



TOWN OF NEW CASTLE

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

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(914) 238-4724
(914) 238-5177

Date: May 25, 2019 (For June 19, 2019 PB Meeting)

To: Planning Board

From: Town Engineer

Re: Singh (formerly Tavo Development, LLC) – Application for Final Resubdivision Plat (Lot Line Amendment), Wetlands Permit, Tree Removal Permit, and Stormwater Pollution Prevention Plan Approval – 15 Heathcote Drive - Section 93.05 Block 1, Lots 5 & 26

I have performed a review of the submitted site plan and engineering plans, stormwater management report and resubdivision plat as referenced in a letter dated May 10, 2019 as prepared by J.D. Barrett & Associates, LLC on behalf of the above referenced application and I offer the following comments:

Stormwater Comments:

- ST1. Based upon a review of the *Area Listing (all nodes)* as shown on page 3 of the stormwater report, all of the curve numbers (CN) are based upon a hydrologic soil group (HSG) of C. However, based upon a review of the latest USGS Soils Maps, certain areas of the subject site consist of Woodbridge Loam (WdB) which has a hydrologic soil group of B. Therefore, please provide a map which clearly shows the type and limits of the hydrologic soil groups and each respective curve number (CN).
- ST2. Based upon a review of the *Summary for Subcatchment 1S: XDA-1 to Design Point 1* as shown on page 6 of the stormwater report, the area for *Dirt Roads, HSC C* is shown to be in the amount of approximately 24,343 sf. However, based upon a review of the Existing Conditions Map (Sheet 1 of 6) the existing dirt road area was computed to be approximately 2,150 sf. Therefore, please provide a map which graphically depicts the limits of the existing gravel drive and dirt drive and each respective area in square feet.
- ST3. Since the infiltration rate of the underlying soils is greater than 2-inches/hour, the pre-treatment volume must equal 50% of the water quality volume (WQv) as per Section 6.6.3 – Pretreatment of the NYSDEC Stormwater Management Design Manual as shown on page 6-35.
- ST4. The pretreatment techniques to prevent clogging of the infiltration units must be in accordance with the accepted six practices as per Section 6.3.3 – Pretreatment of the NYSDEC Stormwater Management Design Manual as shown on page 6-36.

ST5. Since more than one (1) acre of disturbance is proposed (within the East of Hudson Watershed), for the proposed lot, the applicant must demonstrate that they have obtained coverage from the NYSDEC under GP-0-15-002, including a Full SWPPP (Erosion & Sedimentation Control Plan including post-construction stormwater practices).

General Comments:

- G1. The submitted Erosion and Sedimentation Control plan should include Maintenance Schedules for the Infiltration Chamber and Pretreatment Maintenance schedules.
- G2. The location of the proposed free standing stone wall located on the easterly side of the property and adjacent to Heathcote Drive is located over and across the existing hydrant and within 5 feet of the water main. Therefore, the location of the proposed freestanding wall should be relocated and be placed on the outside edge of the proposed 10' wide Water Main Easement.
- G3. Provide construction drawings and typical sections of the proposed free standing wall, which includes the type of material, width of wall, depth to footing & footing dimensions.
- G4. The Applicant is proposing to increase the height of the retaining wall in order to act as a guiderail. Therefore, the Applicant should submit complete structural plans, prepared signed and sealed by a licensed professional engineer or architect, which demonstrates that the retaining wall extension will safely prevent a vehicle from overtopping the wall and also demonstrates that the retaining wall has been designed to meet or exceed the factors of safety for sliding, overturning and settlement, which take into account the surcharge created by vehicular traffic in and along the driveway. The minimum wall height of the stone masonry parapet should be no less than 27-inches from the finished grade of the driveway.
- G5. The driveway profile as submitted is considered incomplete, since the centerline profile does not provide the following information:
- a) Length of Vertical Curve (LVC) at Station 0+25+/-
 - b) Station and elevation of Point of Vertical Intersection (PVI) at Station 0+25+/-
 - c) Station at Garage Slab
 - d) Indicate existing and proposed elevations at 25 foot intervals
- G6. The Applicant would need to obtain a Street Opening permit from the Department of Public Works for the connection of the proposed water service line and driveway improvements located within the right-of-way of Heathcote Drive.

Preliminary Subdivision Plat Comments:

- SP1. The Applicant should submit a Water Main Easement Agreement, regarding the two (2) water main easements adjacent to Heathcote Drive, in recordable form acceptable to Town Counsel and approved by the Town Board, to be filed in the Westchester County Clerk's Office – Division of Land Records.
- SP2. The title of the plat should read as follows:

“Re-subdivision Plat of a portion of Parcel “A” as shown on Filed Map No. 13751 and Lot 8G-1 as shown on Filed Map No. 22507 prepared for Mahininderjit Singh situate in the Town of New Castle, Westchester County, New York”

SP3. Remove “New Tax Lot 5” from the plat and label each lot as follows:

***Previously Section 93.05, Block 1, Lot 26
Lot 8G-1 as per Filed Map No. 22507***

***Previously Section 93.05, Block 1, Lot 5
Portion of Parcel “A” as per Filed Map No. 13751***

SP4. Remove “New Tax Lot 5 – New House” from the Zoning Conformance Table and label as “***New Tax Lot – New House***”.

cc: Janice Friend, Planning Board Secretary
Sabrina Charney Hull, AICP, Director of Planning
Jennifer L. Gray, Esq., Planning Board Counsel
Mahinderjit Singh, Applicant
Campbell Engineering, Applicant’s Septic Engineer
J.D. Barrett & Associates, LLC, Applicant’s Landscape Architect
ALP Engineering & Landscape, Applicant’s Stormwater Engineer