



John Kellard, P.E.
David Sessions, RLA, AICP
Joseph M. Cermele, P.E., CFM
Jan K. Johannessen, RLA, AICP

MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP

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

DATE: April 25, 2024

RE: Happy Menocal & John Swansburg
103 Mianus River Road
Section 96.01, Block 1, Lot 2

As requested, KSCJ Consulting has reviewed the site plans and documents submitted in conjunction with the above-referenced project. The applicant is proposing to renovate the existing residence by replacing a portion of the existing structure located on the north side of the structure. Bedrooms within the residence will decrease from four (4) to three (3) bedrooms. Work will include miscellaneous walkway and patio improvements. The ±8.537 acre parcel is located within the R-4A Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. The project site includes an on-site pond and hydric soils within the valley to the rear of the residence. The limited work area, however, does not appear to be within 100 feet of potential wetlands.
2. Disturbance will be limited to an area immediately surrounding the existing residence and impervious surfaces will only increase by 44 s.f. The applicant proposes silt fence erosion control protection surrounding the limited disturbance area, which is adequate for the project. Stormwater mitigation is not a requirement.

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.

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | SITE & ENVIRONMENTAL PLANNING

500 MAIN STREET | ARMONK, NY 10504 | T: 914.273.2323 | F: 914.273.2329
WWW.KSCJCONSULTING.COM

North Castle Planning Board
Happy Menocal & John Swansburg – 103 Mianus River Road
April 25, 2024
Page 2 of 2

PLANS REVIEWED, PREPARED BY BENEDEK & TICEHURST, DATED APRIL 2, 2024:

- Preliminary Site Plan (S-1)
- Preliminary Landscape Plan (L-1)
- Gross Land Coverage Worksheet (GLC-1)

JK/dc

https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/018SitePlans/2024-04-25_NCPB_Menocal Swansburg - 103 Mianus River_Review Memo.docx