




John Kellard, P.E.
David Sessions, RLA, AICP
Joseph M. Cermele, P.E., CFM
Jan K. Johannessen, RLA, AICP

MEMORANDUM

TO: Carol Pinto, Secretary to Planning Board

CC: Noelle Wolfson, Esq.
Carlo Valente, Building Inspector

FROM: Joseph M. Cermele, P.E., CFM 
KSCJ Consulting
Consulting Town Engineers

DATE: May 20, 2024

RE: Bashkim Kukaj Subdivision
203 Beech Street, 104 and 108 Highland Avenue
Section 72, Block 3, Lots 13, 15.1 and 15.2 & Section 79.B, Block 6, Lots 10 and 13

At the request of the Town of Eastchester Planning Department, KSCJ Consulting has reviewed the subdivision plans, engineering report and associated applications for the above-referenced properties known as 104 and 108 Highland Avenue and 203 Beech Street. The project site is currently developed with an existing garage on the 104 Highland Avenue parcel, a two (2) story residence and detached garage on the 108 Highland Avenue parcel and the balance of the site is vacant. We note that single-family residences were previously located at the 203 Beech Street and 104 Highland Avenue properties, which have since been demolished. The applicant has since acquired the 108 Highland Avenue property and, as a result, modified the previously proposed eight (8) lot subdivision to develop a twelve (12) lot subdivision [eleven (11) residences and one (1) non-buildable lot for stormwater management]. The plan layout proposes eight (8) residential lots with access to Highland Avenue via a proposed cul-de-sac, one (1) lot having direct access to Highland Avenue, and two (2) lots with direct access to Beech Street. Associated improvements include the development of a cul-de-sac, to be designed to Town standards for dedication to the Town upon completion, stormwater management and mitigation facilities, extensions to the public water and sanitary mains to serve the project, and various ancillary improvements customary to the development of a subdivision. The ±2.27 acre property is located in both the One-Family Residential R-5 and R-6 Zoning Districts.

Our comments related to the subdivision, general conformance to Town Code and preliminary engineering review are outlined below. We will defer detailed review of the engineered plans as the project develops and required additional information is provided.

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | SITE & ENVIRONMENTAL PLANNING

GENERAL COMMENTS

1. The following comments are specific to the Full Environmental Assessment Form Part 1 (EAF) submitted with the application:
 - a) Section B – Government Approvals should be updated to include the following:
 - i) Planning Board Approval for Site Plan and Architectural Review
 - ii) Building Permit from the Building Department
 - iii) Street Opening Permit from the Highway Department
 - iv) Westchester County Department of Health Approval for the subdivision, sanitary sewer main extension and water main extension
 - v) Veolia Water for the water main extension
 - vi) New York State Department of Environmental Conservation (NYSDEC) for coverage under the Stormwater General Permit
 - b) Section D.2.a.ii will require that the applicant prepare a cut/fill analysis for the import and/or export of earth to develop the project. The applicant should also provide an explanation as to the duration and anticipated travel route for the movement of materials.
 - c) Section D.2.c: the water district service area and supplier should be updated to reflect Veolia Water.
 - d) Section D.2.d.iii: provide the name of the wastewater treatment plant to which sanitary flows are tributary.
 - e) Section D.2.e should be answered “yes” and the following subsections completed.
 - f) Section D.2.f should be answered “yes” and subsection (i) completed to indicate temporary air emissions during construction.
 - g) Sections D.2.q and r should be left blank as they only apply to commercial, industrial and recreational projects.
2. The applicant will be required to provide a Preliminary Plat prepared in accordance with Section 9.E.9 of the Town Code.

