


MEMORANDUM

TO: Kathleen Savolt, Chairperson

CC: Village of Mamaroneck Planning Board
Amber Nowak, Acting Director of Planning
Frank Tavalacci, Acting Building Inspector

FROM: Esteban Garcia, P.E. 
Consulting Village Engineer

DATE: January 20, 2021

RE: Site Plan Approval
1035 Nine Acres Lane
Section 9, Block 113, Lot 16B

PROJECT DESCRIPTION

At the request of the Village of Mamaroneck, Kellard Sessions Consulting has reviewed the site plan and supporting documents submitted in conjunction with the above-referenced application. The applicant is proposing the construction of inground pool and patio with associate stormwater mitigation improvements. The property is 0.41 acres and is located in the R-20 Zoning District. 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.

GENERAL COMMENTS

1. The applicant shall depict the limits of disturbance and quantify the proposed area of disturbance on the plans. Note that the limits of disturbance shall include all proposed construction activity that results in land disturbance (i.e., demolition, proposed grading, etc.).
 - a. If the limits of disturbance are greater than 1,000 s.f., the applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) consistent with the requirements set forth in §294-8B (Subsections 1-3) of the Village Code for the proposed site improvements. The SWPPP shall be prepared by a New York State Licensed Professional Engineer, Certified Professional in erosion and sediment control, or a Licensed Landscape Architect.
 - b. If the limits of disturbance remain between 200 s.f. and 2,000 s.f., then the applicant is required to provide erosion and sediment controls and stormwater quantity controls. This includes attenuation of the post-development, 25-year storm to pre-development flow rates. Note that if the proposed improvements for the project include re-development activities, then the applicant can adhere to Redevelopment rules (consistent with Chapter 9 of the NYSDEC SMDM)
2. It appears the proposed infiltration system does not meet the required three (3) foot separation between the record elevation of mottling and bottom of the infiltration practice. The plan shall illustrate a three (3) foot separation between the bottom of the infiltration practice and the record elevation of mottling, as per Chapter 6, Section 6.3 of the NYSDEC SMDM.
3. The plan shall clarify the relocation of the catch basin on the northwest section of the proposed pool.
4. The plan notes the patio as "Future Patio". The plan shall clarify if the patio will be constructed as part this application. If not, the patio should be removed from the plan.
5. If disturbances are greater than 1,000 s.f., the applicant shall include the Contractor Certification Statement, as per Chapter 294 of the Village of Mamaroneck Code.
6. The plan shall illustrate the following details:
 - a. Pavement Restoration Detail
 - b. Curb Restoration Detail
 - c. Pipe Trench Detail
 - d. Patio Section Detail

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7. The plan shall be signed and sealed by a Qualified Designed Professional.
8. Prior to the issuance of the Certificate of Occupancy, the applicant shall submit a Stormwater As-Built Survey that includes topography and the location, description, rim elevations and invert elevations of all installed stormwater facilities for review by the Village Consulting Engineer.

In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

PLANS & REPORT REVIEWED, PREPARED BY FRANGIONE ENGINEERING, LLC, DATED AUGUST 6, 2020:

- Overall Site Plan (S1)
- Notes and Details (S2)
- Drainage Summary Report, dated August 11, 2020

EG/dc

https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Shared/Esteban/Mamaroneck/Planning/2020-12-07_OSPB_70 Croton Avenue_Review Memo.docx