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MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP

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

DATE: March 11, 2024

RE: 111 Round Hill Realty, LLC
10 and 20 Round Hill Way
Section 109.01, Block 1, Lots 49.4 & 49.5

As requested, KSCJ Consulting has reviewed the subdivision/site plans and supporting documents submitted in conjunction with the above-referenced project. The applicant is proposing to re-subdivide Lot #4 (109.01/1/49.4) (10.011 acres) and Lot #5 (109.01/1/49.5) (10.673 acres) within the Rolling Hills Subdivision (Filed Map #27849), which was approved by the Planning Board in 2006 and Amended Subdivision Plat (Filed Map #28582) filed on June 4, 2012. The revised map was prepared to reflect revised clearing and grading limit boundaries. The re-subdivision would result in Lot #4 being 4.7 acres in size and Lot #5 being 16.0 acres in size. Access to the new lots would be by a common driveway off Round Hill Road.

The applicant is proposing to construct a 7,169 s.f., five (5) bedroom residence with an inground swimming pool on Lot #4 and an 11,277 s.f., five (5) bedroom residence, accessory structure (barn and apartment), inground swimming pool and tennis court on Lot #5. The accessory structure would contain a 1,344 s.f. barn on the lower level and 1,302 s.f., two (2) bedroom apartment above, with covered porch and greenhouse.

These lots, which were created during the Planning Board's approval of the Rolling Hills Subdivision back in 2006, are presently unimproved. The combined lots include a New York State Department of Environmental Conservation (NYSDEC) regulated wetland along the western portion of the property, two (2) separate local wetlands along the southern property boundary and steep slopes throughout the property. The previous subdivision approval included a restriction of further subdivision and included a conservation easement area across the western portion of the property.

Our comments, which are organized by Re-Subdivision, Site Plan Lot #4 and Site Plan Lot #5, follow:

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | SITE & ENVIRONMENTAL PLANNING

RE-SUBDIVISION

1. The properties include NYSDEC regulated wetlands and local wetlands, which have been flagged and such flags surveyed and included on the project plans. The applicant should submit validation of the wetland boundaries by the Town Wetland Consultant and the NYSDEC.

Based on the submitted wetland boundary and wetland buffers, the applicant has respected all wetland buffers with no disturbances proposed within the buffers. Pending agreement by the Town Wetland Consultant and NYSDEC, Wetland Permits are not required.

2. The applicant has prepared an overall plan of Lots #4 and #5, which notes the net lot area and minimum contiguous buildable area. The plan, however, does not depict how the net lot area was calculated, nor does it illustrate the contiguous buildable area on each lot. The applicant should address these items.
3. The applicant is proposing to service both properties with a common driveway with a curb cut on Round Hill Road. The common driveway should be designed in accordance with Town standards for private streets servicing two (2) lots with a length greater than 400 feet (Section 275-25 of the Town Code). A minimum driveway width of sixteen (16) feet with turn-offs is required.

The applicant should prepare and submit a driveway profile and horizontal geometry for the common driveway. Horizontal and vertical geometry of the common driveway should comply with the Town's private roadway standards.

4. The applicant has prepared a Subdivision Plat. The Plat should address all items in accordance with the provisions of Section 275-33 of the North Castle Subdivision of Land Regulations.

Please include clearing limit boundary, contiguous buildable area, calculation arriving at net buildable area, calculation of transfer of land between the two (2) lots, confirm site data acreage provided, etc.

5. The applicant shall secure Realty Subdivision Approval of the Plat by the Westchester County Department of Health (WCHD). All plans submitted to the WCHD for review and approval shall reflect the identification of all wetland boundaries and their respective surrounding regulated areas and clearing limit boundaries.
6. The applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) for the project, in accordance with the NYSDEC SPDES General Permit GP-0-20-001 for Stormwater Discharges from Construction Activity requirements and the New York State Stormwater Management Design Manual (NYS SMDM).

The stormwater mitigation shall address the amendments to Lots #4 and #5 and shall incorporate the stormwater mitigation and oil separator included within the SWPPP for the Rolling Hills Subdivision.

The SWPPP will require conformance with the NYSDEC General Permit for stormwater quality and quantity controls, as well as erosion and sediment controls. A Notice of Intent (NOI) and MS4 Acceptance Form will need to be filed with the NYSDEC. The applicant should include the NOI and MS4 Acceptance Form within the SWPPP to be submitted for review.

7. The applicant should prepare construction details of all common driveway, common driveway drainage and common stormwater mitigation improvements.
8. Pursuant to Section 275-17 of the North Castle Subdivision of Land Regulations, the applicant shall submit a detailed quantity cost estimate for all common driveway and common drainage improvements proposed with the quantities certified by the applicant's engineer.

The applicant shall post a Bond or Letter of Credit guaranteeing the satisfactory completion of the improvements and an engineering inspection fee to the Town.

