

**MEMORANDUM**

TO: North Castle Planning Board

CC: Adam Kaufman, AICP  
Rudolph Petruccelli, P.E.  
Richard Miller

FROM: Ryan Coyne, P.E. *RAC*  
Kellard Sessions Consulting, P.C.  
Consulting Town Engineers

DATE: September 9, 2011

RE: Site Development Plan Application  
Richard Miller  
5 Valhalla Avenue  
Section 5, Block 25, Lots 13

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As requested, Kellard Sessions Consulting, P.C. has reviewed the revised site plans and related materials submitted in conjunction with the above-referenced application. The applicant is proposing the construction of a new single-family residence, road, driveway and stormwater systems. Potable water and sanitary sewer services are proposed via connections to existing systems in Rock Cliff Place and Valhalla Avenue. The .64 acre property is located in the R-10 Zoning District.

Our comments are outlined below.

**General Comments**

1. The project previously proposed improvements to the existing common drive located within the 50' Valhalla Avenue right-of-way and to construct an 18' wide private roadway. Supplemental information has been submitted for review by the Town Attorney regarding the applicant's ability to utilize, construct and maintain the proposed improvements. Upon acceptance by the Town Attorney, the Board should determine whether the private roadway concept is acceptable. The applicant has submitted updated information indicating that they have met with the adjacent property owners and have determined that a 15 foot wide roadway is more appropriate for the neighborhood. This office suggests that the plans be forwarded

to Emergency Services (Fire Department, Police Department, etc.) for review of the 15 foot wide road. Given the fact that the proposal is to only add one residence to the existing driveway and that there appears to be adequate room to pull over in existing driveway areas should two cars need to pass each other, this office does not have an objection to the 15 foot wide driveway in this instance.

2. Soil testing was performed and witnessed by this office. Testing indicated the presence of rock at 4 feet which will require modification to the existing drainage system design (infiltrators as designed will not work). The design should be revised accordingly.
3. The long-term maintenance agreement for the common drainage system (as redesigned) should be prepared for review by this office and the Town Attorney.
4. The plans should indicate soil stockpile and construction staging areas. When and how will the 435 c.y. of fill be imported and kept on-site?
5. The applicant should continue to update the Board regarding the status and feedback from referrals made to the Town Attorney, Emergency Services and the Water and Sewer Department. The plans should be revised in response to these comments, as appropriate, and/or advised by the Board.

As additional information becomes available, we will continue our review.

**Plans Reviewed, prepared by Petruccelli Engineering:**

- “Proposed Site Development Plan” (1/4), dated (last revised) June 9, 2011
- “Area & Steep Slopes Plan” (2/4), dated (last revised) June 9, 2011
- “Profiles & Details” (3/4), dated (last revised) June 9, 2011
- “Sewer & Stormwater Details” (4/4), dated (last revised) June 9, 2011
- “Proof of Concept Sketch” (1/1), dated August 25, 2011

RC/dc