



TOWN OF NEW CASTLE

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Stephen W. Coleman
Environmental Coordinator

MEMO

To: Robert Kirkwood, Chairman
Members of the Planning Board
From: Stephen Coleman, Environmental Coordinator
Date: November 5, 2018
Re: **Monaco Realty LLC, 13 Station Place Road - Environmental Review
Comments**
cc: S.Charney, R. Cioli, J. Friend

Materials Reviewed:

- Proposed Site and Stormwater Plan for Monaco Realty LLC, and cover letter as prepared by Campbell Engineering, dated 10-12-18.
- Monaco Landscape Plan, dated 10-15-18.

Comments:

Based upon review of the above revised plans, ***new comments are in bold and italics.***

As per review of the proposed site plan, I offer the following comments:

1. The Site Plan should be revised to include the location of the 3 trees proposed to be removed.
 - ***The 3 trees are now shown on the plans, however, the species and size should be added.***
 - ***Based upon condition and size, the pin oak and the Bradford pear are subject to tree replacement. The mulberry is considered in poor condition and not subject to replacement.***
 - ***As per Chapter 121-6, the tree replacement should be calculated and a tree replacement plan shown. Tree replacement can be used as part of the required 10 foot landscape buffer.***

2. Based upon site review, the existing pin oak and Bradford pear trees are located within the Town's right of way, and not on the subject property. These two trees were part of a streetscape improvement project that was designed by Westchester County. Technically, these trees are not owned by the subject parcel. If it is determined that these two trees need to be removed, the applicant would be required to secure approval from the Town and would also need to address the impacts to the existing streetscape plans. At the time of the streetscape, an alternating row of pin oaks and Bradford pears were installed along both sides of Station Place.
 - ***The applicant has determined that both the pin oak and the pear tree are located within their property and not within the state's right of way. It is not clear whether there were any specific requirements regarding that these two trees were to be maintained as part of the Millwood Streetscape/Sidewalk project that was designed by Westchester County.***
 - ***The Town's desire would be to have both of these trees replaced along the front of the property to assist with maintaining the original streetscape along Station Road.***
3. The proposed Site Plan does not show any type of landscape buffer around the perimeter of the property. At a minimum a 10 foot landscape buffer should be shown around the perimeter of the lot (rear and two side yards) to assist with screening of the property for adjacent owners.
 - ***A landscape plan has been submitted which incorporates trees along the rear parking lot and along both sides of the parcel. Regarding the three trees required for tree replacement, the species should be selected from the tree list provided within Appendix A, of Chapter 121. The preference would be to plant understory trees that are native to our area, instead of the proposed row of Japanese Zelkova trees.***
4. The proposed parking areas will create a significant amount of impervious surfaces. The applicant should be required to explore the use of porous pavement to reduce the amount of impervious surfaces.
 - ***The applicant has added porous pavement for the outdoor seating area.***
5. The proposed parking areas should also include a planting plan for the planting of trees and shrubs to reduce thermal effects of the paved areas, plus improve the aesthetics of the parking area.
 - ***See comments under Item # 3 above.***

6. A landscape planting plan should be prepared by a landscape architect that addresses the above issues, plus also incorporates foundation plantings for the rear and front of the building that will complement the existing streetscape elements.

- *See comments under Item # 3 above.*

7. Based upon review of Westchester County GIS interactive mapping available for this property, behind the subject parcel to the northwesterly direction and also to the southwestern direction parallel to Station Place, had hydric soils historically listed for this area. I have reviewed this information and have determined, that the subject area does not exhibit sufficient field evidence (soils, vegetation and hydrology) to meet the criteria of a regulated wetland. Therefore, no wetland permits would be required for this application.