



Site Planning
Civil Engineering
Landscape Architecture
Land Surveying
Transportation Engineering

Environmental Studies
Entitlements
Construction Services
3D Visualization
Laser Scanning

July 21, 2020

Mr. Brian Hildenbrand, PE
Kellard Sessions Consulting, P.C.
500 Main St.
Armonk, NY 10504

RE: JMC Project 18100
Residential Development
1165 Greacen Point Road
Village of Mamaroneck, NY

Dear Brian,

Attached please find materials and responses to address the comments outlined in your memorandum to the Village of Mamaroneck Planning Board and the Village of Mamaroneck Harbor Coastal Zone Management Commission dated May 18, 2020 which includes the following:

I. JMC Drawings:

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>	
C-000	"Cover Sheet"	6	07/22/2020
C-010	"Existing Conditions Map"	6	07/22/2020
C-020	"Demolition & Tree Removal Plan"	6	07/22/2020
C-100	"Layout Plan"	6	07/22/2020
C-200	"Grading & Utilities Plan"	6	07/22/2020
C-300	"Erosion & Sediment Control Plan"	6	07/22/2020
C-900	"Construction Details"	6	07/22/2020
C-901	"Construction Details"	6	07/22/2020
C-902	"Construction Details"	1	07/22/2020

2. Stormwater Pollution Prevention Plan dated August 25, 2020.

Your comments are restated below in italics with responses following.

Comment No. 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.

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

Response No. 1

No response required.

Comment No. 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).

The plan has been revised to include additional drain inlets. Construction details for the drain inlets shall be provided.

Response No. 2

Construction details for the Drain Inlets and other Stormwater Management Components have been provided for your review.

Comment No. 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.

Response No. 3

WCDOH has preformed an onsite evaluation on the site, the application for an On-site Wastewater Treatment System (OWTS) has been submitted to the department and we are awaiting approval.

Comment No. 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.

Based on the submitted plans, the septic rehabilitation and grading around the house will result in a 1,600 c.y. net fill on the property.

Response No. 4

The site plans have been revised to reflect findings during the on-site evaluation with the WCDOH, and the grading has been altered accordingly. A revised cut and fill chart is provided that not only lists the quantity of fills proposed but outlines what each

component of the fill entails. The current proposed plan was regraded to reduce fill as much as possible. A floodplain variance is permitted under the Village's floodplain development code, and an application has been submitted.

Comment No. 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.

A double row of silt fence and the sediment trap have been shown on the plans. A detail for the sediment trap shall be provided.

Response No. 5

A sediment trap detail has been provided as requested, and was designed in accordance with the "New York State Standards and Specifications for Erosion and Sediment Control".

Comment No. 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.

Response No. 6

No response required.

Comment No. 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.

Response No. 7

No response required.

Comment No. 8

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

The proposed water service connection shall be included in the limit of disturbance. A Trench Restoration Detail for the road should be provided on the site plans.

Response No. 8

A trench restoration detail has been provided.

Comment No. 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.

Not Addressed. Additionally, the current plans shown the drainpipe running adjacent to the wall. The dimensions of the wall and footings shall be indicated to determine if there will be any conflicts during construction.

Further, walls over four (4) feet in height shall be designed and certified by the NYS Licensed Professional Engineer.

Response No. 9

The proposed wall shall be a segmental block wall, Unilock or similar. A standard detail is attached. As part of the building permit process a signed and sealed set of wall drawings will be provided as signed by a NYS License Professional Engineer.

Comment No. 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.

Response No. 10

No response required.

Comment No. 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.

Response No. 11

So noted.

Comment No. 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.

Response No. 12

So noted.

Comment No. 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.

Response No. 13

Additional roof drain leaders have ben depicted as well as a collector pipe that surrounds the house.

Comment No. 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.

Response No. 14

The additional requested details have been provided.

Comment No. 15

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

Response No. 15

The Concrete Washout area has been depicted on the Erosion and Sediment Control Plan.

Comment No. 16

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

Response No. 16

All flows will be directed to the proposed rainwater harvesting tank before entering the R-Tank system. This will allow the stormwater an opportunity to settle before entering the R-Tank system. Please refer to the Water Quality Calculations provided within appendix B of the SWPPP.

Comment No. 17

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

Response No. 17

The requested maintenance access for the R-Tank system has been indicated on the plans and in the details.

Comment No. 18

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

Response No. 18

The stabilized construction entrance has been revised on the Erosion and Sediment Control Plan.

Comment No. 19

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

Response No. 19

The weir and orifice inverts have been revised accordingly.

Comment No. 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).

Response No. 20

The rainwater harvesting tanks have been revised to depict two 3,000 gallon precast tanks with a working totaling 6,000 gallons, the SWPPP has been revised accordingly.

Comment No. 21

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

Response No. 21

Please refer to appendix G of the SWPPP for the Existing and Proposed Drainage Area Maps.

Comment No. 22

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

Response No. 22

The overflow pipe from the detention system has been revised to outlet into a proposed rain garden. Flows leaving the detention system will be dissipated via a proposed rip-rap apron. Please refer to appendix E of the SWPPP for the associated sizing calculations.

We trust your comments to date have been satisfied and look forward to working with you to carry this project through the remainder of our approvals.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC



Richard Cordone
Design Manager