




John Kellard, P.E.
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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 25, 2024

RE: Paul Gudas
16 Davis Drive
Section 94.04, Block 2, Lot 49

As requested, KSCJ Consulting has reviewed the site plans and supporting documents submitted in conjunction with the above-referenced project. The 4.13 acre parcel, which is located within the R-2A Zoning District, presently includes a residence with driveway access from Davis Drive, swimming pool and tennis court.

The applicant is proposing a three (3) car garage addition, re-construction and expansion of the existing driveway, fencing and landscape improvements, new driveway entry gate with piers, new driveway lighting and various small building additions. Driveway improvements include widening the driveway width to 15 feet, new concrete surface, Belgium block curbing and drainage improvements. The driveway widening will require filling along the approach to Davis Drive. Hydric soils are designated within the area of Davis Drive.

GENERAL COMMENTS

1. The applicant is proposing to reconstruct the existing driveway, inclusive of widening the drive to 15 feet, installing new curbing and drainage improvements. The site plan references a proposed concrete surface for the driveway. Construction details only include a $\frac{3}{4}$ inch stone parking section. The detail sheet also includes concrete walks and gravel walks. The applicant should illustrate on the site plan the proposed walks and clarify the proposed driveway surfaces. If a concrete driveway is actually proposed, the applicant should provide a detail. The applicant should also dimension the driveway in the vicinity of the garage.

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2. Driveway improvements include modification of the existing curb cut at Davis Drive. Work within the Davis Drive right-of-way shall require a permit from the Town of North Castle Highway Department.
3. The lower portion of the driveway in the vicinity of Davis Drive appears to include hydric soils. The applicant should investigate the area to determine whether local wetlands are present within the area of the proposed work and whether a local Wetland Permit is required.
4. The application notes a total project disturbance of 88,860 s.f. (2.04 acres). Projects with one or more acres of disturbance require conformance with the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit GP-0-20-001 for Stormwater Discharges from Construction Activity for stormwater quality and quantity controls. A Stormwater Pollution Prevention Plan (SWPPP) will need to be prepared, inclusive of a Notice of Intent (NOI) and MS4 Acceptance Form. The NOI will need to be filed with NYSDEC.
5. The applicant is proposing a rain garden to mitigate runoff from portions of the project site surrounding the residence and new garage. The applicant will need to prepare stormwater calculations and detailed designs for the stormwater practice.

Rain gardens are a passive filtration system which are designed to manage and treat small volumes of stormwater runoff. The New York State Stormwater Management Design Manual (NYS SMDM) recommends a maximum contributing area of 1,000 s.f. to a rain garden. The applicant should follow the recommendations of the NYS SMDM within their design.

6. The rain garden will discharge to an existing dirt swale. The project SWPPP should explain where this existing swale discharges and whether stabilization of the ditch is required.

The ditch is proposed to be improved in the vicinity of a downstream drainage structure. These improvements and the existing ditch are located slightly onto the neighboring property. The applicant should provide confirmation that the improvement is acceptable to the neighboring property owner.

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As additional information becomes available, we will continue our review. It is noted that the applicant should provide an itemized response to all comments will facilitate completeness and efficiency of review.

PLANS REVIEWED, PREPARED BY JMC, DATED MARCH 11, 2024:

- Cover Sheet (C-000)
- Existing Conditions/Slopes Map, Tree Removal & Demolition Plan (C-100)
- Layout, Landscaping & Lighting Plan (C-200)
- Grading, Utilities and Erosion & Sediment Control Plan (C-300)
- Site Details (C-900, C-901, C-902)

JK/dc

https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2024-03-25_NCPB_Gudas - 16 Davis Drive_Review Memo.docx