



TOWN OF NEW CASTLE

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Date: January 13, 2019 (For January 15, 2019 PB Meeting)

To: Planning Board

From: Town Engineer

Re: Kerry Homes, LLC – (Formerly Balaj) Application for Integrated Plot Plan Amendment for Clearing and Grading Limit Line Amendment, and Tree Removal Permit Approval 54 & 60 Kerry Lane - Section 92.08, Block 5, Lot 1 and Section 81.20, Block 2, Lot 7

I have performed a review of the submitted plans (last revised on 12/07/2018) as prepared by Hudson Engineering & Consulting, P.C. on behalf of the above referenced application and offer the following comments:

If the Planning Board is inclined to authorize the additional impacts created by the two (2) sloped areas, it is recommended that the following conditions be required.

1. The proposed four (4') foot stone retaining wall detail as shown on Sheet C-5 should be revised to include the following:
 - a. Dimension the minimum size (length x width x height) of stone
 - b. Indicate the minimum weight of stone
 - c. Provide specifications for the gravel backfill (1-1/2" diameter gravel)
 - d. Footing depth should be a minimum of 3' – 6" into undisturbed soil
 - e. Non-Woven geotextile fabric should be placed between the gravel and soil
 - f. Indicate the site specific slope (2H to 1V) on the upper grade
 - g. Dimension the width of the designed footing based upon the 4' retained height and loading conditions from the surcharge created by the sloping (2H to 1V) backfill
 - h. The following notes should be added to the stone retaining wall detail:
 - All work regarding the footing/foundation for all site related retaining walls shall remain accessible and exposed until inspected by the Building/Engineering Division and shall be notified at least 48 hours in advance to schedule a footing/foundation inspection. **Contact Terry L. Rowe – Civil Engineering Technician at 914-238-1429.**
 - The retaining wall, as shown hereon, has been designed to meet and/or exceed the minimum factors of safety for sliding, overturning and settlement.

- At completion, the applicant's engineer shall submit a "**Certificate of Construction Compliance**" and "**As-Built Section**" certifying that the retaining wall as constructed meets all factors of safety for sliding, overturning and settlement in accordance to the approved plans on file with the Building and Engineering Division.
2. The two (2) areas of additional disturbances located between Station 1+75 +/- Left and Station 2+50 +/- Left and between Station 2+75 +/- Right and Station 3+90 +/- Right encroach over and across Lots 1, 2 and 3. Therefore, it is recommended that the applicant provide Slope Easements in recordable form acceptable to Town Counsel and to be approved by the Town Board.
 3. The Slope Easement over and across Lot 2, should also include language regarding maintenance of the four (4') foot stone retaining wall as well.
 4. It is recommended that the metes and bounds regarding the Slope Easements be based upon the actual limits of disturbance as field located by a NYS licensed professional land surveyor.
 5. The previously recorded Retaining Wall Maintenance agreements, over and across Lots 1, 2 and 3 should be abandoned to the satisfaction of Town Counsel.
 6. Based upon a review of the Slope Analysis last revised on 12/10/18 as prepared by Hudson Engineering & Consulting, P.C., an Amended Steep Slope Permit would be required in which the approving authority would be the Planning Board.
 7. The Sheet Numbering regarding the submitted plans should be revised, since there are duplicate C-1 and C-2 sheets.

ecc: Sabrina Charney Hull, AICP, Director of Planning
 Janice Friend, Planning Board Secretary
 Steven Coleman, Environmental Coordinator
 Jennifer Gray, Esq., Planning Board Counsel
 Hudson Engineering & Consulting, P.C., Applicant's Engineer
 David Balaj, Applicant