


**MEMORANDUM**

TO: Thomas Burt, Chairman

CC: Village of Mamaroneck Harbor & Coastal Zone Management Commission  
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  
1025 Rushmore Avenue  
Section 9, Block 98, Lot 1

---

**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 to reconfigure and renovate the existing seasonal dining terrace located along the east side of the main club house. The property is 8.47 acres and is located in the MR 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. We noted that the applicant submitted a stormwater volumetric calculation. The applicant shall submit stormwater calculations demonstrating the post-development flows are attenuated to the pre-development flows, as per Chapter 294, Section 8(2)(b) of the Village Code.
  - a. If the proposed limits of disturbance exceed 2,000 s.f., but are less than one (1) acre, then the applicant is required to provide erosion and sediment controls, stormwater quality controls, and stormwater quantity controls. Stormwater quantity controls includes attenuation of the post-development, 25-year storm event to pre-development flow rates. Stormwater quality controls require the Applicant to provide treatment for the Water Quality Volume (WQv) through runoff reduction.
2. It appears the plan notes that the limits of disturbance is 8000 s.f., but the SWPPP Report and calculation notes it to be 5000 s.f. The plan shall be coordinated to identify which limit of disturbance is correct.
3. The plan shall illustrate a stabilized construction access entrance. Provide detail.
4. 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.
5. Prior to the issuance of the Certificate of Occupancy, the applicant shall submit a Stormwater Maintenance Agreement for review and acceptance by the Village.

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 MASTROGIACOMO ENGINEERING, P.C., DATED MAY 21, 2020:**

- Existing and Proposed Terrace Impervious Surface Plan (SP-1)
- Terrace Erosion Control Demolition/Removal Plan (SP-2)
- Details (SP-3)
- Proposed Lower Terrace Improvement Plan (SP-4)
- Details (SP-5)
- Partial Site Plan (SP-6)

Kathleen Savolt, Chairperson

January 20, 2021

Page 3 of 3

**PLANS & REPORT REVIEWED, PREPARED BY JEFFERSON GROUP ARCHITECTURE, INC., DATED MAY 15, 2020:**

- Existing Partial Main Level and Terrace Plan (EX1.1)
- Existing Building Elevations (EX5.1)
- Landscape Design Plan (A003.00)
- Proposed Building Elevations (A5.1)
- Upper and Lower Terrace Floor Plan (ID1.0)
- Upper and Lower Terrace Furniture Plan (ID1.1)
- Roof Plan (A103.00)

**DOCUMENT REVIEWED:**

- Stormwater Pollution Prevention Plan Report, prepared by Nunzio Pietrosanti, P.E.

EG/dc

[https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Shared/Esteban/Mamaroneck/HCZMC/2021-01-19\\_MamHCZMC\\_Orienta Club\\_1025 Rushmore Avenue\\_Review Memo.docx](https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Shared/Esteban/Mamaroneck/HCZMC/2021-01-19_MamHCZMC_Orienta Club_1025 Rushmore Avenue_Review Memo.docx)