


## MEMORANDUM

TO: Kathleen Savolt, Chairperson

CC: Village of Mamaroneck Planning Board  
Amber Nowak, Acting Director of Planning  
Frank Tavalacci, Acting Building Inspector

FROM: Esteban Garcia, P.E.   
Consulting Village Engineer

DATE: July 9, 2021

RE: Site Plan Approval  
1043 West Boston Post Road  
Section 9, Block 56, Lot 4B

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### PROJECT DESCRIPTION

At the request of the Village of Mamaroneck Engineering Department, Kellard Sessions Consulting has reviewed the site plan and supporting documents submitted in conjunction with the above-referenced application. The applicant is proposing to re-purpose the former HSBC bank into a CHOPT Restaurant. The existing building envelope will remain, and interior renovations are proposed with a small addition (167 s.f.) being added at the rear of the existing building. The property is 20,829 s.f. and is located in the C-1 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. In the HdyroCAD model within the SWPPP Report, the three (3) existing, on-site drywells are modelled in the proposed conditions, but not modeled in the existing conditions. The existing on-site drywells shall be modeled under the existing conditions. The applicant shall demonstrate that the existing, on-site drywells will have sufficient storage capacity to accommodate the net increase in impervious surfaces from the proposed development. If not, additional stormwater mitigation will be required. The plan and SWPPP Report shall be revised accordingly.
2. In the HydroCAD model, the infiltrate rate observed from Infiltration Test #2 was used to model the infiltrate rate of the three (3) existing, on-site drywells. Given the location of infiltration test #2, it appears that the location of this infiltration test is not within the vicinity of the existing drywells. As noted in the SWPPP Report, the location of Infiltration Test #1 is within the vicinity of the one of existing drywells, but the report states that test hole did not percolate during the pre-soak period. Given this, additional stormwater test may be required at each drywell location to demonstrate the current functionality of each drywell to accept stormwater runoff from the existing site improvements. The location of any additional stormwater testing and results shall be illustrated on the plan.
3. As illustrated in Table 4 within the SWPPP Report, the peak runoff volume in the proposed condition is shown to be significantly less than from the existing conditions. It seems that peak runoff volume in the proposed condition may be incorrect or a typo. The HydroCAD model and SWPPP Report shall be coordinated and revised accordingly.
4. As illustrated, the plan proposes parking spaces to be installed in front of the existing trash enclosure area. The plan shall clarify how a garbage truck will be allowed access to collect the onsite trash. If not, it is recommended that the trash enclosure area be relocated to a different location of the site.
5. The plan shall illustrate the proposed location of the stabilized construction entrance, stockpile, and construction fence. The plan shall include a detail for this proposed stockpile and construction fence.
6. The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
7. 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 Consulting Engineer.

Kathleen Savolt, Chairperson

July 9, 2021

Page 3 of 3

8. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide a maintenance schedule and procedures for all proposed stormwater management infrastructure.

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 PROVIDENT DESIGN ENGINEERING, PLLC, DATED JUNE 22, 2021:**

- Overall Site Plan (C-100)
- Site Plan (C-101)
- Striping and Sign Plan (C-201)
- Grading and Drainage Plan (C-301)
- Erosion Control Plan (C-401)
- Details (C-501 & C-502)
- Stormwater Pollution Prevention Plan Report, dated June 23, 2021

EG/dc