



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: David Sessions, RLA, AICP *DS*  
KSCJ Consulting  
Town Wetland Consultants

DATE: May 13, 2024

RE: David Graber (34 Creemer, LLC)  
34 Creemer Road  
Section 108.04, Block 2, Lot 14

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As requested, KSCJ Consulting has reviewed the submitted documents in conjunction with the above-referenced Administrative Wetland Permit Application. The ±2.14 acre property is located in the R-2A Zoning District. The applicant is proposing a five (5) bedroom, single-family residence with an inground swimming pool and pool patio. Access will be from Creemer Road via a new paved driveway.

The project site received in 2018 Site Plan, Steep Slope, Wetland and Tree Removal Approvals from the Planning Board. The Planning Board Approval was for a five (5) bedroom residence with driveway access from Creemer Road. The approval included a new well and septic, rain garden within the wetland buffer, a stormwater infiltration system within the front yard and relocation of the existing stone wall along the property frontage. 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 southeast, and the previously introduced pool now has a pool patio. It also appears that the septic system size was reduced from the 2018 approved plans and has changed locations. The applicant shall confirm soil is adequate for this proposed use in the revised location. Revised information shall be submitted to the town engineer for review and approval.

The applicant has submitted a "Wetland Mitigation & Landscape Plan", however, it is not coordinated with the currently civil site plans submitted and there are noticeable inconsistencies.

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CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | SITE & ENVIRONMENTAL PLANNING

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Additional comments are outlined below.

**GENERAL COMMENTS**

1. As previously mentioned, a revised and fully coordinated “Wetland Mitigation & Landscape Plan” & “Planting Notes & Details Plan” has not been submitted for review showing updated design/mitigation and associated tables. Please include revised plans, details, and tables.
2. 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.
3. As previously mentioned, a plan showing an updated New York State Department of Environmental Conservation (NYSDEC) Freshwater Wetland Boundary Validation Block has not been submitted. The previous plan had an expired Validation Block. Please submit the latest plan with a current Validation Block.
4. Based on review of previously approved 2018 plans and currently proposed plans, it appears additional trees have been taken down on the project site and/or are currently slated to be removed. The applicant shall provide an updated site tree survey, which accounts for current existing conditions. Subsequently, the applicant shall provide site plans properly illustrating trees to remain and to be removed. If additional trees have been removed or are slated to be removed above and beyond the approved 2018 plans, a Tree Removal Permit shall be filed for additional trees removed and/or are planned to be removed.

As additional information becomes available, we will continue our review. It is noted that the applicant should provide an itemized response to all comments as this will facilitate completeness and efficiency of review.

**PLANS 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)

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

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

DJS/dc

[https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2024-05-13\\_NCPB\\_Graber - 34 Creemer Road\\_Review Memo\(DS\).docx](https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2024-05-13_NCPB_Graber - 34 Creemer Road_Review Memo(DS).docx)