



TOWN OF NEW CASTLE

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Date: June 15, 2018 (For June 20, 2018 PB Meeting)

To: Planning Board

From: Town Engineer

Re: Appel / Misiaszek Residence – Hammond Ridge Conservation Subdivision Lot 3 - Application for Site Development Plan Amendment and Stormwater Pollution Prevention Plan Approval for Swimming Pool – 18 Hammond Ridge Road Section 101.8, Block 2, Lot 13

I have reviewed the plans (SP-1 through SP-5) January 12, 2018 and last revised on May 14, 2018 and associated cover letter dated June 7, 2018 as prepared by Benedek & Ticehurst, Landscape Architects & Site Planners, P.C. on behalf of the above referenced application and I offer the following comments:

Stormwater Comments:

ST1. The Applicant's engineer has not submitted a SWPPP in accordance with Chapter 108A – Stormwater Management and Erosion and Sediment of the Town of New castle Town Code to date. Therefore, a SWPPP should be submitted to include the following as a minimum:

- i. Narrative
- ii. Project Description
- iii. Stormwater Management Plan
- iv. Post-Construction Stormwater facility Inspection & Maintenance Program
- v. Complete Hydrologic Study (HydroCAD) which indicates the drainage area divide, soil types, existing and proposed contours, travel time & time of concentration, design point
- vi. Design Calculations for the following:
 - NYSDEC water Quality Volume (WQv) Calculations
 - Cultec Infiltration Unit Design Calculations
 - Stormwater Design Calculations Spreadsheet
 - Soil Test Results

ST2. Deep test holes should be scheduled and witnessed by the Town Engineering Department in order to ensure that the infiltration units as designed will meet the minimum separation distances (groundwater table and rock ledge) as established by the NYS Stormwater Management Design Manual. All deep test holes shall be performed in accordance with Appendix D of the NYSDEC Stormwater Management Design Manual.

ST3. Since the subject property is wholly located within the East of Hudson Watershed (Croton Reservoir) and more than five-thousand (5,000) square feet of disturbance is proposed, the applicant must demonstrate that they have obtained coverage from the NYSDEC under GP-0-10-001, including a SWPPP (Erosion & Sedimentation Controls) and Notice of Intent (NOI).

General Comments:

G1. Based upon a review of the map entitled “*Steep Slopes Study*” (Drawing Number SP-4) a Steep Slope Permit is not required in this particular case.

G2. The Applicant should obtain a Street Opening Permit from the Department of Public Works for any and all work located within the right-of- way of Hammond Ridge Road, for the installation of the construction access.

It is recommended that the Public Hearing remain open until such time that comments ST1, ST2 & ST3 have been submitted for review and found to be acceptable.

ecc: Sabrina Charney Hull, AICP, Director of Planning
Janice Friend, Planning Board Secretary
Jennifer Gray, Esq., Planning Board Counsel
Benedek & Ticehurst, Landscape Architects, Applicant’s Landscape Architect
Naderman Land Planning & Engineering, Applicant’s Engineer
Mitchell Appel & Paul Misiaszek, Applicant