

MEMORANDUM

TO: Thomas Burt, Chairman

CC: Village of Mamaroneck Harbor & Coastal Zone Management Commission
William Long, Village Planner
Frank Tavalacci, Building Inspector

FROM: Brian Hildenbrand, P.E. *BH*
Consulting Village Engineer

DATE: November 18, 2020

RE: Site Plan Approval
Fedyna
1165 Greacen Point Road
Section 9, Block 50, Lot 373

The Village of Mamaroneck requested that this office evaluate the potential sewer service options associated with the redevelopment of 1165 Greacen Point Road. Below outlines the three (3) different ways the applicant can provide sewer service to the new house, which can be approved by the Westchester County Department of Health (WCHD).

Septic System

As shown on the current site plan, the Applicant has the area for a potential private septic system. Per WCHD regulations, the septic must be located outside of the wetland buffer, which results in the front yard being the only viable location. Based on the deep hole tests, a minimum of three (3) feet of fill is required in the septic absorption area to meet the minimum vertical separation to groundwater and/or bedrock. The applicant is requesting a fill waiver from the WCHD, which will allow the fill within the septic reserve system to be installed only if the primary system fails.

Private Sewer Service

The applicant can install a private sewer service line from 1165 Greacen Point Road. The private line will travel down the private road and connect into the Village owned public sewer main located in the Village maintained section of roadway. The cost of installation and future maintenance will be the applicant's responsibility. The applicant will also need to obtain approval from whoever has ownership over the private road.

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Since the property is not within 100' of a public sewer main, the applicant is not obligated to connect to the municipal sewer system.

Any new private sewer service cannot connect to another private service without being considered a public sewer main. All public sewer mains require approval from WCHD.

Public Sewer Main Extension

The applicant also has the option to construct a public sewer main extension. It would be the applicant's responsibility to secure the WCHD approvals and fund the construction. Since the public main could service all of the houses on the street, the applicant may be able to secure financial support from the neighbors. Once approved by the WCHD, the Village would assume responsibility for the future maintenance of the system. A Maintenance Access Agreement between the Village and the owners of the Private Road will need to be established. As seen in similar projects in the Village, the new sewer main would have stub connections in front of each lot for the ability to connect in the future.

The WCHD has confirmed that the final decision of how to sewer the new house will ultimately be up to the applicant.

BH/dc