

**VILLAGE OF MAMARONECK
PLANNING BOARD MEETING MINUTES
WEDNESDAY, MAY 27, 2015, 7:00 PM
169 MOUNT PLEASANT AVENUE, COURT ROOM, MAMARONECK, NY**

These are intended to be "Action Minutes", which primarily record the actions voted on by the Planning Board on May 27, 2015. The full public record of this Meeting is the audio/video recording made of this meeting and kept in the Planning Board's records.

PLEASE BE ADVISED, that the next Meeting of the Planning Board of the Village of Mamaroneck is scheduled for Wednesday, June 10, 2015 at 7:00 P.M. in the Courtroom in Village Hall, 169 Mt. Pleasant Ave., entrance located on Prospect Avenue, in the Village of Mamaroneck.

PRESENT:

**STEWART STERK, CHAIRMAN
LOU MENDES
INGEMAR SJUNNEMARK
JOHN VERNI
LEE WEXLER**

**BOB GALVIN, AICP, VILLAGE PLANNER
DANIEL GRAY, BUILDING INSPECTOR
HUGH GREECHAN, ACTING VILLAGE ENGINEER
LESTER STEINMAN, PLANNING BOARD ATTORNEY
GREG CUTLER, ASSISTANT VILLAGE PLANNER**

CALL TO ORDER

Mr. Sterk called the meeting to order at 7:00 p.m.

Mr. Sterk said the Mamaroneck Beach and Yacht Club Work Session will be last on the agenda this evening.

APPROVAL OF MINUTES

Review of Draft Minutes for Planning Board Meetings held on 4/8/15 and 5/13/15.

April 8, 2015 Minutes

On motion of Mr. Verni, seconded by Mr. Mendes, the minutes of the meeting of April 8, 2015 were approved.

Ayes: Mendes, Sterk, Verni
Nays: None
Abstain: Sjunneemark, Wexler

May 13, 2015 Minutes

On motion of Mr. Verni, seconded by Mr. Wexler, the minutes of the meeting of May 13, 2015 were approved.

Ayes: Verni, Sterk, Wexler
Nays: None
Abstain: Sjunneemark, Mendes

OLD BUSINESS

2. 532 West Boston Post Road - Public Hearing Closed on 4/22/15

Continued Site Plan review for new seven unit Townhouse Development in a C-1 General Commercial District. Each Townhouse includes a two car garage with 7 on-grade parking spaces provided. Special Permit required from the Planning Board for housing in a C-1 District under 342-50.

Mr. Paul Noto, applicant's representative, appeared and stated that they will be going to the Harbor and Coastal Zone Management Commission (HCZMC) on June 17 for consistency determination. Mr. Noto said building height is the remaining open item. He asked that the application be approved as proposed. No new plans have been submitted. Ceiling heights on each of the levels have been discussed at length. Reducing the overall building height by one or two feet will not make a difference.

Mr. Mendes remarked that the trees planted at the base are helpful to screen the building.

Ms. Oakley, Village Landscape Consultant, said the high part of the building will be screened by 30 foot Honey Locust trees. She said the Sycamore trees at the street are tall. At eye level, one will only see the trunk of the Sycamore trees. The tree canopy is high up.

Mr. Galvin asked for an update on reducing the berm height. Mr. Philip Fruchter, Papp Architects, said rather than a berm, a terrace could be created, however, there will be a three foot wall and terrace. This option is worse than a berm.

Mr. Noto reiterated that the applicant would accept a condition in the approval for an application to the ZBA to obtain relief from the number of stories requirement to enable the applicant to reduce the height of the berm. The Planning Board has previously stated that it would support such an application.

Mr. Fruchter restated that the 10-foot ceiling height is only for the living room/dining room on the second floor. The remaining ceiling heights are lower.

Mr. Sterk stated that he is not in agreement with the building height of 38 feet, however, he said the other board members seem to be okay with the proposed height after much discussion and rationalization by the architect.

Mr. Noto said they will return on June 24, after their meeting with the HCZMC.

PUBLIC HEARINGS

1. Continued Public Hearing from 5/13/15 - 1216 Henry Avenue - Proposed 3 Lot Subdivision

Planning Board public hearing for review of proposed 3 Lot subdivision including construction of two new single family residences and existing single family residence on third lot in an R-5 Residential District. Planning Board has circulated its Intent to be Lead Agency for purposes of SEQRA review and is now the Lead Agency.

Mr. Galvin stated that correspondence was received from two residents at 5 p.m. today. He gave copies of same to Mr. Stein, Hudson Engineering, and to the board members.

Mr. Michael Stein said the overflow of water will discharge toward the street, and PERC test results were submitted. The site distance plan for the driveway on Lot 3 was submitted. Gas service was added to the plan. He said Lot 2 will have a new garage constructed under a new building permit at grade level, and a driveway. Lots 1 and 3 will have single car garages with driveways entering in. He said they responded to Woodward and Curran's April 13th memorandum.

Mr. Sterk asked if there were any public comments.

Public Comments

Ellen Styler, resident, read into the record from the Village code relevant information on subdivisions. 1216 Henry Avenue is located near the top of the hill. She believes that Florence Park will take on more water. Presently, the park cannot be used fully because of flooding. The increase in impervious surface is not good for the area. Building one, or two houses will increase runoff. Ms. Styler requested of the Board to do a site visit. The Board was receptive to the suggestion.

David Styler, resident, said he lives in the house behind this property. He got a laser and took various shots of the distances between homes on Henry Street. On average, there is 26 feet between houses, and across the street there is 35 feet between houses. Between Lots 2 and 3 there is only 12 feet and between Lots 1 and 2 there is 17.8 feet between houses. The neighborhood houses are approximately 1,700 square feet. The proposed three driveways are 15 feet each for a total of 45 feet of curb cuts. He said typically the people on Henry Street do not use their garages, but park on the street. There is a daycare center across the street which generates much traffic throughout the day. The day care business will continue. He said the roofline on the current home is the highest in the neighborhood. The roofline on Lot 3 is the same height. He suggested that the roof heights be measured by using a laser. He believes they exceed the 35 foot height limitation in an R-5 zone.

Angelo Mustich, resident, said he has been a 55-year resident of this neighborhood. He is concerned about the contour of the ground, and runoff. Where will the additional runoff

go to, he questioned. He said he is a builder by profession. The distance between the proposed homes is too short. Mr. Wexler asked what he recommends. Mr. Mustich said 30 feet is a good distance. The houses are balloon framing and if there is a fire, that will be problematic.

Alana Stone, resident, requested that replacement trees be placed where the trees were removed. She talked about basement flooding in many of the homes including seepage and sewage. The area has a high water table. With three families using the sewer system the likelihood of sewage issues will increase. She talked about Florence Park that is the hub for neighborhood families. She expects that the water will increase in Florence Park after the building is done. Certain houses that did not take on water are now getting water. This condition will worsen. She talked at length about the variance the applicant is seeking and that it should not be approved.

Mr. Sterk restated that the applicant is not seeking a variance, but an approval for a three-lot subdivision that is in compliance.

Laura Trotta, resident, said that a neighboring home put in a blacktop driveway and patio. She is now getting water since the addition of the aforementioned. Parking, increased traffic, and flooding are the three key issues at hand.

Dr. Ralph Staphani, resident, expressed his concerns about flooding. He said the zoning rules should be followed.

Lisa Ferraro, resident, said that flooding will become an issue for her. She said her house is on solid rock.

Mr. Chris Salabello, resident, encouraged the Board members to go to the site for a better understanding. There is much rock in this area. More fill will have to be added. He mentioned that the day care business is not going away. There is congestion with children being dropped off and picked up at all times of the day. He hoped that the construction will be limited to two houses.

Shawn Gormley, resident, said there are modest homes in this area. Shrink the proposed homes to 1,700 square feet in size.

Bob Meyer, resident, stated that he supports all the neighbor's comments. He has seepage and expects conditions to worsen after construction.

Mark Ferraro, resident, asked about storage tanks and how they work. He is concerned about the rock base. The running of sprinkler systems and other discharging of water will add to drainage issues.

Mr. Sterk thanked the residents for their insightful comments and said they will be taken into consideration. Mr. Sterk clarified that no variance will be required for the proposed subdivision. Regarding the neighbors' concerns about flooding, He said that the application must account for all water generated by the proposed new construction. Not only must the design be appropriate for this purpose, a Maintenance Agreement for the stormwater

facilities will be required. The subdivision will be looked at in terms of being in harmony with the neighborhood. He expressed appreciation for the work and studies conducted by the neighbors which is all relevant. The Village Engineer will review the site. Mr. Sterk said neighbor opposition by itself is not a reason for the Planning Board to reject the building of a subdivision.

Mr. Mendes said the Planning Board will look out for the resident's interests. The existing sewer system is 50 years old. He said the sizes of the proposed homes will overshadow the neighborhood. He remarked that the people at the bottom of the hill will likely take on additional water.

Mr. Sjunnemark stated that the Planning Board had no input whatsoever regarding Lot 2. It was approved by the Building Department. The Planning Board will have a say on Lots 1 and 3.

Mr. Sterk asked for availability of the Board for a site visit. It was agreed that they will meet on June 6 at 9 a.m. at 1216 Henry Avenue. Mr. Galvin said this visit is not open to the public. This is strictly for the Planning Board and developers. Mr. Galvin said the meeting will be put on the Village website.

Mr. Verni said he is on board regarding flooding.

Mr. Daniel Natchez, resident, said the capacity of the stormwater drainage system should be considered.

