


MEMORANDUM

TO: North Castle Planning Board

CC: North Castle Conservation Board
Adam Kaufman, AICP
Robert Peake, AICP
Amin Majidi

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

DATE: October 20, 2023

RE: Majidi Subdivision
21 Whippoorwill Road
Section 107.04, Block 1, Lot 11

As requested, KSCJ Consulting has reviewed the subdivision plan and supporting documents submitted in conjunction with the above-referenced project. The applicant is proposing a two (2) lot subdivision of an existing 6.2 acre, single-family lot improved with a residence, pool and pool house. The existing residence, pool and pool house are proposed to remain on Lot 1, a proposed 4.17 acre parcel with driveway access off of Whippoorwill Road. The proposed 2.03 acre Lot 2 is currently undeveloped. The proposed lot will include a new residence along the Whippoorwill Road frontage with driveway access off of Whippoorwill Road and a subsurface sewage disposal system within the southwest portion of the lot. Water service will be provided by a connection to the Water District #5 water main in the vicinity of Whippoorwill Lane. A water service easement is proposed through Lot #1 and an adjacent parcel. The 6.2 acre property is located in the R2A Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. The applicant should prepare and submit a Zoning Compliance Plan which documents the deductions required on each proposed lot in arriving at net lot area. The applicant should also include on the plan the contiguous buildable area for each lot.

2. The plans and plat shall clearly illustrate the area noted “Reserved for Street Realignment (or Widening) Purposes”, as provided on the approved Final Subdivision Plat entitled “Final Subdivision of Property prepared for Michael S. Bruno, Jr. & Margaret Price Bruno”, dated (last revised) December 20, 2013; and as required by Section 275-27B of the Town Code. The Bulk Zoning Table shall be amended to illustrate the net lot areas (Lots 1 and 2) having been adjusted accordingly to accommodate for the reduction in area and setbacks. It is noted that areas reserved for road widening may not be counted in satisfying yard or area requirements.
3. There appears to be an off-site, locally regulated wetland which borders the east side of Whippoorwill Road. The applicant will need to illustrate the limits of the wetland and associated 100-foot buffer. The wetland boundary shall be delineated by the applicant and verification by the Town Wetland Consultant. If the wetland boundary is within 100 feet of the proposed site access, a Wetland Permit Application should be submitted, and application referred to the Town Conservation Board for their review and recommendation.
4. The applicant shall prepare preliminary subdivision construction plans that demonstrate the feasibility of the proposed lot. The plot plans shall include all requirements outlined in Chapter 275-34 of the Town Code. The plan shall include a driveway profile to demonstrate compliance with Section 355-59B(1) of the Town Code and grading for the driveway, residence and septic system.
5. Prior to Final Subdivision Approval, the applicant will be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with Chapter 173 – Stormwater Management of the Town Code. Soil testing shall be performed by the applicant and witnessed by this office.
6. The applicant shall prepare a Sediment and Erosion Control Plan that illustrates erosion controls, including, but not limited to, temporary access, silt fencing, soil stockpiles, limits of disturbance, construction sequencing, etc.
7. The applicant will be required to obtain approval from the Westchester County Department of Health (WCHD) for the subdivision, as well as for the proposed on-site wastewater treatment system (OWTS).
8. The applicant shall provide sight distance profiles for the proposed driveway demonstrating adequate sight lines for a minimum distance of 200 feet in each direction, as required by the Town Code. The plans shall illustrate any proposed site improvements required to achieve the sight distance.
9. Water service to the proposed residence will require an easement across Lot #1 and an adjacent parcel at the corner of Whippoorwill Road and Whippoorwill Lane. The applicant should prepare

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the easements which shall be illustrated by metes and bounds on the Subdivision Plat. Prior to Final Approval, the applicant should provide proof that the easements have been executed and filed within the Westchester County Clerk's Office Division of Land Records.

10. The applicant should also confirm the water service connection point with the Town Water & Sewer Department prior to preparing the easements.

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 JMC, DATED OCTOBER 6, 2023:

- Cover Sheet (C-000)
- Existing Conditions Map (C-010)
- Environmental Constraints Map (C-020)
- Integrated Plot Plan (C-100)
- Preliminary Subdivision Plat (C-110)

JMC/dc