


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP

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

DATE: January 8, 2024

RE: Angelo Agovino, Armonk Estates LLC
4 Armonk Heights Road
Section 101.01, Block 1, Lot 34

As requested, KSCJ Consulting has reviewed the site plans and supporting documents submitted in regard to the above-referenced project. The applicant is proposing to construct a new, single-family residence with driveway access from Armonk Heights Road. The 11.016 acre property is located within the R-2A Single Family Residential Zoning District.

The application proposes a 9,488 s.f. single-family residence with inground pool, pool house and patios within the rear yard. A barn with gravel driveway access is proposed within the northern portion of the site. A new seepage pit septic system would be located west of the proposed residence. Stormwater mitigation systems are proposed east of the residence.

Proposed site regrading will require significant filling within the area of the residence with fill extending to a maximum depth of 30 feet. A number of tiered retaining walls extending to a total height of 28 feet are proposed to retain the fill.

The project site is located along a hillside which extends upgradient to Byram Ridge Road and extends down to Faraway Road. The site experiences significant runoff which flows through the site to a local wetland within the western portion of the property. The applicant has installed drainage ditches within the property in an effort to divert surface runoff, which flows through the property.

GENERAL COMMENTS

1. The applicant has retained B. Laing Associates to delineate the on-site wetlands. A Wetland Report was submitted which should be forwarded to the Town Wetland Consultant for his review and

comment. The report provides that a local wetland exists within the extreme western portion of the property. Proposed improvements appear to be located outside of the wetland and its buffer.

The wetland report also notes the drainage ditches which traverse the site carrying runoff from the hillside to the wetland below. The Town Wetland Consultant will need to visit the Site and confirm the wetland boundary and whether the waterways are regulated watercourses under the Town Wetland Law. Inspections should also include an evaluation of the drainage ditches which have been excavated to divert runoff. The applicant should schedule a site visit with the Town Wetland Consultant and B. Laing Associates.

2. The drainage ditches which have been excavated through the property should be evaluated by the applicant's consultants and a mitigation plan prepared to address the disturbance and erosion which is occurring along the ditches.
3. The applicant is proposing a Barn within the northern portion of the property. The applicant should explain how many animals and type of animal will be housed within the Barn. The applicant should also explain the facilities proposed within the Barn, will there be wash down provisions, manure storage and disposal, etc.
4. The plan should illustrate and quantify the limits of disturbance. The plan should note that disturbance limits shall be staked in the field prior to construction.
5. Disturbance of over 5,000 s.f. will require an Erosion Control SWPPP in accordance with Chapter 267 - Stormwater Management of the Town Code. Additionally, disturbances over one (1) acre will require conformance with New York State Department of Environmental Conservation (NYSDEC) General Permit G-0-20-001 for stormwater quality and quantity controls. A Notice of Intent (NOI) and MS4 Acceptance Form will need to be filed with the NYSDEC. Submit draft copies to the Town Engineer for review.
6. The applicant should provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 100-year, 24-hour design storm event.

The stormwater mitigation design should also include mitigation of runoff from the proposed barn and gravel driveway accessing the barn.

7. As Per NYSDEC guidelines, infiltration chambers shall be installed in virgin soils and cannot be installed on slopes with grades steeper than 15% or in fill sections greater than the top quarter of the infiltration system.

North Castle Planning Board

Angelo Agovino (Armonk Estates, LLC) – 4 Armonk Heights Road

January 8, 2024

Page 3 of 4

8. The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact this office to schedule the testing.
9. The plan should illustrate the connection between the pool equipment and drawdown mitigation practice.
10. Pre-treatment and emergency overflow controls should be provided for the infiltration system. Provide sizing calculations and outlet protection details.
11. The plan should illustrate the footing drain location on the site plan. Include the size, slope and material. Provide outlet protection details.
12. The plans shall include a note indicating the source of the survey and topographic data. The base mapping should be updated to reflect the recently excavated ditches.
13. The project proposes a significant filling around the proposed residence pool and pool house. The applicant should prepare a Cut and Fill Analysis for the project. The Analysis should determine the volume of fill which must be imported from off-site. A Fill Permit will likely be required from the Town Building Department.
14. The applicant should include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, erosion control blanket, inlet protection, construction sequence, etc. Provide details. Considering the extent of disturbance required for the project, the applicant should include temporary sediment basins during construction.
15. All walls shall be designed by a NYS Licensed Professional Engineer. Provide construction details and specifications on the plan.
16. The plan should note that the construction of all walls greater than four (4) feet in height shall be certified by the Design Professional prior to issuance of a Certificate of Occupancy/Completion.
17. The applicant should prepare a driveway profile showing proposed grades and vertical curves between Armonk Heights Road and the proposed residence.
18. The plan should illustrate and note that all driveway curb cuts shall be a maximum of 18 feet wide. The applicant should also demonstrate that 200 feet of sight line is available entering and exiting the driveway. A Curb Cut permit will be required from the Town Highway Department prior to Building Permit.

North Castle Planning Board
Angelo Agovino (Armonk Estates, LLC) – 4 Armonk Heights Road
January 8, 2024
Page 4 of 4

19. The site plan should include driveway dimensions.
20. The plan should include a pool fence and gates. The plan shall note that the pool fence and gate shall comply with all applicable NYS Building Code requirements. Please provide details.
21. The applicant should submit construction details for all proposed improvements.
22. The applicant should provide a copy of the Westchester County Department of Health (WCHD) Approval for the proposed on-site wastewater treatment system and drilled well.

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 MASTROGIACAMO ENGINEERING, P.C., DATED OCTOBER 1, 2023:

- Title Sheet, Vicinity Map & General Notes (T100)
- Tax Map (T101)
- Erosion Control & Tree Removal Plan (C100)
- Partial Site Plan & Zoning Analysis Table (C101)
- Partial Grading & Utility Plan (C102)
- Stormwater Design Computation & Details (C200)
- Construction Details (C201, C202)

REPORT REVIEWED, PREPARED BY B. LAING ASSOCIATES, DATED NOVEMBER 15, 2023:

- Summary of Wetland and Watercourse Findings

JK/dc