



Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

December 29, 2020

Mr. Joseph Cermele, P.E., CFM
 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 Joe,

Attached please find materials and responses to address the comments outlined in your memorandum to the Village of Mamaroneck Harbor Coastal Zone Management Commission dated November 16, 2020 which includes the following:

I. JMC Drawings:

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>	
C-000	“Cover Sheet”	11	12/29/2020
C-010	“Existing Conditions Map”	11	12/29/2020
C-020	“Demolition & Tree Removal Plan”	11	12/29/2020
C-100	“Layout Plan”	11	12/29/2020
C-200	“Grading Plan”	3	12/29/2020
C-300	“Utilities Plan”	3	12/29/2020
C-400	“Erosion & Sediment Control Plan”	11	12/29/2020
C-900	“Construction Details”	11	12/29/2020
C-901	“Construction Details”	11	12/29/2020
C-902	“Construction Details”	6	12/29/2020
C-902	“Construction Details”	6	12/29/2020
L-100	“Landscaping Plan”	6	12/29/2020

2. Stormwater Pollution Prevention Plan last revised 12/29/2020.

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

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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.

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 SWPPP.

Addressed.

Response No. 2

No response required.

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

The applicant is working with the WCDOH and will provide their approval when it becomes available

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 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.

Response No. 4

No response required.

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.

Addressed.

Response No. 5

No response required.

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.

Addressed.

Response No. 8

No response required.

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.

Addressed.

Response No. 9

No response required.

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.

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

Response No. 12

The SWPPP has been revised to include a maintenance schedule for the Rain Garden.

Comment No. 13.

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

Addressed.

Response No. 13

No response required.

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.

A detail for the Rain Garden shall be provided.

Response No. 14

The requested Rain Garden detail has been added to sheet C-903 as detail no. 28.

Comment No. 15

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

Addressed.

Response No. 15

No response required.

Comment No. 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.

Response No. 16

No response required.

Comment No. 17

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

Addressed.

Response No. 17

No response required.

Comment No. 18

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

Addressed.

Comment No. 19

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

Addressed.

Response No. 19

No response required.

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).

Addressed.

Response No. 20

No response required.

Comment No. 21

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

Addressed.

Response No. 21

No response required.

Comment No. 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.

Response No. 22

JMC has reviewed this condition. Because the proposed R-Tank system is a detention system, the outlet control structure must be designed to dewater the system between rain events. Accordingly, the outlet control structure is designed with a 3" orifice at the bottom of the system. The elevation of this orifice and the bottom of the system are further constrained by the available head on the property, with the elevation of the outlet pipe lying at 7.25. Due to the above, it is not possible to lower the system any further. The proposed weir within the outlet control structure is set at elevation 10.05, which is below the top of the drain inlets. Therefore, and as shown within the hydrologic calculations, flows leaving the system can be accommodated via the proposed weir and will not overtop / backup the system.

Comment No. 23.

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

Not Addressed.

Response No. 23

The Rainwater Harvesting Tank Detail has been revised to depict a submersible pump and to note a control system.

Comment No. 24

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

Addressed.

Response No. 24

No response required.

Comment No. 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.

Response No. 25

The applicant has been made aware of the difficulties that may be presented by running the gas line in this manner and at this time still elects to run the gas line under the garage.

Comment No. 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.

Response No. 26

No response required.

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