


MEMORANDUM

TO: Thomas Burt, Chairman

CC: Village of Mamaroneck Harbor & Coastal Zone Management Commission
Carolina Fonseca, Building Inspector

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

DATE: February 17, 2023
Updated March 10, 2023

RE: Beach Point Club
900 Rushmore Avenue
Section 9, Block 46, Lot 67

PROJECT DESCRIPTION

At the request of the Village of Mamaroneck Harbor & Coastal Zone Management Commission, Kellard Sessions Consulting has reviewed the plans and supporting documents submitted in conjunction with the Consistency Determination Application and Application to Erect a Marine Structure. The applicant is requesting construction and demolition permits for the installation of a new ADA compliant marina entranceway with new pile supported landing, gangway and the reconfiguration and replacement of floats. Upland improvements include 189 l.f. utility trench between the Sail Building and the Dock House Pier, installation of a Jib Crane and two (2) electric vehicle charging stations. The utility trench work will be performed primarily within the existing, paved parking lot and there will be no change to upland impervious surfaces. The property is within the FEMA VE Zone with a 100-year water elevation of 16 feet East of the Sail Building and AE Elevation of 13 feet beyond. The utility trench will contain a new electric line, water service and spare conduit.

GENERAL COMMENTS

1. The application includes disturbance within the 100-year FEMA Floodplain Zone VE-16. Upland work will be limited to the installation of new electric lines and water main and electric vehicle charging stations. No changes in grade are proposed, therefore, no impact is anticipated to the floodplain.

A Floodplain Development Permit will be required by the Building Department in accordance with Chapter 186 – Flood Damage Prevention of the Village Code.

2. Upland soil disturbance is estimated to be 900 s.f. In accordance with Chapter 294 of the Village Code, projects with disturbances less than 1,000 s.f. are not required to prepare a Stormwater Pollution Prevention Plan (SWPPP). Furthermore, the project will not increase impervious surfaces on the site and, therefore, no increase in runoff is expected post-development.
3. The applicant has provided a narrative and details of proposed erosion controls. An Erosion and Sediment Control Plan should be provided which includes the location of temporary erosion and sediment controls, stockpile locations, includes maintenance and inspection procedures of all temporary controls and restoration measures, per the requirements of the New York State Standards and Specifications for Erosion and Sediment Control, dated November, 2016.

In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

PLANS & REPORT REVIEWED, PREPARED BY JUAN CARLOS LOVILL, P.E.:

- Vicinity Map, Drawing Index, Based Upons and Notes (V-01), dated September 30, 2022
- Proposed Access Site Plan (D-04), dated February 21, 2023
- Proposed Access Site Plan Enlarged (D-05), dated April 28, 2022
- Erosion Control Details (D-10), dated February 21, 2023
- Proposed JIB Crane Details (D-11A), dated February 21, 2023
- Proposed Utility Trench Details (D-11B), dated February 21, 2023
- Proposed Bollard & Charging Station Details (D-11C), dated February 21, 2023
- Stormwater Management, Erosion, Sediment and Pollution Control Plan, dated February 21, 2023

JK/dc