Mr. Marc Castaldi, owner and developer, said he has hired Tony Acocella, landscape architect, to do the landscaping. He stated his engineers have addressed Woodward and Curran's comments. Mr. Castaldi said he respects the neighbor's comments. He remarked that the plans were designed by an architect and reviewed by engineers, and they are zoning compliant. He felt that the crowd is inferring that he is doing something out of the ordinary.

Mr. Sterk said the public hearing will remain open and continued at the June 10, 2015 Planning Board meeting.

2. Public Hearing (continued) - 151 Mamaroneck Avenue

Special Permit for renovation and conversion of existing four-story building into ten residential units and two levels of retail/restaurant space in a C-2 Central Commercial District. Special permit is required for housing in the C-2 District under 342-50.

Mr. Paul Noto appeared for the applicant and stated the applicant would like the Board to vote for a Negative Declaration. Mr. Cutler put up a Presentation on the site lines toward Molly Spillane's property and from The Regatta. Mr. Cutler said the mid section will have some impeded views from the north facing side.

Motion for Negative Declaration

Mr. Sjunnemark moved to issue a Negative Declaration under SEQRA, seconded by Mr. Wexler, for renovation and conversion of an existing four-story building into ten residential units and two levels of retail/restaurant space at 151 Mamaroneck Avenue.

Vote: 5-0

NEW BUSINESS

1. Proposed Library Lane Rezoning

The Board of Trustees has requested that the Planning Board review and make a recommendation on the proposed rezoning from C-1 to C-2 along Library Lane and its vicinity (see Planning Department Memo dated 5/3/15).

Mr. Sterk said there are two referrals from the Board of Trustees for discussion.

Mr. Galvin said this matter for consideration is to rezone the east side of Library Lane from the C-1 district to C-2 district. The C-2 district takes in the area from Mamaroneck Avenue to Spruce Street. This is in line with the comprehensive plan to expand downtown zoning. Mr. Galvin stated that Mr. Gary Hirsh, resident and developer of 108 Mamaroneck Avenue, brought this matter to the Board of Trustees for consideration to have it C-2.

Mr. Culter reviewed each of the lots and determined the FAR and height.

Mr. Sterk said a concern is that Library Lane is a one-way narrow street. If building heights are expanded on both sides of the street, it will be visually unattractive. Spruce Street gives the impression of being a narrow tunnel.

Mr. Verni asked about parking requirements. Mr. Galvin said C-1 parking requirements are 1½ spaces for 1 bedroom, and 2 spaces for 2 bedrooms. The C-2 parking requirements are 1 space for a 1 bedroom, and 1.5 spaces for 2 bedrooms.

Mr. Verni inquired about setbacks. Mr. Galvin said there are no setbacks in the downtown district. In the R-5 zone in the back is the parking lot for St. Thomas. There is no impact.

Mr. Gary Hirsh, resident and developer, said the critical negative aspect of rezoning is the fact that Mamaroneck Avenue would have taller buildings on both sides. He stated that he has purchased 128 Mamaroneck Avenue that is 45 feet in height. He said it is about density not height.

Mr. Wexler asked what Mr. Hirsh's choices would be if not rezoned. Mr. Hirsh narrated those choices. He said if they get C-2 zoning, their intent is for a residential building.

Mr. Galvin said residential parking downtown is on site.

Mr. John Hofstetter, resident and former Trustee, said this change will create a significant parking problem and needs to be discussed on a larger scale. There is a tendency to grant variances. The developer will ask for a variance for inadequate parking, and will probably get it. He said what the Planning Board is charged with is where the central business district begins and ends. This is now moving the central business district out from Mamaroneck Avenue. He questioned if this is good for the community, and should it really be done. He suggested working on making the central business district of Mamaroneck Avenue and Boston Post Road more effective than what it is currently.

Mr. Sterk suggested a site visit to Library Lane after the Henry Avenue site visit on June 6.

Discussion of the referral will continue on June 10th.

2. Proposed C-1 Height Reduction for Infill Housing in C-1

The Board of Trustees has requested that the Planning Board to review and make a recommendation on a proposed reduction in height from 50 feet to 45 feet for infill housing in the C-1 General Commercial Zone (see The Planning Department's Memo dated 5/3/15).

Mr. Galvin addressed development in C-1 and Mamaroneck Avenue. Along the three portions of Boston Post Road, the maximum height is 50 feet currently. It was recommended that the height be reduced to 4 stories and 45 feet in the C-1. On Mamaroneck Avenue, maximum height should be maintained at 50 feet because of flooding.

Mr. Wexler asked if C-2 has lower height restrictions. Mr. Galvin said yes. Mr. Galvin said the maximum height is 60 feet and six stories (The Regatta) to accommodate affordable housing. It is 50 feet in C-1 on wide roads along Boston Post Road and Mamaroneck Avenue.

Mr. Sterk said he has no objections. Mr. Verni agreed.

Mr. Hofstetter, resident and former Trustee, asked where one would measure from, he suggested saying 'street adjacent to'. He recommended holding off on any decision until after a site visit.

Mr. Sterk said the Board of Trustees will be notified that the Planning Board is not prepared to make a recommendation until after their site visit.

Discussion of the referral will continue on June 10th.

RESOLUTIONS

1. Review of Draft Resolution for Wetland Permit at 648 Shore Acres Drive.

RESOLUTION
VILLAGE OF MAMARONECK PLANNING BOARD
(Adopted May 27, 2015)

RE: 648 SHORE ACRES DRIVE
Resolution of Wetland Permit Approval

After due discussion and deliberation, on motion by Mr. Wexler, seconded by Mr. Mendes and carried, the following resolution was adopted:

WHEREAS, on February 10, 2015, Paul Ferante, the Applicant, (all references to which shall include and be binding upon the Applicant's successors and/or assigns) submitted to the Village of Mamaroneck Planning Board ("Planning Board") an Application seeking a wetland permit to allow the re-grading of the property's rear yard within the 100 foot wetland buffer. The Purpose of the proposed action is to level the yard for ease of use. The proposed re-grading will require the addition of 620 cubic yards of materials to be brought on-site for fill and grading("Application"); and

WHEREAS, the Applicants' property is located at 648 Shore Acres Drive ("Property"), situated within the R-10 Residential District; and

WHEREAS, the Applicant will use 620 cubic yards of fill on 22,910 square feet of the back yard to eliminate a sizeable depression in the area (approximately 10,000 square feet). The application requires the addition of a 6" - 9" planted berm in the north of the property to prevent stormwater from continuing to flow onto the neighboring property. The Applicant also owns the adjacent property at 650 Shore Acres Drive which now drains onto the subject property. The application will level the elevations of both backyards so that both will drain independently into the Harbor. The rear yard will be sloped back toward the seawall where the limits of the proposed fill will meet existing grade at the back of the wall with no additional fill proposed in this area. The elevations in back of the seawall will be 0.4 inches from the grade to the top of the seawall. This proposal ("Project") is described and illustrated on the following set of plans dated December 16, 2014 and revised May 18, 2015 and as submitted by the Applicant which forms a part of the Application:

1. C-1 - "*Proposed Alterations, 648 Shore Acres Drive, Grading*" prepared by Hudson Engineering;
2. C-2 - "*Proposed Alterations, 648 Shore Acres Drive, Details*" prepared by
3. Survey of Block 504, Lot 7 and Part of Lot 6 as shown on "*Plan of Lots called Shore Acres*" prepared by Richard Spinelli, May 5, 1996 and updated February 4, 2014 with topography added August 5, 2014;
4. Stormwater Prevention Pollution Plan (SWPPP) prepared by Hudson Engineering, December 16, 2014, revised March 30, 2015 and April 20, 2015;
5. Coastal Assessment Form ("CAF") dated February 20, 2015, and submitted pursuant to Local Law No. 30-1984;
6. Short-Form Environmental Assessment Form ("EAF") dated February 27, 2015.

WHEREAS, a duly noticed public meeting was held on the Application by the Planning Board on February 25, 2015 and March 11, 2015 and a legally noticed public hearing was held on March 25, 2015, April 8, 2015, April 22, 2015, and closed on May 13, 2015, at which time all those wishing to be heard were given the opportunity to be heard; and

WHEREAS, the Planning Board has carefully reviewed the Application and considered comments from the Acting Village Engineer in memorandums dated February 24, 2015 and March 19, 2015, the Planning Board's landscape consultant in memorandums dated May 12, 2015 and May 26, 2015, the Board's environmental wetland consultant in commentaries dated February 27, 2015, March 12, 2015 and March 30, 2015, the Village Planner in a memorandum dated March 22, 2015, the HZCM Commission's memorandum dated May 11, 2015 and the Applicant's Engineer's description of the proposed action in memorandums dated February 24, 2015 and May 18, 2015, a response to public commentary in a letter dated March 30, 2015 and letter to Acting Village Engineer responding to his comments; and

WHEREAS, the Applicant has satisfactorily addressed those comments from the Village's Consultants and Boards; and

WHEREAS, the Acting Village Engineer has evaluated the Applicant's SWPPP prepared by Hudson Engineering dated December 16, 2014 and revised March 30, 2015 and April 20, 2015 and has recommended approval of the SWPPP; and

WHEREAS, the Planning Board determined on April 8, 2015, that the Project is an Unlisted Action under SEQRA; assumed lead agency status on April 22, 2015 and issued a Negative Declaration for the proposed action on April 22, 2015; and

WHEREAS, the HCZM Commission determined on April 29, 2015, that the Project is consistent with the policies of the LWRP, to the maximum extent practicable, pursuant to Chapter 240 of the Village Code.

