


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP

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

DATE: April 2, 2024
Updated April 25, 2024

RE: Cheryann Sankar
26 Carolyn Place
Section 100.04, Block 2, Lot 1

As requested, KSCJ Consulting has reviewed the site plans and documents submitted in conjunction with the above-referenced project. The applicant is proposing to remove the existing pool, pool patio, deck and equipment pad and construct a new pool, pool house and pool patio. The proposed pool and patio will be constructed adjacent to an extremely steep slope with Wampus Pond (Westchester County Park) below. The ±2 acre property is located within the R-2A Zoning District.

Our comments are outlined below.

GENERAL COMMENTS

1. The plan should demonstrate that all required separation distances to the existing septic system and drilled well have been maintained.

The applicant will need to accurately locate the existing septic system and designated expansion area on the project plans and confirm setbacks have been met to the pool and stormwater treatment. The Planning Board may wish to refer the application to the Westchester County Department of Health (WCHD) for a review and confirmation.

2. Provide stormwater mitigation design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event or a six (6) inch pool drawdown volume; whichever is greater.

Stormwater discharge will traverse an extremely long steep slope from the property to Wampus Pond below. The discharge represents a potential long-term erosion condition along this steep slope. The applicant should explain how they propose to mitigate such concerns.

- 3. The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. Please contact this office to schedule the testing.**
- 4. The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.**
5. The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction. A construction safety fence should be considered along the top of slope during construction.

The proposed pool includes a gate and steps leading to the rear yard, only a few feet from the top of the steep slope. The applicant should explain what protection will be provided along the top of the slope.

- 6. Construction will be taking place directly above a steeply sloping drop off which extends ± 170 feet vertically into Wampus Pond, a Westchester County Park. The applicant will need to develop an erosion and sediment control program for the project, which will ensure the protection of the steep slope from erosion and sediment discharge to Wampus Pond.**

Please include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, erosion control blanket, inlet protection, temporary sediment basins, construction sequence, etc. Also provide details and illustrate means of access for construction equipment and materials.

- 7. Please provide construction details of all proposed site improvements, inclusive of the design of proposed retaining walls.**
- 8. The applicant should confirm the location, type, height, etc., of the proposed pool fencing on all plans.**
- 9. The applicant's civil engineering plans and architectural plans should be coordinated removing any discrepancies between the plans.**

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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 ALFONZETTI ENGINEERING, P.C., DATED FEBRUARY 26, 2024:

- Con./Demo Plan (1 of 2)
- Proposed Pool (2 of 2)

PLANS REVIEWED, PREPARED BY STUDIO RAI, DATED MARCH 19, 2024:

- Site Plan (SP)
- Pool Location & Terrace (SP-2)

JK/dc