


**MEMORANDUM**

TO: Thomas Burt, Chairman

CC: Village of Mamaroneck Harbor & Coastal Zone Management Commission  
Amber Nowak, Village Planner  
Frank Tavalacci, Building Inspector

FROM: John Kellard, P.E.   
Consulting Village Engineer

DATE: August 27, 2021

RE: Site Plan Approval  
4 Shore Road  
Section 4, Block 77, Lot 27-4

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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 install an aluminum gangway and floating dock supported by four (4) anchor piles, as well as a concrete foundation atop an existing seawall. The property is 69,502 s.f. and is located in the R-15 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.

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**GENERAL COMMENTS**

1. The plan proposes disturbance within a 100-year FEMA Floodplain Zone VE (Elevation 15). The limits and elevation of each shall be illustrated on the plan. A Floodplain Development Permit will be required in accordance with Chapter 186, Flood Damage Prevention, of the Village Code.
2. The plan proposes disturbances within the tidal wetland/buffer. A local Wetland Permit will be required in accordance with Chapter 340, Freshwater Wetlands, of the Village Code.
3. The applicant has received a NYSDEC Permit for Regulated Tidal Wetlands and Coastal Erosion Hazard, dated March 9, 2021. The Permittee's obligations are outlined within the DEC Permit.
4. The applicant has received a US Department of Army letter of permission for the project, dated April 1, 2021. The Permittee's obligations are outlined within the Permit, inclusive of special conditions.

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 RACE COASTAL ENGINEERING, DATED NOVEMBER 24, 2020:**

- Title Sheet & General Notes (Sheet 1 of 5)
- Vicinity Map (Sheet 2 of 5)
- Existing Site Plan (Sheet 3 of 5)
- Proposed Partial Plan (Sheet 4 of 5)
- Existing and Proposed Sections A-A (Sheet 5 of 5)

**DOCUMENTS REVIEWED:**

- NYSDEC Permit, dated March 9, 2021
- US Department of the Army Approval, dated April 1, 2021

JK/dc