WHEREAS, on May 13, 2015, on motion by Mr. Verni, seconded by Mr. Wexler and carried, the public hearing on the application was closed; and

WHEREAS, the Planning Board has completed its review and evaluation of the Application, has fully considered the factors set forth in Village Code 192-14 E and determined that such standards and conditions have been satisfied.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Planning Board hereby approves the SWPPP and grants a wetland permit for the proposed re-grading of the rear yard within the 100 foot wetland buffer at 648 Shore Acres Drive. The approval of this Application is subject to the following condition:
 - (a) The Applicants shall pay all outstanding consultant review fees in connection with the Planning Board review of this Application.

2. When condition (1) has been satisfied, three (3) sets of the above-referenced plans illustrating the approved conditions shall be submitted for the endorsement of the Planning Board Chairman. One (1) set of the endorsed plans will be returned to the Applicant, and one (1) set each will be provided to the Village Building Inspector and to the Planning Board Secretary. Prior to issuance of a certificate of occupancy, the Building Department will verify that the “as built” conditions conform to the final approved wetland permit.

VOTE: Ayes: Sterk, Wexler, Sjunneemark, Verni, Mendes
 Nays: None
 Absent: None

2. 1017 Grove Street - 3 Lot Subdivision

Public Hearing was closed on October 22, 2014. The Preliminary Plat was approved on December 10, 2014 and Construction Drawings were reviewed and approved on March 11, 2015.

Planning Board is reviewing the Final Plat and the Draft Resolution for the Final Plat to include all related Declarations for FAR restrictions, Construction, Inspection and Maintenance of Stormwater facilities on each lot and Offer of Cession (Streets, Utilities).

Mr. Galvin stated that Mr. Greechan has reviewed the subdivision and the final Plat map.

Mr. Steinman said the Resolution is unchanged and ready to be voted on. The Plat map needs to be signed. There is much work that needs to be completed.

VILLAGE OF MAMARONECK PLANNING BOARD (Adopted May 27, 2015)

RE: 1017 Grove Street – 3 Lot Subdivision Resolution of Conditional Final Subdivision Approval

After due discussion and deliberation, on motion by Mr. Sjunneemark, seconded by Mr. Mendes and carried, the following resolution was adopted:

WHEREAS, on January 10, 2014, AVC Properties LLC, the Applicant, (all references to which shall include and be binding upon the Applicant’s successors and/or assigns) submitted to the Village of Mamaroneck Planning Board (“Planning Board”) an Application with accompanying documentation seeking to subdivide an existing lot containing an existing two family residence (“Premises”) into three lots, to demolish the existing two family residence and to construct three new single family residences on the newly created lots (“Application”); and

WHEREAS, the Applicant’s property is located at 1017 Grove Street (“Property”), situated within the R-5 Residential District; and

WHEREAS, the Planning Board conducted a site visit on the Property on March 29, 2014 and is familiar with the Property and all aspects of the proposed action and has been satisfied that the subdivision plat will conform to the requirements of the Village Code; and

WHEREAS, the Planning Board has carefully reviewed the application and considered comments from the Village Planner in memoranda dated June 19, 2014 and September 19, 2014 as well as in memoranda from the Village Landscape Consultant dated February 12, 2014, July 8, 2014, September 5, 2014, September 12, 2014, September 15, 2014 and October 22, 2014, Westchester County Planning Department's referral review dated October 20, 2014 and from the Village Engineer dated July 6, 2014. The Village Engineer has evaluated and approved the Applicant's SWPPP revised December 10, 2014 and verbally provided information to the Planning Board at its public meetings on the Application; and

WHEREAS, the Planning Board has requested and reviewed alternate subdivision plats from the Applicant regarding impervious surfaces, layout design, street design, positioning of the footprints of the proposed residential units vis-à-vis neighboring properties, landscaping, watershed analysis, location of culverts and other stormwater management improvements on the Property, fire truck turning analysis, driveway configurations, proposed rendering of residential units and location of garages. The Board reviewed the Applicant's Engineer's memo dated June 4, 2014 outlining the impacts of alternative layouts. The Board also reviewed the following set of plans dated January 17, 2014 with final revision dated October 13, 2014 (except for WJWW 5/15/15 revisions as noted), a Short-Form Environmental Assessment Form ("EAF") and a Coastal Assessment Form ("CAF") dated December 17, 2013 and a Stormwater Pollution Prevention Plan ("SWPPP") (dated April 11, 2014 and revised October 13, 2014) prepared by Hudson Engineering & Consulting, P.C. (HEC) as submitted by the Applicant which forms a part of the Application:

1. *Drawing C-1- "Proposed 3 Lot Subdivision, 1017 Grove Street, Mamaroneck, "Existing Conditions Map."*
2. *Drawing C- 2 - "Layout Plan. "*
3. *Drawing C-3 – "Stormwater Management Plan. "*
4. *Drawing C-4 – "Utilities Plan Revised." (Revised 5/15/15 per WJWW)*
5. *Drawings C-5 – "Roadway and Utility Profiles." (Revised 5/15/15 per WJWW)*
6. *Drawing C-6 – "Erosion & Sediment Control plan." (Revised 5/15/15 per WJWW)*
7. *Drawing C-7 – "Site Details." (Revised 5/15/15 per WJWW)*
8. *Drawings C-8 – C-13 – "Site Details."*
9. *Drawing C-14 – "Site Details." (Revised 5/15/per WJWW)*
10. *Drawing C-15 – "Notes." (Revised 5/15/15 per WJWW)*
12. *"Pre-Conditions Watershed Map, Proposed 3 Lot Subdivision."*
13. *"Landscape Plan" prepared by Anthony Acocella, Landscape Architect, P.C., dated June 21, 2014 and revised July 16, 2014.*
15. *Coastal Assessment Form ("CAF") dated December 17, 2013 and submitted pursuant to Local Law No. 30-1984;*
16. *Short-Form Environmental Assessment Form ("EAF") dated December 17, 2013.*

WHEREAS, the house locations shown on the "Layout Plan" were established through extensive study and mutual agreement between the Applicant and the Planning Board; and

WHEREAS, a duly advertised public hearing on the application was opened on March 26, 2014 and continued on April 23, 2014, June 11, 2014, July 9, 2014, September 10, 2014, and October 22, 2014 and closed on October 22, 2014 at which the opportunity for public comment was offered to all interested parties.

The Planning Board received and reviewed written communications from neighbors and other interested parties as well as Applicant's response and his Engineer's response to certain of those communications in separate letters both dated October 22, 2014; and

WHEREAS, on February 12, the Planning Board tentatively determined that the Project was an unlisted action under SEQRA and directed issuance of a Notice of Intent to be Lead Agency and on March 26, 2014, assumed Lead Agency status; and

WHEREAS, on November 12, 2014, after reviewing Part 1 of the SEAF and completing Parts 2 and 3 of the EAF and based upon the application as revised by the Applicant, the Planning Board determined that the proposed unlisted action would not result in any significant adverse environmental impacts and adopted a Negative Declaration for the proposed unlisted action; and

WHEREAS, pursuant to the authority granted to it under Section A348-19 of the Village's Subdivision Regulation the Planning Board has determined to grant the Applicant a waiver from strict compliance with the provisions of Section 348-14(E) of the Subdivision Regulations; and

WHEREAS, the Applicant appeared before the Harbor and Coastal Zone Commission (HCZMC) on September 17, 2014 and November 19, 2014, and, on that later date, the HCZMC determined that the Project is consistent with the Village's Local Waterfront Revitalization Program ("LWRP") pursuant to Chapter 240 of the Village Code; and

WHEREAS, on December 10, 2014, the Planning Board adopted a Resolution of Preliminary Plat Approval on the Application; and

WHEREAS, on May 13, 2015 application was made for approval of a final subdivision plat entitled "Subdivision Map of Property Belonging to AVC Properties LLC Village of Mamaroneck Westchester County. NY" prepared by George J. Mottarella PE, LS. PC dated May 20, 2015 ("Final Plat"); and

WHEREAS, the Final Plat is in substantial conformity with the previously approved Preliminary Subdivision Plat so as to obviate the need for a public hearing on the Final Plat; and

WHEREAS, the Planning Board has received and considered comments on the Final Plat from staff, counsel and the Acting Village Engineer and has received and considered comments from the public on the Final Plat; and

WHEREAS, the Planning Board has completed its review and evaluation of the application and the final plat and has fully considered the factors set forth in Village Code and determined that such standards and criteria have been satisfied:

NOW, THEREFORE, BE IT

RESOLVED, that the application for approval of a final subdivision plat composed of C-2, *Proposed 3 Lot Subdivision, 1017 Grove Street, Layout Plan, C-2 Grading and Drainage Plan, C-3 Stormwater Management Plan, C-4 Utilities Plan, C-5 Roadway and Utility Profiles, C-6 Erosion and Sediment Control Plan, C-7 through C-14 Site Details and C-15 Notes* prepared by Hudson Engineering & Consulting, P.C. revised October 13, 2014 for the subdivision of property located at 1017 Grove Street into three lots ("Premises") and the construction of new single-family residences on each lot, and approval of a Stormwater Pollution Prevention Plan ("SWPPP") dated December 10, 2015, is hereby conditionally approved subject to compliance with the following conditions and modifications

