from the driveway and conveyance of storm flows to the rain garden.
7. The applicant should provide construction details of all proposed site improvements.
8. The applicant has included proposed site grading on the site development plans. The applicant should provide additional grading information for the most northern portion of the driveway.

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 ALFONZETTI ENGINEERING, P.C., DATED JULY 20, 2023:

- Site Plan (Sheet 1 of 3)
- Sight Distance & Driveway Profiles (Sheet 2 of 3)
- Site Details (Sheet 3 of 3)

PLANS REVIEWED, PREPARED BY JAY FAIN & ASSOCIATES, LLC, DATED JULY 28, 2023:

- Wetland Mitigation & Landscape Plan (M.1)
- Planting Notes & Details (M.2)

JK/dc