


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Michael Finan, P.E.
Stone Manor at Armonk, LLC

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

DATE: December 11, 2023

RE: Stone Manor at Armonk, LLC
2 Daphne Lane
Section 102.01, Block 2, Lot 58.2

As requested, KSCJ Consulting has reviewed the site plans submitted in conjunction with the above-referenced project. The applicant is proposing to construct a new five (5) bedroom residence on an existing 3.69 acre building lot within the Stone Manor at Armonk Subdivision. The home will be serviced by a septic system and domestic well, which will be installed within the rear yard. Stormwater runoff from impervious surfaces will be discharged through the roadway drainage system to the stormwater treatment area (pond) previously constructed for the project.

Our comments are provided below.

GENERAL COMMENTS

1. The applicant should submit the approval from the Westchester County Department of Health (WCHD) for the proposed on-site wastewater treatment system (OWTS) and domestic well.
2. The applicant has prepared a driveway profile for the project. The profile should be revised to comply with Town residential driveway regulations.
3. The project grading plan reflects a significant amount of fill to be imported to the project to obtain proposed grades. The applicant should prepare a cut and fill analysis of the project to determine the volume of fill required to be imported. A Fill Permit will be required for the project at the time of Building Permit through the Town Building Department.

4. The project proposes discharge of runoff from impervious areas to the existing roadway drainage system, which discharges to the stormwater treatment pond for the subdivision, which was constructed previously. The stormwater treatment system was designed during the subdivision application process when certain impervious surfaces were assumed for each proposed building lot. The applicant should compare the proposed impervious surfaces to the assumed values used for Lot #1 during the subdivision process. Should the proposed impervious areas exceed the assumed values previously used, additional mitigation would need to be provided.
5. The applicant should update the proposed drainage system design to include stormwater collection and piping for the pool, pool patio and rear yard patio adjacent to the proposed residence.

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 LANGAN ENGINEERING, DATED NOVEMBER 15, 2023:

- Site Plan (CS101)
- Details (CS501)

JK/dc