



TOWN OF NEW CASTLE

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Date: February 23, 2019 Revised March 5, 2019 (For March 5, 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 (Sheets C-1, C-1A, C-2, C-3 & CP-1) last revised on 02/20/19 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 additional limits of disturbance over and across Lot 1, it is recommended that the following be required.

1. The applicant is proposing a new 6' +/- high retaining wall, located along the southerly side of the proposed driveway, located on Lot 1. Therefore, the applicant's engineer should provide complete structural plans which demonstrate that the proposed retaining wall meets and/or exceeds the minimum factors of safety for sliding, overturning and settlement.
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 1, 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. The driveway profiles should be revised in order to provide legible stationing and elevations at station 1+00 & 1+06 for Lot 1 and Station 1+00 and Station 1+07 for Lot 2.
7. Based upon a review of the disturbances to the existing grades over and across Lot 1 regarding the amended clearing and grading limit lines, a steep slopes permit is not required by the Planning Board in this particular case.
8. The latest revised sheets (Sheets C-4, C-5, C-6, C-7 & L-1) previously submitted should be included in with the plan set to be signed by the Planning Board Chairman.

It is recommended that comments 1 through 6 and 8 be incorporated into the Planning Board resolution as conditions of approval.

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