




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. 
KSCJ Consulting
Consulting Town Engineers

DATE: April 25, 2024

RE: Sal Ingrao
88 Old Byram Lake Road
Section 101.03, Block 4, Lot 17.3

As requested, KSCJ Consulting has reviewed the site plans and documents submitted in conjunction with the above-referenced project. The applicant is proposing to construct a new residence, driveway, well and septic system. The ±5.302 acre parcel is located within the R-2A Zoning District. The project contains local wetlands, however, all proposed site disturbance is in excess of 100 feet from the wetlands.

The applicant is proposing to mitigate stormwater runoff through the installation of Cultec infiltration units within the front and rear yards. The driveway to service the residence is proposed at a grade of 1.66%.

Our comments are outlined below.

GENERAL COMMENTS

1. The applicant will need to perform deep soil tests and percolation tests in the vicinity of both treatment systems to be witnessed by the Town's Consulting Engineer. Please contact this office to schedule the testing.
2. The applicant has designed stormwater treatment systems, which will infiltrate stormwater runoff from the proposed impervious surfaces. The systems are designed to reduce peak flows leaving the site to flows presently experienced on-site. The design was based on a 100-year, 24-hour storm event.

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A four (4) unit infiltration system is proposed within the rear yard with an overflow into the wetland buffer. A fifteen (15) unit system is proposed within the front yard with a discharge overland to Byram Ridge Road.

Since Byram Ridge Road does not have a stormwater collection system to accept the discharge, we would prefer to see as much of the discharge to the rear yard wetland buffer, instead of towards the Town roadway. I therefore would request that the applicant examine the possibility of reducing the front infiltration system and enlarging the rear system. If conditions permit, it would be preferable to see the complete roof discharged to the rear yard, as well as a portion of the driveway in the vicinity of the garage.

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 & REPORT REVIEWED, PREPARED BY ALFONZETTI ENGINEERING, P.C., DATED APRIL 3, 2024:

- Existing Conditions (1 of 3)
- Proposed Layout & Development Plan (2 of 3)
- Proposed Driveway Profile and Details (3 of 3)
- Stormwater Pollution Prevention Plan Report, dated April 5, 2024

JK/dc