



September 28, 2018

Alvaro Alfonzo-Larrain, P.E.  
Consulting Village Engineer  
Village of Mamaroneck

Re: Site Plan Review  
416 Waverly Avenue (560 Fenimore Avenue)  
Village of Mamaroneck

Dear Mr. Alfonzo-Larrain,

We have received your comment letter dated May 25, 2018 and offer the following responses:

1.
  - a. The specification for the existing Aqua-swirl unit is included in Section 7 of the SWPPP.
  - b. The existing Aquaswirl unit is functioning as designed.
  - c. The existing Aquaswale unit was **installed** in 2016 in accordance with the plans that were of the prior approval where the location was **reviewed, approved, and granted a certificate of occupancy** by the Village of Mamaroneck's Engineering Department & Building Department as well as it's Consultants.
2. The proposed site improvements result in a reduction of 715 square feet of impervious area. Coverage breakdowns are included on sheet C-4. The "*Watershed Map – Proposed*" and report were revised accordingly.
3. A pre- and post-developed analysis was completed for the site. The proposed development results in a reduction of flow rate from the site for storms up to and including the 25-year event.
4. An existing conditions watershed map was included in Section 5 of the SWPPP.
5. Flows for the existing catch basin located approximately 90 feet from the intersection of Fenimore Road and Waverly Avenue were analyzed in the pre and post developed conditions, the flow rates are summarized as follows:



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| Storm Event | Pre-developed | Post-developed |
|-------------|---------------|----------------|
| 1-Year      | 1.64 cfs      | 1.45 cfs       |
| 10-Year     | 3.00 cfs      | 2.74 cfs       |
| 25-Year     | 3.78 cfs      | 3.32 cfs       |

6. An assessment of the existing infrastructure will be coordinated with the village engineer. Upon completion, the results will be submitted to the village.
7. The anticipated sewer demand generated from the proposed development is estimated to be less than 300 gallons per day.
8.
  - a. The stormwater planter was revised to have a maximum ponding depth of 9-inches.
  - b. No longer applicable. The stormwater planter has been revised to utilize a FocalPoint biofilter system. All materials for the system shall be provided by the manufacturer. The remainder of the planter can remain existing soils with 6" of topsoil at the surface.
  - c. The proposed HydroCAD model of the stormwater planter was modified to include the FocalPoint biofilter system. As per the manufacturers specifications, a 20% void storage was provided within the limits of the system. The entire planter was modeled as storage above the planted surface (el. 21.58 to el. 22.33) as 100% voids.
9. Watershed 3 was broken into two watersheds, Watershed 3 and Watershed 3B. Watershed 3B contains the parking area tributary to the stormwater planter while Watershed 3 contains all runoff that flows overland off the site. Impervious & pervious areas for all watersheds were verified.



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10. Water quality was provided for the parking area and portion of the building previously located within watershed 3. In the current design, Watershed 3 contains the areas around the perimeter of the site that could not be captured in the proposed drainage system. Runoff that remains untreated for water quality consists of 1,655 square feet of pervious area and 1,297 square feet of impervious area. Additional treatment capacity has been provided in the stormwater planter to offset the untreated area.
11. The requested revision was made to the Erosion Control Measures note on sheet C-3.
12. All existing utilities serving building to be removed shall be removed, cut, and capped at the existing mains per the Village of Mamaroneck requirements.
13. No new utilities are proposed for the addition. All utilities will be interconnected with the existing structure.
14. The proposed addition will be four stories. The SWPPP was revised accordingly.
15. The contractor certification statement was revised accordingly.
16. A cut-fill report was added to sheet C-2.
17. A detail for the construction of the proposed curb cut was included on sheet C-6.
18. A proposed concrete Washout area was added to sheet C-3 and the corresponding detail was added to sheet C-5.
19. An equipment and material storage area was added to sheet C-3.
20. References to tree protection have been removed from the SWPPP. There are no trees within the project area.
21. The requested note was added to sheet C-2.
22. The requested note was added to sheet C-2.



**HUDSON**  
**ENGINEERING**  
**&**  
**CONSULTING, P.C.**

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23. A draft stormwater maintenance agreement has been provided for the village's review.

24. Comment Noted.

25. Comment Noted. A Full Environmental Assessment Form will be provided to the Village at a later date.

If you should have any additional questions or comments, please do not hesitate to contact our office at (914) 909-0420, or via email at [Ubadah@hudsonec.com](mailto:Ubadah@hudsonec.com).

Sincerely,

Ubadah Abdullah  
Project Engineer