

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 16, 2020

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

PROJECT DESCRIPTION

Kellard Sessions Consulting has reviewed the site plan and supporting documents submitted in conjunction with the above-referenced application. The applicant is proposing to demolish the existing dwelling and construct a new single-family residence. The project will also include modifications to the driveway, new utility services and a new septic system. The 47,560 s.f. property 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.

Our responses based on the applicant's latest submission are noted in **BOLD**.

GENERAL COMMENTS:

1. The proposed limits of disturbance exceed 2,000 s.f., but is less than one (1) acre. The applicant shall provide erosion and sediment controls, stormwater quality controls, and stormwater quantity

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controls. Stormwater quantity controls include attenuation of the post-development up to the 25-year storm event to predevelopment flow rates.

A Stormwater Pollution Prevention Plan (SWPPP) has been submitted for review. Comments on the document are included in this memo.

2. The Drainage Plan appears to be preliminary; however, the Applicant shall consider installing drainage structures to collect runoff from the driveway as part of the SWPPP.

Addressed.

3. Based on the submittal documents, the applicant is proposing the relocation and replacement of the septic system. The applicant shall furnish Westchester County Department of Health (WCHD) approval of the relocated septic system, which will serve the single-family dwelling.

The applicant should update the Board on the status of the WCHD approval.

4. The applicant shall quantify in a table on the plans the proposed cut/fill volumes (quantified in cubic yards) for the proposed improvements. Note that cut/fill estimates shall be balanced, or an excess cut shall be proposed because the project site is located within the 100-year Floodplain and net filling is not allowed per HCZMC.

The Applicant has redesigned the site layout which reduced the total net fill to 420 cubic yards. This fill is required to provide a septic absorption field that meets WCDOH regulations. The current design shows a 60% reduction in fill volumes when compared to the previous submission.

5. Considering the proximity of the disturbance to the wetland, more robust erosion and sediment controls should be implemented. At a minimum, a double row of silt fence should be installed across the entire rear property line. The applicant should also implement a temporary sediment trap to better protect the wetland.

Addressed.

6. There appears to be a small area of disturbance proposed in the wetland proper. The Applicant should consider regrading the area to avoid this disturbance.

Addressed.

7. The existing water service shall be shown and noted to be abandoned, per Westchester County Joint Water Works regulations. The reference to Suez Water shall be removed.

Addressed.

8. Any utility work within the right-of-way will require a Street Opening Permit from the Village.

Addressed.

9. A detail for the proposed retaining wall shall be provided. Top and Bottom wall elevations of the wall shall be shown on the site plan. Further, the Applicant shall consider impacts to the existing tree line on the neighboring property from the construction of the retaining wall.

Addressed.

10. It should be clarified if a new gas service is proposed for the project. Given the current moratorium on new gas connections enforced by Con Edison, an alternative source of power shall be shown for the residence.

Addressed. The applicant has indicated that the existing gas service will be reused.

11. 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 Engineer.

12. Prior to the issuance of the Certificate of Occupancy, the Applicant shall submit a Stormwater Maintenance Agreement for review and acceptance by the Village.

The Rain Garden shall be included in the SWPPP maintenance schedule.

13. The plan shows all the entire roof area of the house draining to one corner. Additional roof leaders may be required. Show all downspout locations to ensure the entire roof can be captured and treated.

Addressed.

14. Provided construction details for all drainage facilities, including but not limited to, the Permavoid system, the outlet control structure, the rainwater harvesting system etc.

A detail for the Rain Garden shall be provided.

15. The location of the concrete washout area shall be illustrated and detailed on the plans.

Addressed.

16. The pretreatment of the Permavoid system shall be indicated on the plans and discussed in the SWPPP.

Addressed. The Rainwater Harvesting system will act a pre-treatment settling tank for the R-tank system.

17. The maintenance access for the Permavoid system shall be indicated on the plans and detailed.

Addressed.

18. The dimensions of the stabilized construction entrance shall be coordinated between the plan and the SWPPP Report.

Addressed.

19. The weir and orifice inverts shall be coordinated between the plans and the SWPPP.

Addressed.

20. There is a minor discrepancy between the required size of the rainwater harvesting (5,760 gal) in the SWPPP and the tank provided on the plan (5,700 gal).

Addressed.

21. The Drainage Area maps were not included in the SWPPP submission. Please provide.

Addressed.

22. The overflow pipe from the detention system and grading should be adjusted to provided adequate soil cover over the pipe.

Based on the weir elevation of 10.05, it appears the drain pipes, roof leaders and collection system will be submerged. The Applicant should consider adjusting the invert elevations to avoid submerging the pipe networks.

23. The Rainwater Harvesting Tank detail should illustrate provisions for an irrigation pumping system.

Not Addressed.

24. The plan reference to Permavoid shall be removed if the product is no longer proposed.

Addressed.

25. The proposed gas and utility trenches shall be rerouted to avoid the septic fill pad.

Addressed. However, the Applicant should consider avoiding the garage foundation to avoid any future maintenance issues.

26. The two (2) inlet/outlet pipes for the R-tank system are labeled as 6" HDPE. However, I believe these pipes should be 12" based on other pipes in the system.

Addressed.

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

PLANS REVIEWED, PREPARED BY JMC, DATED OCTOBER 30, 2020:

- Cover Sheet (C-000)
- Existing Conditions Map (C-010)
- Demolition Plan and Tree Removal Plan (C-020)
- Layout Plan (C-100)
- Grading Plan (C-200)
- Utilities Plan (C-300)
- Erosion & Sediment Control Plan (C-400)
- Construction Details (C-900, C-901, C-902, C-903)
- Landscaping & Wetland Mitigation Plan (L-100)

DOCUMENTS REVIEWED:

- Drain Pipe Investigation Report, prepared by JMC, dated November 3, 2020
- Stormwater Pollution Prevention Plan Report, prepared by JMC, dated October 1, 2020
- Letter, prepared by Evans Associates, dated November 2, 2020
- Letter, prepared by Cuddy & Feder, LLP, dated November 4, 2020

BH/dc