

## MEMORANDUM

TO: Kathleen Savolt, Chairperson

CC: Village of Mamaroneck Planning Board  
Frank Tavalacci, Building Inspector

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

DATE: September 9, 2022

RE: Site Plan Approval  
Archer Property Management  
412 Munro Avenue  
Section 9, Block 15, Lot 282

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### 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 proposing to improve the current outdoor space with a new patio, retaining walls and landscaping. The proposal would transform an existing gravel outdoor seating, barbecue area into a permeable paver patio. Retaining walls are required to level the patio, requiring a maximum retaining wall height of under six (6) feet. A four (4) foot high aluminum fence is proposed atop the proposed retaining wall. Landscaping shall include tree and shrubbery between the patio and retaining wall. Total project disturbance would be  $\pm 1,300$  s.f. The property is 20,112 s.f. and is located in the R-7.5 Residential Zoning District.

### GENERAL COMMENTS

1. The applicant is proposing to construct a Mesa Modular Block retaining wall to level the area proposed for the patio. Standard Mesa Block details have been provided on the project detail sheet. The applicant should update the Mesa Wall Cross Section Detail to reflect the specific design requirements for this project.
2. The project shall disturb an area of approximately  $\pm 1,300$  s.f. requiring the preparation of a Stormwater Pollution Prevention Plan (SWPPP), which addresses erosion and sediment controls, as well as stormwater quantity mitigation.

A Stormwater Pollution Prevention Plan was prepared and submitted by the applicant. Increased stormwater runoff from the proposed patio will be mitigated within a stone subbase below the porous patio.

The following comments pertain to the Stormwater Pollution Prevention Plan:

- a. The applicant shall provide deep tests and provide test results which certify that minimum separation of three (3) feet exists between the bottom of the proposed infiltration system and the groundwater table or bedrock.
  - b. The applicant shall show the location of the deep tests on the plans.
  - c. The applicant shall provide signed and sealed percolation test results. The percolation test results shall be conducted following the prescribed testing methodology in Appendix D of the New York State Department of Environmental Conservation (NYSDEC) Stormwater Management Design Manual.
3. The applicant shall include a note on the plans which states "Any imported soil shall comply with all Federal, State, and Local requirements for quality and residential purposes."
  4. The applicant shall include a note which states "The applicant's Design Professional shall inspect and provide construction compliance certification of all retaining walls prior to the issuance of a Certificate of Occupancy/Completion for the project."

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 CATIZONE ENGINEERING, P.C., DATED AUGUST 19, 2022:**

- Adjoiner Map (SD-100)
- Overall Layout Plan (SD-201)
- Existing Conditions, Grading & Drainage Plan, Erosion & Sediment Control Plan (SD-202)
- Landscape Plan (SD-203)
- Details (SD-401)
- Stormwater Pollution Prevention Plan Report

JK/dc