1. The Applicant shall pay all outstanding consultant review fees in connection with the Planning Board review of this Application.
2. All conditions of this resolution shall be satisfied prior to the Planning Board Chairman's signing of the Final Plat, unless otherwise provided herein.
3. The preparation and submission to the Planning Board of a plat in final form within 180 days of the date of the filing of this resolution granting conditional final subdivision plat approval, which shall be accompanied by the items of information enumerated in Section A348-10 of the Village of Mamaroneck Subdivision Regulations. One or more extensions may be granted by the Planning Board provided that the Applicant makes application to the Planning Board not less than thirty (30) days prior to the expiration of the original or subsequent approvals. A request for an extension of time to submit a final plat must include information regarding the date that the Planning Board granted final subdivision approval and a statement as to whether any prior application for an extension of time has been made by the Applicant and the action taken by the Planning Board on such application.
4. The Applicant, in form satisfactory to Counsel to the Village shall submit to the Village (1) a written offer of dedication of all streets shown to be improved; and (2) a written offer of easements as required across lots or parcels of land not covered by the above offer of dedication, giving the Village the right to install, construct, reconstruct and maintain therein all storm and sanitary sewers, water services and other Village services.
5. The Planning Board having determined that the need for recreational facilities created by this subdivision cannot be met on the property, payment of a recreation fee of \$8,125.00 for each of the three newly created lots or a total of \$24,375.00 pursuant to Section A 348-13 of the Village Code in accordance with the subdivision recreation fee schedule established under Chapter A347, Fees in the Village Code.
6. The proposed three new single family residences shall be limited to 2,750 square feet of floor area for the residence and an additional 400 square feet for a garage for a total of 3,150 square feet. This restriction shall be incorporated into a Declaration, in form acceptable to counsel to the Village to be recorded against the property in the Westchester County Clerk's office.
7. Any change in the house locations shown on the "Layout Plan" shall require prior approval of the Planning Board.
8. The submission by the Applicant of a Declaration, in recordable form subject to the approval of the Village Engineer and counsel to the Village, concerning the construction, maintenance and inspection of the features of the stormwater management system for each of the three lots and the posting of a bond or bonds required for maintenance of the stormwater management system on each of the three lots.
9. As offered by the Applicant, the Applicant will undertake the construction and improvement of Village infrastructure on Grove Street as shown on the "Grading and Utilities Plan" as part of final plat approval by the Planning Board , including, but not limited to, the following: (1) installation of a proposed Village standard precast concrete catch basin (NYSDOT Type 'F') and casting, (2) installation of proposed 15 inch minimum diameter storm sewer and extension of the existing 30" RCP storm sewer, and any other modifications, as required, to complete the Work , (3) removal and replacement of the existing double grate catch basin on Grove Street with a Village standard precast concrete catch basin (NYSDOT Type 'O') and casting, (4) installation of a stormwater bypass system capable of temporarily diverting surface, groundwater

or other flows during installation of the proposed Village standard catch basins, (5) due to an existing Village utility conflict, modification (i.e. re-routing) of approximately forty (40) linear feet of existing 15 inch vitrified clay sanitary sewer main adjacent and parallel to the existing double grate catch basin, (6) removal of an existing sanitary sewer manhole located immediately north of the existing double grate catch basin and replacement with a proposed Village standard precast concrete sanitary sewer manhole, (7) installation of a proposed (new) sanitary sewer manhole required for the re-alignment of the existing sanitary sewer main away from the existing double grate catch basin, (8) installation of a sanitary sewer bypass system capable of temporarily diverting sanitary sewer flow during modification to the existing 15 inch sanitary sewer main and (9) replacement of a portion of the existing sidewalk located to the south of the property with a Village standard concrete sidewalk, including the installation of a Village standard curb ramp and detectable warning unit.

10. The Applicant will install a fire hydrant on the Property in a location approved by the Fire Chief and Village Engineer. The type of fire hydrant shall be specified by Westchester Joint Water Works (WJWW).

11. All proposed curbing within the Village Right-of-Way and site shall be granite, with finishes (e.g. split face, sawn top) as specified by the Village Engineer.

12. If the Applicant, during the course of construction, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, he shall report such conditions immediately to the Village Engineer. The developer may submit, if he so desires, his recommendations as to the special treatment to be given such areas to secure adequate, permanent and satisfactory construction. The Village Engineer, without unnecessary delay, shall investigate the condition or conditions, and shall either approve the Applicant's recommendations to correct the conditions, order a modification thereof, or issue his own specifications for the correction of the conditions. In the event of the Applicant's disagreement with the decision of the Village Engineer, or in the event of a significant change resulting to the site plan or any change that involves the wetlands regulated areas, the matter shall be decided by the Planning Board. Any such conditions observed by the Planning Board or its agents shall be similarly treated.

13. All work performed within the Village Right-of-Way shall be in accordance with Village standard construction details and specifications to the satisfaction to the Village Engineer.

14. Submission of Westchester County Department of Environmental Facilities (WCDEF) and Westchester Joint Water Works (WJWW) "Will Serve" letters stating that each utility has the ability to accommodate the additional sanitary sewer flow and water supply demand generated from the proposed development.

15. The Applicant shall obtain all necessary approvals from the Westchester Joint Water Works (WJWW) and Westchester County Department of Health (WCDOH) for the proposed modifications to the existing water and sanitary sewer mains located within Grove Street. The installation of a proposed fire hydrant and modifications to the existing sanitary sewer are considered "public water and sewer main extensions". Therefore, the Applicant shall coordinate the applications for the "public water and sewer main extensions" with the WJWW and WCDOH. The Applicant shall coordinate all regulatory agency submissions with the Village Engineer. Prior to receiving final plat approval, the Applicant shall provide the Village Engineer with the approvals issued by the WJWW and WCDOH.

16. The Applicant shall include approximate locations for proposed gas, electric and telephone service lines on the plans.

17. The Applicant shall provide a "Maintenance and Protection of Traffic Plan" for all work performed within the Village Right-of-Way to the satisfaction of the Village Engineer.

18. Submission of a completed MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form for Construction Activities Seeking Authorization under SPDES General Permit GP-0-10-001 (or as amended or revised), in form acceptable to the Village Engineer.

19. Submission of an "Existing Conditions Map" to the satisfaction of the Village Engineer. Two (2) signed and sealed copies of the original survey shall also be submitted to the Village Engineer and Building Department.

20. Submission of a final "Erosion and Sediment Control Plan" to the satisfaction of the Village Engineer.

21. Submission of a final "Roadway and Utility Profiles" to the satisfaction of the Village Engineer.

22. Submission of final "Site Details" to the satisfaction of the Village Engineer.

23. Inclusion of additional plan notes related to the proposed development, as deemed appropriate by the Village Engineer.

24. Addition of the following notes to the final construction and soil and sedimentation control plans:

(a) Throughout the construction period, a qualified professional retained by the Applicant shall, on at least a weekly basis, prior to any predicted rain event and after any runoff-producing rain event, inspect the soil erosion and sedimentation control measures to ensure their proper functioning. Soil shall be removed from the silt fence when bulges develop in the fence, in accordance with Village and New York State Department of Environmental Conservation (NYSDEC) recommendations.

(b) Prior to the commencement of any site work, the Applicant shall stake the location of the proposed residences and the proposed roadway, and shall flag the trees to be removed and/or relocated for inspection and approval by the Village Engineer and Building Inspector.

(c) All soil erosion and sedimentation control measures shown on this plan shall be in place prior to the start of any site work. The Village Engineer shall have inspected the installation of all required soil erosion and sedimentation control measures prior to the authorization to proceed with any phase of the site work.

(d) Grading and clearing and other construction-related activities shall take place only within the delineated area of disturbance lines. These area of disturbance lines represent the maximum limits of construction activities. Every attempt shall be made to further reduce grading and clearing activities within the area of disturbance lines by maintaining natural vegetation and topography wherever practicable.

(e) Area of disturbance lines shall be clearly delineated in the field by installing snow fence around the entire proposed construction area. No encroachment beyond these limits by workers or machinery shall be permitted.

25. The Applicant will develop an area for snow removal and note such on the plans.

26. The Applicant shall provide a performance bond, letter of credit or other security acceptable to the Village Board, as required, for utilities, streets, landscaping, curbing, lighting, stormwater improvements, off-

site stormwater/catch basin improvements and construction in form acceptable to counsel to the Village in an amount or amounts to be established by the Village Engineer.

27. The Applicant shall provide a maintenance bond or other suitable guarantee sufficient to cover the full cost, as estimated by the Village Engineer of maintaining all such improvements and of making such repairs and improvements as may be necessary in that at the end of the five (5) years completion, said improvements shall conform to the requirements imposed by the Planning Board.

28. Prior to the Planning Board Chairman's signing of the final subdivision plat, the Applicant shall provide liability insurance as required by Section A348-18 of the Village Subdivision Regulations.

29. Prior to the Planning Board Chairman's signing of the final subdivision plat, the Applicant shall secure approval of the water supply and wastewater disposal system and the endorsement of the plat by the Westchester County Department of Health.

30. Approval by the Planning Board, acting upon the advice of the Village Engineer, of the Stormwater Pollution Prevention Plan ("SWPPP) for a land development activity pursuant to Chapter 294 of the Village Code.

31. Prior to and during the course of construction, the care and treatment of tree roots in close proximity to construction shall be supervised by a Certified Arborist. Prior to the issuance of a building permit, the Applicant shall submit to the Village Engineer and Building Department a protocol from the arborist that follows industry standards/procedures, including, but not limited to, the use of hand tool excavation of soil to locate roots, clean cuts using hand saws, and wounds covered with wet burlap until back filled, and the submission of a final report after project excavation is completed confirming that the protocol was adhered to and observed at all stages by the arborist. As agreed to by the Applicant, the name and credentials of the Arborist selected to perform the above tasks shall be submitted to the Village for review and approval prior to commencement of those tasks.

32. Prior to the issuance of a building permit, the Applicant shall furnish to counsel to the Village, and file with the Village Clerk, a copy of all documents required to be recorded as a condition of this approval and written evidence of the submission of such documents to the County Clerk's Office for recording.

