



February 15, 2023

Carolina Fonseca
Building Inspector
169 Mount Pleasant Ave
Mamaroneck, NY 10543

Re: Site Plan Application
850 Rushmore Avenue
Village of Mamaroneck
County of Westchester

Dear Ms. Fonesca,

On behalf of our Client, Robert and Jane Hassler, Catizone Engineering P.C. is pleased to transmit **3** full size copies of plans and reports as follows:

DESCRIPTION	REV. #	DATE
SD-202 Grading and Utility Plan	06	02.14.2023
SD-203 Erosion and Sediment Control Plan	06	02.14.2023
SD-204 Landscaping Plan	06	02.14.2023
SD-205 Tree Protection Plan	06	02.14.2023
SD-401 Details	06	02.14.2023
SD-402 Details	06	02.14.2023
Stormwater Pollution Prevention Plan	04	01.18.2023

The site plan and report have been revised to address John Kellard's comments as outlined in his memorandum dated November 28, 2022. For ease of review, responses are shown in ***bold italic***, as follows:

GENERAL COMMENTS

1. The applicant shall depict the limits of disturbance and quantify the proposed area of disturbance on the plans. Note that the limits of disturbance shall include all proposed construction activity that results in land disturbance (i.e., demolition, proposed grading, etc.).

If the limits of disturbance remain between 200 s.f. and 2,000 s.f., then the applicant is required to provide erosion and sediment controls and stormwater quantity controls. This includes attenuation of the post-development, 25-year storm to pre-development flowrates. Note that if the proposed improvements for the project include re-development activities, then the applicant can adhere to Redevelopment rules (consistent with Chapter 9 of the NYS SMDM).

If the proposed limits of disturbance exceed 2,000 s.f., but are less than one (1) acre, then the applicant is required to provide erosion and sediment controls, stormwater quality

Stormwater quality controls require the Applicant to provide treatment for the Water Quality Volume (WQv) through runoff reduction.

The applicant has prepared a Stormwater Pollution Prevention Plan for the project. Quality and quantity mitigation is proposed under the porous driveway. Comment addressed.

Comment previously addressed.

2. The applicant shall clarify whether the infiltration testing was conducted following the prescribed testing methodology in Appendix D of the NYS SMDM. The methodology requires the use of a four (4) or six (6) inch diameter solid casing, filled with 24-inches of water, and set at a depth of two (2) feet below the anticipated bottom elevation of the proposed stormwater infiltration system.

Comment previously addressed.

3. The plan shall illustrate a three (3) foot separation between the bottom of the infiltration practice and the record elevation of mottling, as per Chapter 6, Section 6.3 of the NYS SMDM.

Comment previously addressed.

4. The plan shall illustrate the location and results of the deep and percolations tests.

Comment previously addressed.

5. It is noted the plan proposes disturbances within a 100-year FEMA Floodplain Zone AE (Elevation 12). The limit and elevation of the floodplain 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. The plan shall demonstrate that compensatory flood storage has been provided to offset the proposed fill in the floodplain.

Loss of floodplain will occur due to the proposed addition and construction of the new driveway within the front of the residence. The applicant should quantify the volume of floodplain which will be lost and show the compensatory storage proposed to off-set the lost volume, providing no net loss of volume. A stormwater mitigation practice cannot be used for compensatory storage.

The construction of addition and associated improvements will reduce the flood storage volume by 36.2 cubic yards. The project proposes the use of a permeable driveway to provide stormwater mitigation up to the 25 year storm and flood storage above the 25 year storm level. The porous driveway will provide 56.7 cubic yards of storage. 5.76" (15.2 cubic yards) is reserved for stormwater management and the remaining 15.74" (41.5 cubic yards) is reserved for flood storage mitigation. Accordingly, the stormwater mitigation volume is not used for flood storage.

6. The plan shall illustrate the location of the proposed tree and inlet protection.

A tree protection plan is included as SD-205. The limits of the project will be staked out and tree protection installed prior to the commencement of construction activities to minimize impacts to trees. Note that the project does propose limited construction activities within the drip lines of several trees. Inlet protection is shown on SD-203.

7. The plan shall illustrate the dimension of the proposed driveway aprons.

Comment previously addressed.

8. The plan shall include the following details:
 - a. Driveway Apron Detail
 - b. Curb Restoration Detail

Comment previously addressed.

9. If disturbances are greater than 1,000 s.f., the applicant shall include the Contractor Certification Statement, as per Chapter 294 of the Village of Mamaroneck Code.

The Contractor Certification Statement has been included in the Stormwater Pollution Prevention Plan as Appendix G.

10. As shown, the plan proposed two driveway aprons onto Rushmore Avenue. The applicant shall obtain approval from the Building Department for the location of the proposed driveway aprons.

New concrete curb should be specified to close the existing driveway curb cut on Bleeker Avenue. New concrete curbing should also be specified along Rushmore Avenue replacing the existing damaged curb.

All new concrete curbing has been specified on site plan, including drop curb. We have also specified new curbing along the old driveway curb cut.

11. Any work within the village right-of-way will require a Street Opening Permit from the Village.

The contractor will secure a Street Opening Permit as required.

12. The applicant shall provide a maintenance schedule and procedures for all proposed stormwater management infrastructure.

Comment previously addressed.

13. The applicant shall submit a maintenance agreement for the proposed stormwater management features for review by the Village Engineer.

Comment previously addressed.

14. The applicant shall include a note on the plans stating: "The Applicant shall provide an As-Built Plan of the stormwater management system (for all stormwater features including, but not limited to, locations of stormwater infrastructure, invert/rim elevations, pipe locations and sizes, final grading, etc.) certified by the Engineer on Record, prior to the issuance of the Certificate of Occupancy. The As-Built Plan shall also include the final maintenance schedule for the stormwater management features."

Comment previously addressed.

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

Comment previously addressed.

16. Prior to the issuance of the Certificate of Occupancy, the applicant shall submit an executed maintenance agreement for the proposed stormwater management features for review by the Village Engineer.

Comment previously addressed.

17. Prior to the issuance of the Certificate of Occupancy, the applicant shall submit an executed 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.

Comment previously addressed.

18. The new HVAC Condenser Pad shall be specified at an elevation above twelve (12) feet.

The revised plan displays a wall mounted HVAC Condenser at an elevation of 12.1 ft.

19. The drain line between the driveway and existing catch basin within Bleeker Avenue should be located outside the dripline of the tree. If this cannot be accomplished, then the drain should be located as close to the drainage line which is possible, and trench be dug by hand.

The drain has been relocated in an area where an existing drain has previously been installed. The existing drain is constructed of PVC pipe, which indicates that the existing tree roots, which predate the pipe, have previously been disturbed. The proposed drain pipe is a small diameter (6") pipe to minimize root disturbance.

We hope that this annotated response letter is satisfactory.

Sincerely,



Nicholas Corrado
Staff Engineer