



Environmental, Planning, and Engineering Consultants

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Memorandum

To: Village of Mamaroneck Planning Board
From: Ashley Ley, AICP
Date: June 1, 2021
Re: 1000 Greacen Point Road

AKRF, Inc. has reviewed the following documents and plans for the above referenced project.

1. Planning Board Application Form, dated 05/17/21, and prepared by Sean Jancski Landscape Architects
2. LS-1 Site Development Plan for In-Ground Pool, dated 03/23/21, and prepared by Sean Jancski Landscape Architects
3. LS-2 Landscape Plan for In-Ground Pool, dated 03/23/21, and prepared by Sean Jancski Landscape Architects
4. 1000 Greacen Point Rd Survey, last revised 10/06/20, and prepared by Richard Spinelli
5. C-1 Existing Conditions / S&E Plan, dated 03/25/21, and prepared by Hudson Engineering and Consulting, PC
6. C-2 Stormwater Management Plan, dated 03/25/21, and prepared by Hudson Engineering and Consulting, PC
7. C-3 Details, dated 03/25/21 By HEC, and prepared by Hudson Engineering and Consulting, PC
8. SWPPP and Drainage Analysis Report 03/25/21, and prepared by Hudson Engineering and Consulting, PC

PROJECT DESCRIPTION

The Applicant proposes to construct an in-ground pool/spa with associated landscaping, masonry, drainage, and site work at 1000 Greacen Point Road, a 1.06 acre property located in the R-20 Zoning District (the "Proposed Project"). The Proposed Project exceeds 1,000 square feet of disturbance and requires a stormwater pollution prevention plan (SWPPP) per §294-4 and Planning Board site plan approval per §342-75.C of the Village Code. Pools are required to meet the performance standards set forth in Chapter 300 of the Village Code. The project would create 2,652 square feet of new impervious area.

COMMENTS

1. The Short Environmental Assessment Form states that the Proposed Project would result in 17,029 square feet of disturbance. However, the drainage plan prepared states that the Proposed Project would result in 18,653 square feet of disturbance. The disturbance area should be verified and corrected as necessary.

2. The following table summarizes the status of each requirement of Chapter 300 and identifies where additional information is necessary for site plan review.

Code Reference	Code Requirement	Status
§ 300-2	Enclosure; fence.	
	Every outdoor private swimming pool which is built in ground or, if above ground, has a permanent, nonremovable, attached ladder shall be completely enclosed by a fence of durable construction or other suitably effective enclosure not less than four (4) feet in height. A dwelling house or accessory building may be used as a part of such enclosure. Any opening or mesh in the fence as finally constructed shall be no greater than sixteen (16) square inches in area, except that, in case of a picket fence, space between pickets shall not exceed four (4) inches. Every gate of such fence shall be self-closing and shall be kept securely locked at all times.	Provided. See sheet LS-1
§ 300-3	Prohibitions and standards.	
A.	No pool shall be erected or constructed in the front yard of any premises.	Compliant. Pool is proposed in the backyard.
B.	No pool or its appurtenances, including but not limited to its filter and heater, shall be erected or constructed on any lot closer than six (6) feet to the rear property line, with side yard setbacks as prescribed by the Schedule of Minimum Requirements for Residential Districts, Chapter 342, Zoning, or, in the case of a corner lot, no closer than ten (10) feet to any property line along an abutting street.	Compliant. See Sheet LS-1.
C.	No pool shall occupy more than forty percent (40%) of the area of the rear yard, exclusive of all garages or other accessory structures located in such area.	Sheet LS-1 should be updated to include this calculation. It should also be updated to include the total site acreage.
D.	All electrical and plumbing work shall be done by persons licensed by the Village of Mamaroneck. Where applicable, approval of the New York State Board of Fire Underwriters shall be obtained and filed.	This is a building permit requirement and not applicable to site plan review.
E.	The location of the pool shall be such that it will not adversely affect any neighboring premises, property or structures.	The proposed pool would be located in the rear yard and within the required setbacks.
F.	The lighting provided shall be installed in such a way that it will not create a nuisance or annoyance to adjoining property owners.	Lighting plan not provided. If new lighting is proposed, a lighting plan including fixture details and photometrics should be provided.

G.	Suitable screening and/or landscaping, at a minimum height of four (4) feet, shall be provided between the instant premises and all adjacent properties or streets.	Sheet LS-2 shows proposed landscaping to screen rear yard.
H.	All equipment shall be so constructed that it may be used without causing any discomfort or disturbance to persons residing adjacent to or near the pool.	Equipment is proposed to be located in the rear yard and screened by landscaping and a solid fence.
I.	In all other respects, the pool shall be free from any objection on the grounds of safety or health and welfare of the community and the surrounding neighborhood in particular, and it shall comply with the provisions of the Sanitary Code of the County of Westchester and the Sanitary Code established by the Public Health Council of the State of New York so far as any of the provisions of such code may be applicable.	This is a building permit requirement.
J.	The Building Inspector may impose such reasonable conditions as he deems proper to assure neighboring properties and owners that their health and safety and peace and comfort will be protected.	This is a building permit requirement.
§ 300-4.	Application for permit; required data.	
A.	A profile showing levels and depths of water at all points.	This is a building permit requirement.
B.	Cross sections showing scum gutters and skimmers with all structural details.	This is a building permit requirement.
C.	A pipe diagram showing size and location of all inlets, outlets, waterlines, waste and discharge lines, circulation and other piping.	This is a building permit requirement.
D.	Pool equipment showing detail and location of filters, pumps, chlorinators, strainers and hair and lint interceptors.	This is a building permit requirement.
E.	Drains and drainage from the pool structure to a sanitary sewer.	This is a building permit requirement.
F.	Pool to be filled with an over-the-lip spout above the overflow level of the pool so that there is no chance of water from the pool siphoning back into the fill line.	This is a building permit requirement.
G.	A site plan showing the proposed location of the pool, all accessory equipment, fences, screening and landscaping, accessory buildings and any other items deemed to be pertinent by the Building Inspector.	Provided. See Sheet LS-1.

RECOMMENDED ACTIONS

At the June 9, 2021 meeting, AKRF recommends that the Planning Board classify the Proposed Project as a Type II Action under SEQRA per §617.5(c)(12).