33. Prior to the issuance of a certificate of occupancy for any of the lots, the Applicant shall submit to counsel to the Village and to the Building Department written evidence of the actual recording in the County Clerk's Office of all documents required to be recorded as a condition of this approval.

AND BE IT FURTHER

RESOLVED, that the physical work as set forth in the above conditions shall be completed on or before the date this Final Plat is submitted for signature by the Planning Board Chairman, provided, however, in lieu of performing said physical work prior to the Planning Board Chairman's signature on the Final Plat, a performance bond or other security acceptable to counsel to the Village sufficient to cover the full cost of said work, including the required set of "As Built" drawings, as now estimated by the Planning Board acting on the advice of the Acting Village Engineer, to be \$162,010, may be filed with the Village Board of Trustees prior to the submission of the Final Plat for signature by the Planning Board chairman, such bond or other security to be issued by a surety company or other institution approved by the Village Board of Trustees and further approved by Counsel to the Village as to form, sufficiency and manner of execution, and said bond or

other security shall expire no later than three years from the date this Resolution is adopted.

AND BE IT FURTHER

RESOLVED, that in the event that prior to the completion of the designated improvements to the Village's satisfaction, the issuer of the bond or other security furnished to the Village hereunder becomes insolvent or, for any reason, disaffirms the validity of such security, the Applicant shall notify the Village Board immediately and replace the invalid or disaffirmed security with a new bond or other security acceptable to the Village Board within thirty (30) days thereafter. The existence of a valid bond, letter of credit or other security shall be a condition precedent to the validity of any permits issued or to be issued in connection with this final subdivision plat.

AND BE IT FURTHER

RESOLVED, that if said conditions be not fully complied with within the above time limit, the said subdivision plat shall be disapproved.

VOTE: Ayes: Sterk, Sjunneemark, Mendes, Verni
 Nays: Wexler

OLD BUSINESS

1. WORK SESSION – MAMARONECK BEACH AND YACHT CLUB

Discussion of DSEIS for Proposed Sanitary Sewer System Upgrade located at 700 South Barry Avenue in an MR District.

Mr. Sterk recused himself and left the meeting at 9:30 p.m.

Mr. Sjunneemark said the Draft Supplemental Environmental Impact Statement is incomplete and will be returned to the applicant. Ms. Favate's comments were attached to the Draft Resolution.

Mr. Daniel Natchez, resident, said that on a full build out and concerning sewage capacity, that it be noted how many people will be at the Club at various times and broken down by events. The capacity of people impacts parking and sewer usage.

Mr. Steinman responded that the Acting Village Engineer, and former Village Engineer and now Consultant to the Planning Board, Anthony Carr, were asked to review this aspect of the DSEIS and determined that it complied with the scope. Mr. Steinman recommended going forward with the Resolution. He stated that once the DSEIS is accepted as complete for purposes of public review, Mr. Natchez could raise his comments at the public hearing on the DSEIS and those comments would have to be addressed in the FSEIS.

Mr. Verni said since he recently joined the Planning Board that he will abstain from voting.

RESOLUTION

VILLAGE OF MAMARONECK PLANNING BOARD
Adopted May 27, 2015

Re: Mamaroneck Beach and Yacht Club — Resolution Determining Incompleteness of Draft Supplemental Environmental Impact Statement

RESOLUTION

WHEREAS, on January 14, 2004, the Mamaroneck Beach and Yacht Club ("MBYC") submitted an application to the Planning Board to improve its existing Club facility, including alterations to the main clubhouse, the introduction of new seasonal residences within the renovated clubhouse and in two new seasonal residence buildings, a new yacht club/dockmaster's building, a new recreation building and pool complex, and associated parking and infrastructure modifications at its property located at 555 South Barry Avenue, Mamaroneck, New York (" Proposed Development"); and

WHEREAS, on June 22, 2006, the Planning Board adopted a positive declaration requiring the preparation of a Draft Environmental Impact Statement for the Proposed Development; and

WHEREAS, on January 25, 2007, the Planning Board accepted MBYC's Draft Environmental Impact Statement ("DEIS") as adequate for public review; and

WHEREAS, on July 26, 2007, the Planning Board accepted MBYC's Final Environmental Impact Statement ("FEIS"); and

WHEREAS, on October 26, 2007, the Planning Board adopted a Findings Statement for the Proposed Development; and

WHEREAS, on June 16, 2010, the Findings Statement was annulled per Order and Judgment from the New York State Supreme Court; and

WHEREAS, on September 17, 2010, MBYC submitted an Environmental Narrative and Amended Site Plan and Wetlands Permit application for the Proposed Development ("2010 Amended Site Plan") dated September 13, 2010, subsequently revised and resubmitted on October 21, 2010; and

WHEREAS, on November 29, 2010, the Planning Board adopted a Findings Statement for the 2010 Amended Site Plan; and

WHEREAS, on December 2, 2010, the Harbor and Coastal Zone Management Commission ("HCZMC") made a finding of consistency of the 2010 Amended Site Plan with the Village's Local Waterfront Revitalization Plan; ("LWRP"); and

WHEREAS, on December 9, 2010, the Planning Board adopted a resolution granting final site plan approval and a wetlands permit for the 2010 Amended Site Plan; and

WHEREAS, litigation was commenced challenging the Planning Board's December 9, 2010, Resolution approving the 2010 Amended Site Plan and the HCZMC's December 2, 2010, Resolution determining the consistency of the 2010 Amended Site Plan with the LWRP, and that proceeding and other related proceedings regarding the 2010 Amended Site Plan were subsequently discontinued; and

WHEREAS, on February 1, 2013, MBYC submitted an Environmental Narrative and Amended Site Plan and Wetland Permit Application dated January 29, 2013, for the Proposed Development ("2013 Amended Site Plan") to reflect changes in conditions since the 2010 approvals and accomplish changes to the 2010 Amended Site Plan including the elimination of five units and one story from the beach seasonal residence building, revisions to the proposed recreation building and a larger yacht club/dockmaster's building; and

WHEREAS, public hearings on the 2013 Amended Site Plan were held by the Planning Board on March 13, April 10, May 8, May 29, June 12, and June 26, 2012, at which latter date the public hearing was closed; and

WHEREAS, on July 18 and July 31, 2013, the Planning Board conducted further deliberations on the 2013 Amended Site Plan; and

WHEREAS, subsequent to the close of the public hearing, in August 2013, various issues arose regarding the existing sanitary sewer system on the MBYC property; and

WHEREAS, on November 13, 2013, the Planning Board received a memorandum from the Village Engineer and Building Inspector regarding the sanitary sewer system issues on the MBYC property ("Sewer System Issues Memorandum"); and

WHEREAS, on December 2, 2013, and December 31, 2013, MBYC submitted a revised Amended Site Plan, a draft Scoping Document ("Draft Scope") and a supplement to the Environmental Narrative dated February 2013 relating to the proposed replacement and new construction of a pumping station and sewer force main on the MBYC property ("Proposed Sewer Construction"); and

WHEREAS, the Planning Board, having reviewed MBYC's December 2 and December 31, 2013, submissions and the Sewer System Issues Memorandum and having received memoranda and other advice from staff, counsel and consultants, determined that the Proposed Sewer Construction constitutes a change in the project and is based upon newly discovered information that may include the potential for one or more significant adverse environmental impacts not addressed or inadequately addressed in the Draft or Final Environmental Impact Statements previously submitted to, reviewed and accepted by the Planning Board relating to the Proposed Development; and

WHEREAS, in view of these developments, the Planning Board, on January 8, 2014, adopted a Resolution (1) reopening the Public Hearing on the 2013 Amended Site Plan previously closed on June 26, 2013, and continuing that Public Hearing on January 8, 2014, for the limited purpose of reviewing and accepting public comment on the Proposed Sewer Construction; (2) adopting a Positive Declaration declaring as set forth therein that the Proposed Sewer Construction may result in one or more significant impacts on the environment not addressed or inadequately addressed in the Draft or Final Environmental Impact Statements previously submitted to, reviewed and accepted by the Planning Board relating to the Proposed Development necessitating the preparation of a Draft Supplemental Environmental Impact Statement; (3) authorizing the Chairman of the Planning Board, with the assistance of staff, counsel, and consultants to circulate, file and publish the Positive Declaration in accordance with NYS Department of Environmental Conservation Rule 617.12 (6 NYCRR §617.12) of the SEQRA regulations and to provide notice to involved and interested agencies and the public of the Draft Scope for the preparation of a Draft Supplemental Environmental Impact Statement and the time for submission of written comments on the Draft Scope; and (4) providing that written comments on the Draft Scope may be submitted to the Planning Board through and including January 31, 2014; and

WHEREAS, on February 12, 2014, the Planning Board adopted a Resolution adopting a Final Scope dated February 12, 2014, for the MBYC Draft Supplemental Environmental Impact Statement for the Proposed Sewer Construction; and

WHEREAS, on March 11, 2015 the Planning Board received from MBYC a “Draft Supplemental Environmental Impact Statement Proposed Sanitary Sewer System Upgrade” (“Draft DSEIS”) prepared by TRC Engineers, Inc. dated February 2015; and

WHEREAS, the Planning Board has reviewed the Draft DSEIS at work sessions held on March 25, 2015, April 22, 2015 and May 13, 2015 and has received memoranda and comments on the Draft DSEIS from its staff, counsel and consultants specifying matters in the Final Scope that were not addressed or not adequately addressed in the Draft DSEIS; and

WHEREAS, the Planning Board has received a memorandum from BFJ Planning dated May 11, 2015, consolidating comments made by Planning Board members and Planning Board staff, counsel and consultants on the Draft DSEIS specifying matters in the Final Scope that were not addressed or inadequately addressed in the Draft DSEIS (“Consolidated Comment Memorandum”), attached hereto and made a part hereof.