3. The applicant shall revise the zoning compliance tables provided within the Subdivision Application for consistency with the bulk zoning data illustrated on the site plan, specifically for Lots 3 through 7.
4. The project will require Westchester County Department of Health (WCHD) Approval of the subdivision and for the proposed extension of the public sanitary sewer and water mains to serve the project. The applicant should keep the Planning Board apprised of any progress made in this regard.
5. The project will require approval from Veolia Water for the extension of the public water main. The applicant should keep the Planning Board apprised of any progress made in this regard.
6. In addition to complying with the Town stormwater requirements, the project proposes land disturbance of greater than one (1) acre and, as such, will require coverage under the New York State Department of Environmental Conservation (NYSDEC) General Permit, GP-0-20-001, for Stormwater Discharge from Construction Activity. The applicant will be required to file a Notice of Intent (NOI) and SWPPP MS4 Acceptance Form. The applicant shall update the previously submitted Stormwater Pollution Prevention Plan (SWPPP) and NOI, based upon the current layout, for review. We note that the applicant has submitted a brief description of the proposed stormwater management systems for the development, which include water quality and water quality pre-treatment structures and underground stormwater detention tanks to serve the proposed cul-de-sac and Lots 7 through 9, as well as individual infiltration systems for Lots 1 through 6, 10 and 11. As indicated by the applicant, the intent of the design is to provide stormwater quality treatment and quantity controls to mitigate peak rates of runoff through the 100-year storm event when comparing post-development conditions to existing. The design will be provided, as required by the General Permit, following the design guidelines of the New York State Stormwater Management Design Manual (NYS SMDM). Upon preliminary review of the stormwater plan and report, it appears that the various practices and controls are appropriate for the site. We will defer any comment related to the stormwater management system design until the SWPPP is received.
7. Section 9.H.2 of the Town Code requires parkland/recreation space for subdivisions of at least 10% of the total lot area. This cannot be provided on the plan as proposed and, as such, a fee in-lieu equivalent to 10% of the assessed value of the vacant lots would be required at the Planning Board's discretion.
8. The applicant shall prepare a Landscape Plan for the Planning Board's consideration, specifically addressing any plantings proposed within the right-of-way of the cul-de-sac, as well as perimeter plantings to provide screening to existing surrounding residences. The plan shall include specie, location, quantity, and size at time of planting.

9. The Existing Conditions Map should be revised to identify the limits of all features to be removed, i.e., buildings, drives, walks, walls, trees, etc.
10. The Subdivision Layout Plan shall illustrate street lighting along the proposed cul-de-sac. The applicant shall coordinate lighting specifications and locations with the Highway Department and this office. Provide details of all proposed lighting fixtures, light pole bases, light poles, etc.
11. The Subdivision Layout Plan shall illustrate the location, size and species of street trees to be planted along the proposed cul-de-sac. The applicant shall coordinate this with the Highway Department and this office.
12. The applicant has provided a Fire Truck Turning Analysis demonstrating maneuverability within the cul-de-sac to accommodate the Eastchester Fire Department (EFD) ladder truck. Note that in order to do so, the applicant is proposing “No Parking” along the east and south side of the cul-de-sac. The plan should be referred to the EFD for review of the proposed emergency access and hydrant location.
13. The applicant has provided Sight Distance Plans and Profiles for the lots fronting Beech Street, as well as for the proposed cul-de-sac and individual drive on Highland Avenue. We will defer to the Town’s Traffic Consultant regarding the adequacy of the sight lines provided by the plan. The limits of any required clearing within the right-of-way shall be illustrated on the plan. The Planning Board should consider requiring sight easements at the intersection of the cul-de-sac with Highland Avenue to ensure that the required sight distances remain free of any obstructions (typically over a height of two (2) feet) in perpetuity.
14. The site plan shall be revised to include the horizontal curve radius for the proposed cul-de-sac to demonstrate compliance with Section 9.H.3, Street and Highway Design Standards, of the Town Code.
15. With regard to required domestic and fire service for the development, it is expected that adequate flow and pressure will be available. However, the applicant shall coordinate with the Highway Department and Veolia Water for any pressure and flow testing that may be needed. The applicant will require a “will-serve” letter from the Department for submission to the WCHD.
16. The applicant has provided sanitary sewer capacity calculations supporting the design of the proposed sanitary sewer main extension. As was provided for the previous subdivision layout, the applicant shall also demonstrate that adequate capacity will be available within the existing sanitary main lines on Highland Avenue and Beech Street to support the subdivision (based on half-full pipe flow condition) for existing and post-developed conditions. The project now “flips” the larger increase in design loading from Beech Street to Highland Avenue. The applicant shall coordinate with the Superintendent of Highways and our office to identify any known capacity

conditions that may exist. Additionally, we note that it is a policy of the Westchester County Department of Environmental Facilities that Municipalities require that for projects such as this, that mitigation measures are provided to off-set the projected increase in sanitary flow. This is typically accomplished through the reduction of inflow and infiltration (I&I) at a ratio of three (3) to one (1) for market rate units. We recommend that the applicant discuss with the Superintendent of Highways any mitigation that would achieve this goal. The applicant will require a “will-serve” letter from the Superintendent of Highways for submission to the WCHD.

