




John Kellard, P.E.
David Sessions, RLA, AICP
Joseph M. Cermele, P.E., CFM
Jan K. Johannessen, RLA, AICP

MEMORANDUM

TO: North Castle Planning Board

CC: North Castle Conservation Board
Adam Kaufman, AICP

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

DATE: October 5, 2023
Updated May 13, 2024

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.

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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.

Comment addressed.

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.

The applicant’s wetland mitigation plan and rain garden enlargement plan are inconsistent with the most recent site development plans submitted. Inconsistencies have been observed around the proposed driveway, proposed residence, proposed pool, and proposed rain garden. The applicant shall resubmit plans, which have been fully coordinated with the project team. Also, the mitigation plan is showing trees as “existing”, however, some may have been removed or are slated to be removed. Trees which are no longer on-site or are planned to be taken down shall be mitigated accordingly and the plans shall be updated. If invasive species have been identified and planned removal is part of the mitigation plan, all invasive species shall be identified and quantified.

3. Given the extend 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.

As previously mentioned, an updated planting cost estimate indicating cost of plant material, (which shall include budgetary numbers for plant material, plant installation, and minimally a one-year survival guarantee) has not be submitted to this office for review. Additionally, a line item shall be added to the cost estimate accounting for the cost of implementing the “Long-Term Wetland Monitoring and Maintenance Plan” for the duration of five (5) years post Certificate of Occupancy. If removal of invasive species is part of site mitigation, language shall be added to the “Long-Term Wetland Monitoring and Maintenance Plan” explaining proper removal, handling, disposal, and standard procedures for handling future re-growth, if discovered within the five (5) year post certificate of occupancy period.

- 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.

An updated SWPPP has been submitted, which is under review.

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.

Comment addressed.

- 7. The applicant should provide construction details of all proposed site improvements, including driveway, curbing, retaining walls and pool drainage system.**
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.

North Castle Planning Board
David Graber – 34 Creemer Road
October 5, 2023
Updated May 13, 2024
Page 4 of 4

Comment addressed.

- 9. The applicant should illustrate the location of the pool equipment. Pool winter drawdown should be discharged to the infiltration practice.**

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 & REPORT REVIEWED, PREPARED BY ALFONZETTI ENGINEERING, P.C., DATED APRIL 24, 2024:

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

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