


## MEMORANDUM

TO: Robin Kramer, Chairperson

CC: Village of Mamaroneck Zoning Board of Appeals

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

DATE: October 1, 2021

RE: Mamaroneck Self-Storage Facility Expansion  
416 Waverly Avenue  
Section 8, Block 25, Lot 70

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### PROJECT DESCRIPTION

At the request of the Village of Mamaroneck Zoning Board of Appeals, Kellard Sessions Consulting has reviewed the Final Environmental Impact Statement (DEIS) and supporting documents submitted in conjunction with the above-reference application. The property is currently used as a self-storage facility and small industrial uses. The proposal is to demolish the industrial buildings, expand the self-storage facility and include a new woodworking shop and incubator professional office space. The project also includes parking lot, drainage and landscaping improvements.

Our review was focused on the general completeness of the Stormwater and Floodplain impacts included in the DEIS and FEIS.

1. Based on the submitted Stormwater Pollution Prevention Plan (SWPPP), the Applicant has addressed the items in the Scoping Document (D-3f).

#### **Addressed.**

2. The definition of the 500-year floodplain on Page I.-11 should be changed to "0.2% chance of flooding".

#### **Addressed.**

3. The Flood Storage Volumetric Analysis Figures (Chapter IV.D) for both the existing and proposed conditions shall be revised to remove the buildings from the provided storage volume. If the

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existing and proposed buildings provide some sort of flood storage, this should be clarified. The volumetric analysis calculations should be revised accordingly.

**Addressed.**

4. The DEIS states the building will be a “net-zero” building in order to address Section D-3g of the Scoping Document. Supporting information should be provided to demonstrate what the Net-Zero building will include, and how these features will avoid or reduce the impacts of climate change and rising sea levels.

**Addressed.**

**REPORT REVIEWED, PREPARED BY CLEARY CONSULTING, DATED SEPTEMBER, 2021:**

- *Final Environmental Impact Statement*

JK/dc