




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

**MEMORANDUM**

TO: North Castle Planning Board

CC: Adam Kaufman, AICP

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

DATE: April 8, 2024

RE: St. Nersess Armenian Seminary  
486 Bedford Road  
Section 108.02, Block 1, Lot 16

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As requested, KSCJ Consulting has reviewed the plans and supporting documents submitted in conjunction with the above-referenced application. The applicant is proposing to expand the existing seminary to include two (2) additional student apartments and a new residence for the dean. The new dean's residence will be located to the rear of the existing dean's residence and the new student apartments will be an addition to the existing married student's residence. Two (2) new parking spaces are proposed along the main entry drive.

Our comments are outlined below.

**GENERAL COMMENTS**

1. The applicant will need to obtain Westchester County Department of Health (WCHD) Approval for the septic and water system required to service the new facilities. The applicant should explain what improvements are proposed to the existing septic and water systems and the present status of the WCHD applications.
2. The applicant will need to prepare a grading plan, an erosion and sediment control plan and construction details of all proposed improvements associated with the project amendments.
3. The applicant should prepare a Stormwater Pollution Prevention Plan (SWPPP) for the project, to address mitigation of runoff from the proposed improvements.

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WWW.KSCJCONSULTING.COM

The Town Highway Department and neighboring property owners have been struggling with surface flows traveling to the west from the area of this site. Surface runoff travels through neighboring properties and onto Seymour Place.

A site visit to St. Nersess in the Fall of 2023 revealed that a portion of roof discharge from the dean's residence was discharging off-site to the west untreated. It was also not clear whether portions of the married student residence building were also contributing to that runoff. Our inspection also revealed maintenance issues with the existing retention basin, and a high water table with continuous discharge from the infiltration trench/level spreader.

The applicant will need to develop a stormwater mitigation plan for the project. Topography of the project site will likely require that the treatment practices be located behind the new dean's residence. The new treatment practice should be large enough to accommodate all untreated discharges within this area of the site and should only rely on discharge through infiltration.

The existing retention basin should also be examined with the intent of eliminating the continuous flow from the basin. This may require expansion of the area of the basin and modification of its outflow device with a greater dependence on infiltrating the lower segment of the pond. The infiltration trench/flow spreader should also be investigated, updated and expanded.

I would suggest that a site visit be scheduled whereby our office can review the issues with the applicant's engineer.

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 ROBERT STANZIALE ARCHITECT, P.C., DATED MARCH 19, 2024:**

- Cover Sheet (T-01.00)
- Site Plan (A-01.00)
- Part Site Plan (A-01.01)
- Aerial Photo (A-01.02)
- Floor Plans (A-01.03)
- Proposed Residence Plan Elevations (A-01.04)

JK/dc