9. The applicant should provide a turnaround or hammer head at the terminus of the common driveway which will permit emergency vehicles sufficient area to turn around.
10. The original subdivision approval included a water storage tank available to Lots #4 and #5 for initial fire fighting purposes. The applicant is proposing to locate the 10,000 gallon fire water storage tank at the entrance to Lot #5. I would question whether the tank would be better positioned in the vicinity of the residence, on Lot #4, a location where fire apparatus would pass when responding to a fire at Lot #4 or Lot #5. Perhaps the applicant should meet with the Fire District to discuss their preferred location. The applicant should provide construction details and specifications for the fire tank.
11. The applicant will need to obtain a Curb Cut Permit for the common driveway and a Road Opening Permit for the drainage improvements within Round Hill Road from the Town Highway Department.
12. The applicant notes that the project will require 18,000 c.y. of excavation and 18,000 c.y. of fill. The applicant should submit a cut and fill analysis for the project. The analysis should detail the cut and fill for the common driveway and common drainage improvements and cut and fill required on each building lot. Based on the proposed scheduling of the work storage of excavated materials may be required. The applicant should analyze the cut and fill operation and illustrate the location for storage of the fill.

13. The applicant has prepared a landscaping and lighting plan for the project. Approximately fourteen (14) lights are proposed along the driveway. The applicant should submit a photometric analysis of the proposed lighting. Details of the lights, poles and bases should be provided.

The landscaping plan does not provide plantings to screen the proposed improvements from neighboring properties. The Board may wish to consider where plantings are required to screen the accessory structure on Lot #5 from neighboring properties, as well as the significant fill behind Lot #4.

SITE PLAN LOT #4

1. The applicant should submit the WCHD Construction Permit for the proposed sewage disposal system and domestic well servicing the proposed five (5) bedroom residence.
2. Lot #4 includes four (4) stormwater mitigation practices. The applicant will need to prepare a SWPPP and detail the design of each practice.
3. The applicant should prepare and submit a driveway profile for the proposed driveway servicing Lot #4.
4. The applicant should provide drainage collection and piping for Lot #4, inclusive of rim and invert elevations, size and pitch of drainage piping. The drainage design should include stormwater collection of the pool deck, footing drain discharge and mitigation of the six (6) inch pool drawdown volumes.
5. The applicant has prepared a grading plan for the proposed lot development. The applicant is proposing a significant filling within the rear yard up to a depth of twelve (12) feet. Fill will extend to the rear, side and wetland setback boundaries of the site and include the removal of what appears to be every tree within the rear yard. The applicant should explain to the Board, their need to extend the fill as proposed. Westchester County GIS Mapping references hydrologic soils within 100 feet of the rear property line of Lot #4. The applicant should investigate and confirm that the proposed fill will not be within the wetland buffer.
6. The applicant has prepared an erosion and sediment control plan for the project. The plan includes stabilized construction entrance and silt fence protection. Considering the extensive filling proposed and fill extending to the wetland buffer boundary and perimeter property boundaries, the applicant should examine additional measures to contain the runoff and filter discharge from the disturbance. The applicant should examine installing temporary sediment basins to control sediments leaving the site below the significant fill within the rear yard and along the Round Hill Road frontage.

7. The applicant should provide construction details for all on-site improvements.

SITE PLAN LOT #5

1. The applicant should submit the WCHD Construction Permit for the proposed sewage disposal system and domestic well servicing the proposed five (5) bedroom residence, barn and accessory apartment.
2. Lot #5 includes three (3) stormwater mitigation practices. The applicant will need to prepare a SWPPP and detail the design of each practice.
3. The applicant should prepare and submit a driveway profile for the proposed driveway servicing the residence and barn on Lot #5.
4. The applicant should provide drainage collection and piping for Lot #5, inclusive of rim and invert elevations, size and pitch of drainage piping. The drainage design should include stormwater collection of the pool deck, footing drain discharge and mitigation of the six (6) inch pool drawdown volume.
5. The applicant has prepared a grading plan for the proposed lot development. The applicant is proposing four (4) retaining walls stepping down a hillside within the rear yard, extending 28 feet in height from Elevation 228 to Elevation 256.

The applicant should provide design and construction details of the retaining walls, and provide elevations of top and bottom of each wall on the grading plan. The plan should note that the retaining walls will be inspected by the design engineer during their construction and a compliance certification provided prior to the issuance of a Certificate of Occupancy.

The applicant should also explain the need to place approximately ten (10) feet of fill within the rear yard north of the OWTS.

6. The applicant has prepared an erosion and sediment control plan for the project. The plan includes a stabilized construction entrance and silt fence protection. Considering the significant area of disturbance required to develop Lot #5, the applicant should consider the installation of temporary sediment basins to mitigate sediments prior to discharge to the NYSDEC regulated wetlands located below the project site. Basins should be sized in accordance with the NYS SMDM.
7. The applicant should provide construction details for all on-site improvements.

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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 INSITE ENGINEERING, DATED FEBRUARY 26, 2024:

- Overall Plan (OP-1)
- Existing Conditions & Removals Plan (EX-1)
- Layout & Landscape Plan (SP-1.1, SP-1.2)
- Grading & Utilities Plan (SP-2.1, SP-2.2)
- Erosion & Sediment Controls Plan (SP-3.1, SP-3.2)
- Tree Removals Plan (TR-1.1, TR-1.2)
- Details (D-1, D-2)
- Preliminary Subdivision Plat, dated February 12, 2024

JK/dc