

MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP

FROM: David Sessions, RLA, AICP *DS*
KSCJ Consulting
Town Wetland Consultants

DATE: April 8, 2024

RE: Nazar Massouh
8 Cole Drive
Section 94.02, Block 1, Lot 8

As requested, KSCJ Consulting has reviewed the amended site plans and supporting documents submitted in conjunction with the above-referenced application. The applicant received Site Plan, Steep Slopes, Tree Removal and Wetland Permit Approvals Resolution on September 27, 2021 and the Wetland Mitigation Bond was established on May 23, 2022. The applicant proposes to amend the application to include a sport court. The proposed 50' x 100' sports court would be located in the area of the proposed pool and cabana. The pool and cabana would be relocated to an area within a wetland setback. Fill and regrading could occur within a local wetland to be eliminated. The ±16.60 acre property is located within the R-2A Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. The Town Wetland Consultant visited the site on April 3, 2024 and confirmed the wetland boundaries to be accurately depicted on the plans.
2. The submitted plans do not show an overall image of Lot 8 and the adjacent lot to the south, fronting on Davis Drive. Since mitigation for wetland and wetland buffer disturbance is being proposed on the Davis Drive lot, an overall image is necessary to understand the relationship between the two (2) lots.
3. In addition to the large wetland system located at the eastern side of Lot 8 and the Davis Drive lot, a regulated watercourse and two (2) additional smaller wetlands exist within the two (2) lots. While these watercourses and wetlands are shown on the submitted plans, there are no 100' setbacks

associated with these regulated areas indicated on the plans. Since disturbances are proposed within the wetland proper and 100' setback areas, the setbacks need to be illustrated so that an accurate area of regulated setback disturbance can be calculated. The amount of proposed mitigation will be based on the total area of wetland and 100' wetland setback disturbances.

4. It appears that additional wetland/wetland setback mitigation will be required, due to the proposed extent of 100' wetland setback disturbance. An updated Wetland Mitigation Plan should be submitted that accounts for both wetland proper, and wetland setback disturbances.
5. The choice of plant material presented on the current plans is appropriate, native material. However, an updated planting plan for the updated mitigation plan will be required. The applicant should continue to propose all native plant material with future submissions.
6. The applicant should prepare a cut and fill analysis for the project. A Fill Permit may be required from the Town Building Department.
7. The applicant should update the Stormwater Pollution Prevention Plan (SWPPP) for the project.

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 DTS PROVIDENT, DATED MARCH 25, 2024:

- Site Plan (C-101)
- Construction Plan (C-102)
- Erosion Control Details (D-101)
- Stormwater Details and Notes (D-102)

PLANS REVIEWED, PREPARED BY IQ, DATED MARCH 25, 2024:

- Proposed Planting Plan (L-1)
- Tree Removals (L-2)

PLAN REVIEWED, PREPARED BY TIM MILLER ASSOCIATES, INC., DATED MARCH 11, 2024:

- Wetland Mitigation Plan

DS/dc