



TOWN OF NEW CASTLE

200 S. Greeley Avenue, Chappaqua, New York 10514 • Ph. (914) 238-4724 • Fax (914) 238-5177

PLANNING BOARD

Date: February 2, 2019 (For February 5, 2019 PB Meeting)

Chairman:
Robert C. Kirkwood

To: Planning Board

Members:
Richard P. Brownell, P.E.
Sheila Crespi
Thomas Curley
Gregg Sanzari

From: Town Engineer

Planning Counsel
Jennifer L. Gray, Esq.

Re: Bugnacki/Elert – Application for Accessory Apartment Site
Plan Approval – 60 Inningwood Road - Section 91.07 Block 2,
Lot 1

Director of Planning
Sabrina Charney Hull, AICP

Town Engineer
Robert J. Cioli, P.E.

Secretary
Janice Friend
(914) 238-4724
(914) 238-5177

I have performed a review of the submitted plans (Sheets 1 through 6) dated November 21, 2016 last revised on January 14, 2019 as referenced in a cover letter dated January 14, 2019 as prepared by J.D. Barrett & Associates, LLP and stormwater management plans and report last revised on January 11, 2019 as referenced in a response letter as prepared by ALP Engineering & Landscape Architecture, PLLC dated January 11, 2019 on behalf of the above referenced application and I offer the following comments:

Stormwater Comments:

- ST1. The roof leader downspouts located at the four (4) most easterly corners of the proposed cottage should be connected into the proposed discharge point and associated headwall in order to ensure that the proposed stormwater runoff from the entire cottage roof area is properly captured and conveyed into the proposed rain garden via the proposed swale.
- ST2. It is recommended that a junction box, to grade for access and maintenance, be installed at the connection point of the several roof leaders, prior to the conveyance to the discharge point at the headwall. Provide details of the junction box.
- ST3. It is recommended that the size of the piping from the junction box to the discharge point (headwall) should be increased from a 4-inch diameter to a six (6) inch diameter PVC pipe (SDR 35 pipe).
- ST4. Provide details and sections of the proposed swale.
- ST5. The applicant should submit the applicable Stormwater Management and Erosion and Sediment Control Permit Application Fee in the amount of \$500.00, since the Planning Board would be the approving authority for the Stormwater Pollution Prevention Plan in this particular case

General Comments:

- G1. The two (2) sight line triangles for the establishment of the minimum required stopping sight distance of 200 feet, looking north and south along Vails lane, should be clearly delineated on the site plan, whereas to make certain that any proposed plantings are not located within the sight line triangles. The placement of the proposed plantings shall

be situated in such a way as to make certain that the future growth of the mature plantings will not interfere with the established sight line in the future. Provide a separate inset showing same.

- G2. The **Wall Detail** (L) as shown on Sheet 4 of 6 as prepared by J.D. Barrett & Associates, LLP shall be prepared, signed and sealed by a licensed NYS professional engineer and/or architect.
- G3. Provide a detailed layout of the proposed grasscrete driveway, which shows the dimensions of the entire grasscrete surface and associated area as well.
- G4. The **Trench Pavement Replacement** section as shown on Sheet 2 of 2 as prepared by ALP Engineering should be revised to reflect the following, as per Chapter 109 of the Town of New castle Town Code:
- a) 2-inches minimum (compacted) NYSDOT Item 403.1701, Asphaltic Concrete – Type 6F Top Course (High Friction) Marshall Design
 - b) 4-inches minimum (compacted) NYSDOT Item 403.11, Asphaltic Concrete Base Course – Type 1
 - c) 6-inches minimum (compacted) NYSDOT Item 304.05, Subbase Course – Type 4
- G5. The applicant would be required to obtain approval from the Westchester County Department of Health regarding the on-site wastewater treatment system (septic system) for the new accessory apartment.
- G6. A street Opening permit and tapping permit would be required from the Department of Public Works regarding the driveway apron and water service line connection located within the Town right-of-way of Vails Lane.

ecc: Janice Friend, Planning Board Secretary
Jennifer L. Gray, Esq., Planning Board Counsel
Sabrina Charney Hull, AICP, Director of Planning
Jerri Barrett, RLA, Applicant's Representative
Alan Pilch, P.E., R.L.A, Applicant's Engineer
Marek Bugnacki, Applicant