



MEMORANDUM

TO: Thomas Burt, Chairman

CC: Village of Mamaroneck Harbor & Coastal Zone Management Commission
Betty-Ann Sherer, Village of Mamaroneck Land-Use Coordinator
Greg Cutler, Village Planner
Frank Tavalacci, Building Inspector

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

DATE: May 18, 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.

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 controls. Stormwater quantity controls include attenuation of the post- development up to the 25-year storm event to predevelopment flow rates.
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 Stormwater Pollution Prevention Plan (SWPPP).
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,
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.
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.
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.
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.
8. Any utility work within the right-of-way will require a Street Opening Permit from the Village.
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.

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.
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.

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 FEBRUARY 28, 2020:

- Cover Sheet (C-000)
- Existing Conditions Map (C-010)
- Demolition and Tree Removal Plan (C-020)
- Erosion & Sediment Control Plan (C-100)
- Layout Plan (C-200)
- Grading & Utility Plan (C-300)
- Construction Details (C-900, C-901)

DOCUMENTS REVIEWED:

- Letter, prepared by JMC, dated May 5, 2020
- Village of Mamaroneck Harbor & Coastal Zone Management Application
- Village of Mamaroneck Planning Board Application
- Coastal Assessment Form – Narrative
- Short EAF, dated April 3, 2020
- Flood Plain Development Permit Application

BH/dc