



MEMORANDUM

TO: Members of the Planning Board
CC: Mr. Gregory Cutler, Village Planner
Mr. Dan Gray, Village Building Inspector
FROM: Alvaro Alfonso-Larrain, P.E., Consulting Village Engineer
DATE: June 7, 2019
RE: 700 & 702 Taylors Lane
Site Plan Review

The purpose of this memorandum is to provide the Planning Board with a summary of our review of the documents received related to the proposed work at 700 Taylors Lane and 702 Taylors Lane. The application proposes replacement of two existing water services for 700 Taylors Lane and 702 Taylors Lane. The water service alignment is from Taylors Lane through Van Arminge Mill pond to 700 Taylors Lane. The pipes are proposed to be installed on grade, along the bottom of the Van Arminge Mill Pond and the work is anticipated to require limited excavation at each end of the pipes (an estimated 5 cubic yards).

Our review was focused on general site engineering design and the associated Village Code requirements in accordance with the following:

- Village of Mamaroneck Code, Chapter 294 *Stormwater Management and Erosion and Sediment Control*, and other sections, as applicable.
- New York State Department of Environmental Conservation (NYSDEC) *Stormwater Management Design Manual (SMDM)*, last revised January 2015.
- *New York State Standards and Specifications for Erosion and Sediment Control*, dated November 2016.

DOCUMENTS REVIEWED:

- Village of Mamaroneck Planning Board Application, dated March 25, 2019.
- Flood Plain Development Permit Application, dated April 26, 2019.
- Short Environmental Assessment Form, dated March 25, 2019.
- New York State Department of Environmental Conservation Excavation & Fill in Navigable Waters Permit Authorization (Under Article 15, Title 5), Water Quality Certification Permit Authorization (Under Section 401 – Clean Water Act), Tidal Wetlands Permit Authorization (Under Article 25), dated March 12, 2019.
- Topographical Survey, prepared by Robert S. Johnson, PLS, dated September 21, 2018.
- Drawing Set, "*Private Residence, 700-702 Taylors Lane, Mamaroneck, NY, County of Westchester, Tax ID: 155.69-1-1.1*", by Catizone Engineering, P.C., dated October 8, 2018



Sheet Name	Last Revised
C-1: Utility Plan	04/18/19
C-2: Profile and Site Photos	04/18/19
C-3: Details	04/18/19

DISCUSSION

The project site is located within the 100-year flood plain.

The following is a summary of our comments. It should be noted that additional comments may be added upon receipt of additional information.

1. The Applicant has indicated on the Short Environmental Assessment Form (Short EAF), included with the Wetland Permit Application, that the proposed project disturbance is approximately 0.517 AC. However, the Short EAF included in the Joint Application submission indicates that the disturbance is approximately 0.25 AC. The Applicant shall clarify and depict the limits of disturbance on the provided plan. Note that the limits of disturbance shall include all proposed construction activity that results in land disturbance. All permit documents shall be updated to reflect the correct limits of disturbance for the proposed construction activities.
2. The Applicant shall indicate the location of orange construction safety fencing on both sides of the pond where work is to take place. The Applicant shall include a typical detail for the safety fencing on the plans.
3. The Applicant shall show the intended location of the equipment/material staging area on the plans.
4. The Applicant shall provide silt fence along areas downstream of the proposed work areas to prevent sediment migration, if applicable. The Applicant shall also include a construction detail for the silt fence.
5. The Applicant shall indicate how construction vehicles are proposed to enter/exit the site during construction. If the existing roadway is to be used as the stabilized construction entrance, the Applicant shall add a note on the plans describing maintenance during construction (i.e. sweeping of sediment) for the existing driveway. In addition, a stabilized construction entrance detail shall be added to the plans with a note stating, *"To be constructed if directed by the Village of Mamaroneck."*
6. The Applicant shall clearly specify the inspection frequency for all proposed erosion and sediment controls.
7. It appears from aerial photography that there are trees in the vicinity of the proposed water service connection near the driveway to the property on 700 Taylors Lane. The Applicant shall specify if any trees will need to be removed or protected during construction. If any trees are to be protected, the Applicant shall provide a tree protection detail on the plans.
8. The Applicant shall clearly identify any existing landscape areas which will be disturbed and subsequently restored after construction. The Applicant shall include the appropriate seed mixtures and application rates for project site stabilization in accordance with the *New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016*.



9. The Applicant shall include a note on the E&SC plan which states: *"Temporary erosion and sediment control measures cannot be removed until Site stabilization (80% uniform density of permanent vegetation or permanent mulch/stone) has been achieved."*
10. The Applicant shall include a note on the Site Plan Drawing which states: *"All erosion and sediment control measures shall conform to the New York State Standards and Specifications for Erosion and Sediment Control dated November 2016."*
11. Some of the documents included in this submission indicate that the water service replacements are for 700 and 702 Taylors Lane while other documents indicate 700 and 707 Taylors Lane. The Applicant shall clarify the property addresses where the water service replacements are proposed to take place. All permit documents shall be revised to be consistent.
12. The Applicant shall furnish a copy of the United States Army Corps of Engineers (Section 404 Clean Water Act/Nationwide 3) permit approval.