


MEMORANDUM

TO: Seamus O'Rourke, Chair

CC: Village of Mamaroneck Planning Board
Carolina Fonseca, Building Inspector

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

DATE: April 20, 2023

RE: Robert Hassler
850 Rushmore Avenue
Section 9, Block 97A, Lot 9

PROJECT DESCRIPTION

At the request of the Village of Mamaroneck Planning Board, Kellard Sessions Consulting has reviewed the site plan and supporting documents submitted in conjunction with the above-referenced application. The applicant is requesting a Floodplain Variance for an existing dwelling located within the FEMA AE-12 Flood Zone. The applicant proposes to demolish the existing garage and construct a new garage addition, new first floor lounge and second floor master bedroom suite. The ± 0.26 acre parcel is located within the Village R-15 Zoning District.

The project represents a substantial improvement to an existing structure located within the FEMA Floodplain AE Zone. While the complete property is within the floodplain, existing grades surrounding the dwelling are only inches below the designated 100-year high water elevation. Furthermore, the existing lowest finished floor (kitchen, living and dining area) is 0.8 feet above the designated 100-year high water elevation. The existing bedroom wing of the home is $\frac{1}{2}$ story above the living area at an elevation ± 4 feet above the high water elevation. A lower level basement $\frac{1}{2}$ story below the main floor, ± 4 feet below the high water.

GENERAL COMMENTS

1. Chapter 186, Flood Damage Prevention, of the Village Code requires all new construction or substantial improvements to have the lowest floor, including basements, elevated to or above two (2) feet above the Base Flood Elevation (BFE). Our comments with regard to the Flood Damage Prevention Regulations follow:

- a. The proposed new construction (addition) will include a garage, main level lounge and second story master bedroom suite. The main level lounge and second level improvements are proposed at an elevation at or more than two (2) feet above the BFE. The garage will be constructed slightly below the BFE at 11.73 feet, which is permitted under the Code. Therefore, all proposed improvements will be in conformance with Section 186 of the Village Code.
- b. The living area within the existing portion of the dwelling, which are proposed to remain, includes two (2) levels. The center of the residence, including the kitchen, living and dining area, is located at an elevation of 12.8 feet while the bedroom wing, ½ story above, is located at an elevation of ±16 feet. The lowest finished floor therefore is 0.8 feet above the BFE, which is not in conformance with the Village Code which requires a minimum elevation two (2) feet above the BFE.

The applicant is requesting a waiver from the Code which requires raising the floor within a portion of the residence 1.2 feet, which would elevate the lowest floor two (2) feet above the BFE. The improvement would represent a significant expense with no clear benefit during the 100-year storm event, since the floor elevation is now above the BFE and therefore, should not experience damage during a 100-year storm event at its present elevation. Furthermore, the project complies with the Federal Emergency Management Agency's (FEMA) Regulations which recommends that the existing floor be at or above the BFE.

- c. The existing structure includes a basement under the bedroom wing which is ½ story below the lowest finished floor at an elevation of approximately eight (8) feet, four (4) feet below the BFE. The basement is proposed for storage and utilities which presently exist. The exterior grade around the basement is within inches of the BFE. An exit from the basement presently exists, exiting through an area way to the rear yard.

Chapter 186 of the Village Code permits fully enclosed areas below the BFE within substantially improved structures if the area is not finished living space and its use is limited to storage. However, the Code does not permit basements, which are defined within the Code as that portion of a building having its floor subgrade (below ground level) on all sides.

The applicant is requesting a waiver from the Code which would require the removal of the basement. The applicant proposes to remove the entry door to the basement below the BFE and to fill in the exterior area way to the basement. Grades surrounding the basement would be within inches of the BFE.

While the Code does not permit basements within the floodplain, which is advisable under most situations, the elevation of the property will not allow flood waters to reach the dwelling until flood waters were within inches of the peak 100-year flood elevations. Therefore, the

basement should not have hydrostatic flood forces, or concerns for flotation collapse on lateral movement.

- d. New or replacement electrical equipment, heating, air conditioning, plumbing connections and other service equipment should be located at or above the BFE.
2. The applicant's Engineer has addressed our outstanding engineering comments prepared during the Building Department review of the project.

Susan Oakley from Terra Bella Land Design may wish to comment on the applicant's response to pipe installation within the drip line of the existing trees at the corner of Rushmore Avenue and Bleeker Avenue.

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

REPORT REVIEWED, PREPARED BY CATIZONE ENGINEERING, P.C., DATED JANUARY 18, 2023:

- Stormwater Pollution Prevention Plan Report

PLANS REVIEWED, PREPARED BY BRIAN CROWLEY ARCHITECTS, DATED APRIL 5, 2023:

- Cover Sheet (A-0.1)
- Survey & Existing Site Plan (A-1.0)
- Grading & Utilities Plan (SD-202)
- Erosion and Sediment Control Plan (SD-203)
- Landscape Plan (SD-204)
- Tree Protection Plan (SD-205)
- Details (SD-401, SD-402)

JK/dc