17. Soil testing for the original subdivision layout was previously performed by the applicant and witnessed by this office. In most locations, adequate depth and separation to bedrock and/or groundwater was available and appropriate for the infiltration practices proposed. We noted however, that groundwater was encountered at Test Hole Locations 1A, 2A and 2B located on currently proposed Lots 10 and 11 and may not provide the minimum required three (3) foot separation. In addition, with the acquisition of the additional property and revision to the overall layout and design of the system, the applicant will be required to perform additional deep and soil percolation testing to demonstrate that the currently proposed locations provide adequate depth and soil conditions. The applicant should provide a soil testing plan with all prior and currently proposed soil testing locations and resulting test data to support the system design. The applicant should contact this office to discuss what areas of the site will require additional testing. Please contact this office to schedule the additional soil testing.
18. The Stormwater Management Plan should be revised to include a diversion swale installed along the eastern boundary of the project site (similar to what’s proposed along the west side) to prevent overland flow from the development to discharge to existing properties to the east. The swale should flow toward the existing catch basin on Highland Avenue.
19. The Sanitary Sewer Notes should be reviewed and revised as needed to refer to the Town of Eastchester and PVC SDR-35 pipe material.
20. References to Suez Water on the Utilities Plan should be revised to note Veolia Water.
21. The applicant has provided Erosion and Sediment Control Plans for two (2) phases of construction; first, the road, utilities and common stormwater facilities; and second, the residences. The plan (and SWPPP) shall include detailed construction sequencing through both phases of construction and describe the timing, establishment and required maintenance of various controls, inspection requirements for compliance with the General Permit, construction timing for the temporary sediment basin and removal/conversion to the proposed detention system, temporary and permanent establishment of disturbed areas, contractor staging, employee parking, material storage areas, etc.

Carol Pinto, Secretary to Planning Board
Bashkim Kukaj Subdivision – 203 Beech Street
May 20, 2024
Page 6 of 6

22. The plan requires the relocation of an existing utility pole on Highland Avenue to construct the cul-de-sac. This will require coordination with Con Edison and should be indicated on the plan.
23. The plans should illustrate the locations and discharge points of required footing drains for each of the residences.

As additional information becomes available, we will continue our review. It is noted that an itemized response to all comments will facilitate completeness and efficiency of review.

PLANS & REPORT REVIEWED, PREPARED BY HUDSON ENGINEERING & CONSULTING, P.C., DATED MAY 7, 2024:

- Existing Conditions Map (EX-1)
- Subdivision Layout Plan (SL-1)
- Site Plan (C-1)
- Stormwater Management Plan (C-2)
- Utilities Plan (C-3)
- Erosion & Sediment Control Plan Roadway Construction (C-4A)
- Erosion & Sediment Control Plan (Building Construction (C-4B)
- Roadway & Driveway Profiles (C-5)
- Utility Profiles (C-6)
- Stormwater Profiles (C-7)
- Site Details (C-8, C-9, C-10, C-11, C-12)
- Aerial Plan (AP-1)
- Sight Distance Plan (SD-1)
- Sight Distance Profiles (SD-2)
- Sight Distance Plan (SD-3)
- Sight Distance Profiles (SD-4, SD-5)
- Fire Truck Turning Analysis L-17 Ladder Truck (TA-1)

DOCUMENTS REVIEWED:

- Letter & Flow Calculations, prepared by Daniel Collins, P.E., dated May 7, 2024
- Letter, prepared by Brad Schwartz, Esq., dated May 7, 2024
- Full Environmental Assessment Form (EAF) Part 1, dated May 6, 2024
- Application for Proposed Subdivision, dated May, 2024
- Traffic Analysis, prepared by DTS Provident, dated May 1, 2024

JMC/dc