NOW THEREFORE BE IT:

RESOLVED, that the Planning Board accepts the contents and conclusions set forth in the Consolidated Comment Memorandum and determines that the Draft DSEIS is not complete and not adequate for public review; and be it further

RESOLVED, that MBYC is directed to revise the Draft DSEIS in response to the Consolidated Comment Memorandum and to resubmit that revised Draft DSEIS for further completeness review by the Planning Board.

VOTE: Ayes: Sjunneemark, Wexler, Mendes
Nays: None
Abstain: Verni
Recused: Sterk

To: Village of Mamaroneck Planning Board

From: Frank Fish, FAICP; Susan Favate, AICP, PP

Subject: Completeness Review of Supplemental Draft Environmental Impact Statement (SDEIS):
Mamaroneck Beach and Yacht Club (555 South Barry Avenue)

Date: March 24, 2015

This memorandum provides our completeness review comments on the Supplemental Draft Environmental Impact Statement (SDEIS) submitted by the Mamaroneck Beach and Yacht Club (“Applicant”) in February 2015 for the proposed sanitary sewer system upgrade. The memo incorporates comments from BFJ as well as from

Lester Steinman, counsel to the Planning Board. Prior to making a determination of completeness, the Planning Board should also request and receive comments on the SDEIS from Acting Village Engineer George Motorella and former Village Engineer Anthony Carr, who we understand is to be retained as a consultant to the Planning Board on this matter.

The purpose of this review is to determine whether the submitted SDEIS complies with the standards in the State Environmental Quality Review Act (SEQR). Under SEQR, the lead agency must make its completeness determination within 45 days of receipt of the DEIS (March 11, 2015). A Final Scoping Document for this project was adopted on February 12, 2014 (attached). The following comments follow the format of the Scoping Document and the SDEIS. We suggest that, for purposes of completeness, the Applicant can submit redlined change pages for the Board's consideration. Once the SDEIS has been accepted as complete, the Applicant should prepare a complete document for review by the Board and the public.

General Comment

Throughout the SDEIS, the Applicant characterizes the proposed sanitary sewer system upgrade as a result of a Planning Board request that the Applicant upgrade its sewer infrastructure to include an upgraded pump station system and force main in conjunction with the 2013 Amended Site Plan (see, for example, the Introductory Statement on p. 1, which is repeated throughout the document). This characterization is not accurate. The need for an upgraded sewer infrastructure system arises from two general aspects: 1) new information regarding the condition of the existing sewer force main resulting from the August 2013 sewer force main break and subsequent investigation and repair; and 2) the discovery that existing sewer facilities were incorrectly shown on the site survey and various plans in both 2010 and 2013. The incorrectly depicted locations meant that portions of two buildings proposed to be constructed would have been located directly above the existing sewer force main, which is contrary to best construction practices. It is noted that the Applicant's engineer, in letters dated September 10, September 23, and December 31, 2013, expressly recommended that the existing force main and pump station be replaced by new facilities. This determination to upgrade the sewer infrastructure arose from discussions with the Building Inspector and Village Engineer, not a request by the Planning Board.

The need for an SDEIS was based primarily on three factors: 1) the TRC Engineers, Inc. recommendations for a new force main and pump station based upon their investigation of the existing system as part of the remediation of the sewage leak detected in the system in the summer of 2013; 2) new information indicating that the existing sewer line runs underneath proposed construction previously approved in 2010, a fact not known to the Planning Board when it granted its 2010 approval for such construction (see Positive Declaration dated January 8, 2014); and 3) the apparent absence of any easement to run the existing system over the Mann property (519 Alda Road). Under the SEQR regulations, the lead agency may require a supplemental environmental impact statement, limited to the specific potentially significant adverse environmental impacts not addressed or inadequately addressed in the EIS, based on such newly discovered information [see 6 NYCRR Part 617.9 (a) (7)].

The Applicant should revise all language in the SDEIS that characterizes the proposed project as a request or requirement by the Planning Board.

Table of Contents

- The exhibits should be uniformly numbered for clarity. Note that Exhibit 1 is out of order and Exhibit 4 is not numbered.
- The exhibits should include a base map that shows the existing location of the sewer infrastructure in relation to the location of proposed infrastructure and o the existing sewer line as shown in the 2013 and 2010 plans. Exhibit 12 appears to show existing sewer mains, but it is not readable in its current size. It is important for the Planning Board to have a clear understanding of what is proposed vs. what actually exists vs. what was shown as existing that was the basis of prior approvals.

Introduction

- p. 2. The discussion of the filing of the 2013 Amended Site Plan is incomplete and not entirely accurate. The 2013 Plan was submitted to address determinations by the ZBA regarding parking and the inclusion of the Otter Creek property in the calculation of lot area. What is the “written agreement” referred to in the last line of the page? Additionally, there is no reference to the Court stipulation that precludes further construction pending the Planning Board’s review and approval of the 2013 Amended Site Plan application.

Executive Summary

- p. 6. The discussion of the No Action alternative ignores the TRC memoranda recommendations that the existing sewer infrastructure be replaced because of its age and condition and the proposed improvements to the site. It also ignores the absence of any easement over the Mann property for the existing force main.
- p. 9. The Town of Rye should be added as an Involved Agency. Additionally, the list of Interested Agencies, which duplicates the list of Involved Agencies, should be deleted.

- p. 10. Table II-1 (Summary of Possible Required Permits and Approvals) should be revised to indicate that the Mamaroneck Harbor and Coastal Zone Management Commission will be responsible for a Consistency Determination, and that the New York State Department of State, Office of Coastal, Local Government and Community Sustainability will be responsible for a Coastal Zone Consistency Certificate.

Description of the Proposed Action

- p. 13-14. Mr. Carr and Mr. Motorella should review the description of the proposed design of the sewer improvements for adequacy.
- A description of the future ownership of the sewer system and all its components, including the pump station, should be provided, as required by the scope. Future ownership is discussed in the Draft Engineer's Report within the SDEIS Appendix, but should be discussed within the body of the document.
- A description of the ownership of the lands (including underwater lands) upon which the sewer line will be constructed, and the Applicant's property rights or entitlement to make use of such lands, should be provided. Impacts of the new sewer line on those publicly and privately owned lands should be discussed, as required by the scope.

Purpose and Need for the Proposed Action

- See above comment regarding the No Action alternative. This section should discuss the requirement of the proposed sanitary sewer system upgrade in order for the Applicant to complete its site improvements as described in the 2013 Amended Site Plan, and to address the age and condition of the existing system and the lack of an easement over the Mann property.

Visual Character

- p. 18. Please describe the "proposed aerial apparatus access area" adjacent to the Great Lawn Seasonal Residence. Is this a helipad? Was such an amenity provided for in the 2013 Amended Site Plan?
- This section should describe in greater detail the fencing proposed to screen the pump station and emergency generator.
- Full-size elevations of the proposed fencing and landscaping should be provided. The elevation provided of these facilities in Exhibit 13 is not legible at its current scale, nor does it indicate the direction of the view or how the fence and landscaping relates to the facilities.
- A cross-section of the proposed pipeline bridge over Otter Creek, as viewed from the south, should be provided. The rendering depicted in Exhibit 9 is not a sufficient indication of how the bridge would look.
- The photo quality of Exhibits 5-9 is poor and limits their effectiveness. In addition, it is not clear that Exhibits 7-9 are accurate. The photo in each shows a structure at the left that is not present on the location plan in the inset.

Natural Features

- p. 22. The SDEIS should provide the source for the determination that listed endangered and threatened species occurring in New York State are not present in the vicinity of the project site. In addition, the SDEIS should address the potential for rare or special concern species on the site, as required by the scope. The document should also indicate whether the NYSDEC was contacted to determine any known occurrences of rare, endangered, threatened or special concern species or significant habitats on or in the vicinity of the site, as required by the scope.
- A map of federal, State and locally regulated wetlands in the vicinity of the proposed work, based on field delineation, should be provided, together with the area of disturbance resulting from the proposed project, as required by the scope.
- p. 23. The SDEIS should note that Otter Creek is also a Village-designated Critical Environmental Area (CEA), as described in Chapter 168 of the Village Code.
- The SDEIS does not appear to include any subsurface soil investigation to determine the depth of rock, as required by the scope. If the Applicant believes such investigation is not necessary, the SDEIS should explain this.
- p. 25-28. Most proposed mitigation measures for soils, topography and slopes appears to relate to stormwater management. This discussion should be part of proposed mitigation for wetlands and streams; mitigation for soils, topography and slopes should discuss erosion and sediment control. Also, the SDEIS includes mitigation measures that the Applicant has determined not practical (e.g. turbidity curtains). These should be removed if they are not to be used.
- The SDEIS should include and describe a conceptual landscape plan for the proposed project only, and include the plan within the body of the document. The full-scale site-wide landscape plan included in the SDEIS submission (L-2) appears to depict the proposed pump station and emergency generator, but this should be clarified as L-2 is dated November 25, 2013, prior to the adoption of the SDEIS scope.
- Existing landscaping and vegetation along the South Barry Avenue right-of-way should be described. While the SDEIS indicates on p. 30 that such vegetation will be replaced in-kind upon the completion of construction, this may not be possible if the construction requires removal of mature vegetation.
- The SDEIS should include a conceptual wetlands mitigation plan, as required by the scope. This plan would illustrate, and the document should describe, how disturbed wetlands will be replaced in-kind. The SDEIS should also discuss how the wetlands would be protected during construction.

