




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: North Castle Conservation Board
Adam Kaufman, AICP
Christopher Fisher, Cuddy & Feder, LLP
Anthony Guccione, Jr., R.L.A.
David Lombardi, P.E.
Airport Campus, LLC
Toll Brothers, Inc.

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

DATE: November 27, 2023

RE: Site Development Plan Approval Application
Airport Campus
113 King Street
Section 113.04, Block 1, Lots 13 and 14
Section 118.02, Block 1, Lot 1

As requested, KSCJ Consulting has reviewed the plans and documents submitted in conjunction with the above-referenced project. I have met with David Lombardi, P.E. and Anthony Guccione, Jr., R.L.A. of JMC, the applicant's Site Engineers for the project, to discuss my review of the Site Plans. My comments on the Site Engineering Plan Package were conveyed to these gentlemen, who I expect will review the comments and respond accordingly. Comments addressed horizontal and vertical road geometry, water distribution and sewer collection systems, drainage collection, site grading and erosion and sediment controls during construction. My review did not include the Stormwater Pollution Prevention Plan Report for the project, since the document is presently being revised by the applicant.

The majority of my comments were technical in nature and should not significantly alter the project layout presently before the Planning Board. They included utility pipe clearances, locations of drainage inlets, site grading, changes in grade between the side by side driveways, the potential need of retaining walls at certain unit entrances, the need to maintain a positive sloping terrain away from proposed dwelling units and the elevation, depth and drain inlet locations within yard drainage swales. We also discussed maintenance access to the stormwater basins, erosion and sediment controls during construction and the

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project phasing. The applicant will need to clarify the responsibilities for utilities and other improvements, which may cross between the Townhouse project, and the separate parcel containing the existing office building.

One comment which could result in slight modification to the project layout is the horizontal geometry of the internal roads. There are approximately six (6) locations where the horizontal radius of roadway curves are less than the minimum required radius within of the Town Code and a number of locations where tangents between horizontal curves are less than the required standards. The applicant intends to request a waiver for these horizontal curves and tangents between curves from your Board, as well as some less significant vertical geometry waivers. I have asked the applicant's Site Engineers to submit additional technical information regarding recommended minimum radii at specific design speeds to support their request.

One (1) additional area, which could impact the layout, is the street frontage at the Townhomes. As proposed, there are no sidewalks within the community, except for the sidewalks in front of the Clubhouse/Pool Facility. The driveway length, at certain units only, provides 20 feet between the edge of the road and the garage door. While vehicles can fit within the 20 foot drive, vehicle bumpers will extend in close proximity to the roadway. Also, if a sidewalk is required, there will not be sufficient room to park a vehicle within the driveway. The Planning Board should advise whether the front yards, as proposed, are acceptable.

As additional information becomes available, we will continue our review. We note that additional information provided to address the above may result in further comments. It is noted that an itemized response to all comments will facilitate completeness and efficiency of review.

PLANS REVIEWED, PREPARED BY JMC, DATED NOVEMBER 10, 2023:

- Overall Layout Plan (C-100)
- Layout Plan (C-101 & C-102)
- Tree Protection Plan (C-151 & C-152)
- Tree Protection Table (Part A) (C-153)
- Tree Protection Table (Part B) (C-154)
- Tree Protection Table (Part C) (C-155)
- Grading Plan (C-201, C-202)
- Road Profiles (C-210)
- Utilities Plan (C-301 & C-302)
- Sanitary Sewer Profiles (C-320)
- Water Main Profiles (C-330)
- Erosion and Sediment Control Plan (C-401 & C-402)
- Vehicle Access Plan (Fire Truck) (C-700 & C-702)

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- Construction Details (C-900, C-901, C-902, C-903, C-904)
- Landscape Plan (L-101, L-102)
- Typical Unit Landscape Plan (L-103)
- Integrated Plot Plan (IPP-1)
- Preliminary Subdivision Plat (PSP-1)

PLANS REVIEWED, PREPARED BY WLS LIGHTING, DATED SEPTEMBER 1, 2022:

- Lighting Plans (Sheets 1 of 3, 2 of 3 and 3 of 3)

PLANS REVIEWED, PREPARED BY LESSARD DESIGNS, DATED SEPTEMBER 1, 2022:

- Architectural Plan Set

JK/dc