Sanitary Sewer System

- p. 32. The SDEIS should describe where existing sewers will be removed or abandoned, specifically, the existing sewer line under Otter Creek.
- p. 33-38. Mr. Carr and Mr. Motorella should confirm whether the calculation of the average daily flow is consistent with the methodology outlined in the scope.
- p. 36-38. Mr. Carr and Mr. Motorella should review the description of the proposed design of the sewer improvements for adequacy.

Noise

- p. 41-42. The SDEIS should specify what times of day the generator set testing will occur.

Construction

- p. 43. The Applicant should discuss the intent to defer construction of the sewer improvements in light of the TRC recommendations for an upgraded system, the known issues of age and condition of the existing force main and the lack of an easement over the Mann property (see above comment).
- p. 44-45. Force main construction methods that are not intended to be used should not be discussed in the SDEIS. For example, it is unclear whether the Horizontal Auger Boring (HAB) or Horizontal Directional Drilling (HDD) methods will be used, since the SDEIS indicates that the open cut method will be used for upland areas and that the HAB and HDD methods are not appropriate for the Otter Creek crossing. If these methods will not be used, they should be removed from the SDEIS (see also p. 53 under Alternatives).
- p. 45. To whom will the Operation and Maintenance Manual (O&M Manual) be provided?

Alternatives

- p. 46. Table V-11 is not readable and should be reformatted either to a larger size or on multiple pages. Substantial information appears to be missing in its current configuration.
- p. 48. The No Action alternative should include a discussion of how this alternative would relate to the 2013 Amended Site Plan. Would the Applicant be able to construct the 2013 Amended Site Plan without completing the proposed sanitary sewer upgrades? In addition, the discussion of the No Action alternative ignores the TRC memoranda recommendations that the existing sewer infrastructure be replaced because of its age and condition and the proposed improvements to the site. It also ignores the absence of any easement over the Mann property for the existing force main.
- p. 52-53. The pipeline bridge option (Applicant's Preferred Alternative) should be discussed in greater detail in relation to the Town of Rye's stated plans to conduct repair and maintenance on the South Barry Avenue Bridge. Specifically, does the pipeline bridge as proposed provide sufficient room for the planned work by the Town, and has the Town been consulted regarding potential impacts on its work?
- p. 53-54. Regarding the Taylors Lane alignment alternative, has the Applicant consulted with the Nature Conservancy on the potential to obtain an easement? We also note that it would be appropriate to discuss the cost differential of construction of this alternative.

Adverse Environmental Effects that Cannot Be Avoided

- p. 57. The discussion of long-term impacts should specify that no significant adverse long-term impacts are anticipated by the Applicant. The SDEIS has indicated elsewhere that certain long-term impacts (e.g. visual impact and noise) are anticipated.

C: Lester Steinman, Planning Board Attorney George Motorella, Acting
Village Engineer, Bob Galvin, Village Planner

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MEMORANDUM

TO: Mr. Stewart Sterk, Planning Board Chair
FROM: Hugh J Greechan P.E., Village Consulting Engineer
CC: Members of the Planning Board
Ms. Susan Favate, Planning Consultant
Mr. Dan Gray, Village Building Inspector
DATE: May 6, 2015
RE: Mamaroneck Beach & Yacht Club – 555 South Barry Avenue
Completeness Review of Supplemental Draft Environmental Impact
Statement (SDEIS)

The purpose of this memorandum is to provide the Planning Board with a summary of our review of the most recent correspondence received related to the proposed sanitary sewer system upgrade for the Mamaroneck Beach and Yacht Club. This review was focused on a completeness review of the SDEIS and confirmation of the comments provided to the Village by other consulting professionals.

DOCUMENT REVIEWED.

- “Draft Supplemental Environmental Impact Statement: Proposed Sanitary Sewer System Upgrade” for Mamaroneck Beach & Yacht Club, Volume 1 and Volume 2, prepared by TRC Engineers, Inc., dated February 25, 2015.
- Drawing Sheet C-301A, “Utilities Plan Preferred Alternative,” prepared by TRC Engineers, Inc., dated February 25, 2015.
- Drawing Sheet C-301, “Utilities Plan,” prepared by TRC Engineers, Inc., dated January 4, 2008, last revised November 25, 2013.
- Drawing Sheet C-301, “Utilities Plan,” prepared by TRC Engineers, Inc., dated January 4, 2008, last revised January 29, 2013.
- Drawing Sheet C-301, “Utilities Plan,” prepared by TRC Engineers, Inc., dated January 4, 2008, last revised November 16, 2010.
- Drawing Sheet L-2, “Proposed Site Plan Proposed Landscape Plan,” prepared by TRC Engineers, Inc., dated July 18, 2012, last revised November 25, 2013.
- Survey Sheet, “Map of Underground Utilities at the Mamaroneck Beach & Yacht Club in the Village of Mamaroneck, Town of Rye, Westchester Co., N.Y.,” prepared by Richard A. Spinelli, dated March 8, 2007, last revised August 14, 2014.
- Drawing Sheet PS-101, “Preliminary Pump Station Plan,” prepared by TRC Engineers, Inc., dated February 25, 2015.

- Memorandum: "Completeness Review of Supplemental Draft Environmental Impact Statement (SDEIS): Mamaroneck Beach and Yacht Club (555 South Barry Avenue," prepared by Buckhurst Fish & Jacquemart, Inc., dated March 25, 2015.
- Memorandum: "Mamaroneck Beach & Yacht Club – DSEIS Proposed Sanitary Sewer System Completeness Review," prepared by Mr. Anthony Robert Carr, PE, CFM, Consulting Civil Engineer, dated April 20, 2015.

Discussion

Our review was primarily focused on confirming the comments documented in memorandum from BFJ Planning and Mr. Anthony Carr. In general, we concur with the comments provided and recommend that they be returned to the Applicant to be addressed.

In one comment, however (Comment 3 under Section 2: Potential Impacts), Mr. Carr recommended that the Applicant consult with the Westchester County Department of Health (WCDOH) for an advisory opinion on installing proposed utility mains below proposed building slabs. We concur that the installation of utility mains below building slabs is not standard engineering practice, but it has been our experience that WCDOH does not provide advisory opinions on proposed projects. Rather, they will provide review and comment on a formal application, so we recommend that the Applicant more fully consider relocating the proposed utility outside of the building slab prior to submission to WCDOH.

If you have any questions regarding the above, please feel free to contact our office at (914) 448-2266.

M E M O R A N D U M

To: Chairman Stewart Sterk and Members of the Planning Board, Village of Mamaroneck

CC: Mr. Lester Steinman, Esq., Planning Board Attorney
 Ms. Susan Favate, AICP, BFJ Planning
 Mr. Robert Galvin, AICP, Consulting Village Planner
 Mr. George Mottarella, PE, PLS, Acting Village Engineer

From: Mr. Anthony Robert Carr, PE, CFM
 Consulting Civil Engineer



Re: Mamaroneck Beach & Yacht Club – DSEIS Proposed Sanitary Sewer System Completeness Review

Date: April 20, 2015

The purpose of this memorandum is to provide a summary of the completeness review of the Draft Supplemental Impact Statement (DSEIS) for the proposed sanitary sewer system upgrade for the Mamaroneck Beach & Yacht Club (“Applicant”). The project site is located at 555 South Barry Avenue. This review was focused on the completeness of the DSEIS, engineering design and associated sanitary sewer system design standards in accordance with the following:

- DSEIS Final Scope, Section C “Sanitary Sewer System”, dated February 12, 2014.
- New York State Department of Environmental Conservation (NYSDEC) New York State Design Standards for Intermediate Sized Wastewater Treatment Systems, dated March 5, 2014.
- Recommended Standards for Wastewater Facilities (i.e. “Ten State Standards”), 2014 Edition.
- Village of Mamaroneck Code, sections, as applicable.

DOCUMENTS SUBMITTED BY APPLICANT

1. Final Scope for the “Draft Supplemental Environmental Impact Statement (DSEIS) for the Proposed Site Sanitary Sewer System Upgrade for the Mamaroneck Beach and Yacht Club (“Proposed Action”), dated February 12, 2014.
2. TRC Engineers, Inc. “Draft Supplemental Environmental Impact Statement (DSEIS) – Proposed Sanitary Sewer System Upgrade” (Volume 1) prepared for Mamaroneck Beach and Yacht Club, dated February 2015.
3. TRC Engineers, Inc. “Draft Supplemental Environmental Impact Statement (DSEIS) – Proposed Sanitary Sewer System Upgrade” (Volume 2) prepared for Mamaroneck Beach and Yacht Club, dated February 2015.
4. TRC Engineers, Inc. Drawing C-301A “Utilities Plan (Preferred Alternative)” last revised February 25, 2015.
5. TRC Engineers, Inc. Drawing C-301 “Utilities Plan” last revised November 25, 2013.
6. TRC Engineers, Inc. Drawing C-301 “Utilities Plan” last revised January 29, 2013.
7. TRC Engineers, Inc. Drawing C-301 “Utilities Plan” last revised November 16, 2010.

8. TRC Engineers, Inc. Drawing L-2 "Proposed Site Plan - Proposed Landscape Plan" last revised November 25, 2013.
9. Survey prepared by Richard A. Spinelli, PLS entitled "Map of Underground Utilities at the Mamaroneck Beach and Yacht Club, Village of Mamaroneck, Town of Rye, Westchester County, New York", dated August 14, 2014.
10. TRC Engineers, Inc. Drawing PS-101 "Preliminary Pump Station Plan" last revised February 25, 2015.

ATTACHMENTS (PROVIDED BY MR. ANTHONY R. CARR, PE, CFM)

1. FEMA "Letter of Map Revision Determination Document", Case No. 12-02-1302P, dated February 20, 2013.
2. FEMA Preliminary Flood Insurance Map (FIRM), Map Number 36119C0353G, dated December 8, 2014.
3. "Underground Utilities Map No. 101, Village of Mamaroneck, Westchester County, NY", prepared in the Office of the Village Engineer, dated 1939.

SANITARY SEWER SYSTEM (DSEIS "Final Scope", Section C)

The above referenced DSEIS and supplemental information was evaluated for completeness in accordance with the "Final Scope adopted by the Planning Board for the "Proposed Action" on February 12, 2014. A broad technical review was performed to determine if the proposed sanitary sewer system generally conforms to currently accepted wastewater system design standards.

The below comments are offered in response to the above information submitted and reviewed for completeness and general design standard acceptance.

1. Existing Conditions (DSEIS, Page 31)

Comments:

1. The submitted DSEIS (Volumes 1 and 2) and TRC Engineers, Inc. drawings adequately describe the existing sanitary sewer system and the sanitary sewer systems shown on the 2010 Approved Site Plan and the 2013 Amended Site Plan. The submitted drawings depict the locations and sizes of the existing sanitary sewer. Additional information is not requested at this time.
2. Please refer to "Underground Utilities Map No. 101" (Attachment No. 3). This map illustrates existing manhole No. 66476 (adjacent to the front of 420 South Barry Avenue). Existing sanitary manhole No. 66476 is proposed to connect the "2015 Amended Site Plan - South Barry Avenue (Preferred Alternative)" to the Village of Mamaroneck existing sanitary sewer system. Note, this sanitary manhole rim elevation = 39.03 and invert elevation = 30.53. There is an existing 8 inch Vitrified Clay Pipe (VCP) that travel north on South Barry at a slope of

±0.54% for ±388 linear feet (LF). The Applicant shall include this information in the DSEIS and supporting drawings. The information will be needed for the required future sanitary sewer shed delineation and hydraulic analysis of the existing Village sanitary sewer.

2. Potential Impacts (DSEIS, Pages 32 through 37)

Comments:

1. The DSEIS and drawings listed above adequately address the map and narrative requirements describing the revised force main and proposed pump station.
2. The size and locations of the proposed sanitary sewer system (i.e. pump station, force main, gravity mains, laterals and manhole structures) have adequately been depicted on the submitted documents.
3. TRC Engineers, Inc. Drawing C-301, last revised February 25, 2015 depicts a proposed 6 inch water main and sanitary sewer alignment within the proposed "Recreation Building Phase 2 Footprint". The Applicant shall consider an alternate alignment outside of the proposed building footprint. This issues has been previously discussed and determined this is not a typical or preferred engineering practice. Understandably, in some situations. This may be necessary where no other feasible or viable pipe alignment options exist. Please consult with the WCDOH for an advisory opinion on installing proposed utility mains below proposed building slabs.
4. The proposed connection locations to the Village of Mamaroneck existing sanitary sewer system have been discussed and illustrated for the following actions:
 - a. 2013 Amended Site Plan (Proposed Action) - VOM existing sanitary sewer manhole No. 66449;
 - b. 2015 Amended Site Plan South Barry Avenue (Preferred Alternative) - VOM existing sanitary sewer manhole No. 66476 (Refer to Attachment No. 3);
 - c. Alternative Force Main Alignment (Taylors Lane) - VOM existing sanitary sewer manhole No. 66544
5. Schematic construction details and pump station sizing calculations have been provided. Please refer to DSEIS Exhibit 13 and Drawing PS-101 for additional information.
6. Alternative locations for the proposed pump station have been discussed and considered the existing FEMA LOMC dated February 20, 2013 (refer to Attachment No. 1) issued to the "Applicant". Please refer to DSEIS Section D, Page 54 and Exhibit 16 for additional information. Also attached is the FEMA Preliminary FIRM Map Number 36119C0353G dated December 8, 2014 (Attachment No. 2). Please note, the preferred

proposed pump station location is immediately outside of the newly depicted FEMA Preliminary FIRM "Limit of Moderate Wave Action" (LiMWA) zone. It should also be noted that the proposed pump station appears to border the FEMA Preliminary FIRM Zone AE (Elevation 14), but is most likely situated in the FEMA Preliminary FIRM Zone AE (Elevation 13). The "Applicant" has conservatively chosen the FIRM Zone AE (Elevation 14) from the approved February 20, 2013 LOMR as the FEMA 100-year Base Flood Elevation (BFE) for the proposed pump station citing and design. The 100-year FEMA BFE in relation to the proposed pump station shall be confirmed by the Applicant and depicted on the survey and engineering drawings.

7. The Applicant has provided an adequate description and associated tables (V-2 through V-6) containing the derived "Unit Flow Rates", "On-Season Sewage Flow Rate", "Off-Season Sewage Flow Rate", "Average Annual Sewage Flow Rate - 2015 Amended Site Plan" and "Average Annual Flow Rate Comparison", respectively.
8. The proposed design sanitary sewer flow rates (i.e. per unit hydraulic loading rates (gpd/unit), average annual daily flow (gpd) and peak hourly flow rate (gpd)) have been derived from the methodology contained in Section B.6.b of the New York State Department of Environmental Conservation (NYSDEC) New York State Design Standards for Intermediate Sized Wastewater Treatment Systems, dated March 5, 2014. The "Applicant" has implemented method (i) – "per unit hydraulic loading rates" and (iii) – "metered daily water usage records from the existing facility" to calculate the design sewage flow rate. These industry accepted sewage flow rate methodologies are contained in Section B.6.b of the above referenced NYSDEC design standard.
9. Based on the proposed use and population, the appropriate Harmon design peak hour factors (i.e. 3.8 and 4.3) have been applied to determine the peak hourly flow rate. As stated in the "Ten State Standards" and "NYSDEC Design Standards for..." the design peak hourly flow shall be used to evaluate the effect of hydraulic peaks on unit processes, pumping, piping (sizing), settling tanks, etc.
10. The Applicant has appropriately differentiated and quantified "On-Season" (April through November) and "Off-Season" (December through March) existing and proposed sanitary sewer flow rates. This is necessary for proper sizing and design criteria (e.g. pump chamber detention time) for the proposed pump station.
11. The Applicant has incorporated proposed force main and pump station design considerations from Section C.3.c "Sewage Pumping Stations" and C.5 "Force Mains" from (NYSDEC) New York State Design Standards for Intermediate Sized Wastewater Treatment Systems, dated March 5, 2014. The proposed pump station design also includes design criteria from Chapter 40 "Wastewater Pumping Stations" and Chapter 49 "Force Mains" of the Recommended Standards for Wastewater Facilities (i.e. "Ten State Standards"), 2014 Edition. These design elements include, but are not limited to the following: flooding, accessibility and security, safety, type of pumping station, alarm systems, emergency operation provisions, construction materials, electrical equipment, pump openings, water level sensing devices, wet wells, holding period (between 10 and 30 minutes for maximum design flow), submersible pump station special considerations, etc. Please refer to Appendix B1 "Draft Engineer's Report for Onsite Sanitary Sewer and Pump Station" for proposed force main and pump station calculations, manufacturer cut sheets, etc.
12. The Applicant has noted that the Westchester County Department of Health (WCDOH) is the governing regulatory agency for jurisdiction over the proposed sanitary sewer system. The "Applicant" stated they will be required to file an application for "Approval of

Plans for a Wastewater Disposal System for Sanitary Sewer Extension(s) for sewers with a flow rate of greater than 2,500 gallons per day. The Village, and its Acting/Consulting Village Engineer can provide coordinated input, especially for work performed within the Village Right-of-Way.

13. The Applicant did not discuss potential impacts to other existing utilities (e.g. gas mains, water mains, storm sewer, etc.). Presumably, this is attributed to the time and cost for obtaining existing utilities information from utility companies and/or surveyed within South Barry Avenue. Note, as the DSEIS review and proposed sanitary sewer system design progresses, existing utilities information within South Barry Avenue will be required to advance and finalize the proposed sanitary sewer design.
14. Potential impacts related to the Otter Creek crossing and construction have broadly been discussed and are adequate for the Final Scoping document.

3. Proposed Mitigation (DSEIS, Pages 37 and 38)

Comments:

1. The Applicant has noted that the proposed force main and pump station design shall be a coordinated review effort between the Village of Mamaroneck and WCDOH. Please refer to Comment No. 11 above under "Potential Impacts".
2. The Applicant has identified proposed mitigation measures to Otter Creek and the municipal sanitary sewer system. These measures include the following: emergency standby generator, bypass pump out connection and the construction of a pipeline bridge crossing to support the sanitary sewer force main. It shall be noted that additional mitigation measures should include, but not be limited to, the following:
 - Future sanitary sewer shed delineation and hydraulic analysis of the additional proposed sanitary sewer loading on the existing South Barry Avenue sanitary sewer (i.e. Preferred Alternative).
 - Additional engineering detail will be required for the proposed "pipeline bridge crossing".
 - The Applicant will be required to replace any existing manhole utilized to connect the proposed force main (for any alternative) to the existing Village sanitary sewer. The Village may also require the Applicant to improve any other existing sanitary sewer components (e.g. immediate upstream 8 inch VCP sanitary sewer pipe segment at the proposed connection point).

I will continue to provide additional guidance and direction for this application, as required and/or requested.

If you have any questions or comments regarding the above, please feel free to contact me via email and/or cell phone.

I greatly appreciate the opportunity to continue assisting the Village of Mamaroneck.

ADJOURNMENT

On motion of Mr. Wexler, seconded by Mr. Verni, the meeting was adjourned at 9:47 p.m.

Vote: 4-0

Respectfully submitted,

Anne Hohlweck
Recording Secretary