



April 12, 2023

Chairperson Seamus O'Rourke and Members of the Planning Board
Village of Mamaroneck
Street Address
Mamaroneck, NY

Re: BBQ/Patio Area Improvements
412 Munro Avenue
Village of Mamaroneck
Tax ID: 9-15-282

Dear Seamus O'Rourke and Members of the Planning Board,

On behalf of our client, Archer Property Management, Catizone Engineering, P.C. is pleased to transmit:

No. Copies	Title	Rev.	Date
	SD-100 Adjoiner Map	08	03.28.2023
	SD-201 Overall Layout Plan	08	03.28.2023
	SD-202 Existing Conditions, Grading & Drainage Plan	08	03.28.2023
	SD-203 Erosion & Sediment Control Plan, Tree Protection Plan	08	03.28.2023
	SD-204 Landscape Plan	08	03.28.2023
	SD-401 Details	08	03.28.2023
	SWPPP Stormwater Pollution Prevention Plan	01	04.03.2023

The plans have been updated address the comments outlined in a memorandum from AKRF dated September 7th, Terra Bella Land Design and Kellard Sessions, dated September 9th, 2022. Responses are shown in ***bold italic***, as follows:

PROPOSED PROJECT:

The proposal involves renovation of a patio area for a four story multifamily residential, with the installation of a retaining wall, fencing, plants and permeable pavement.

SITE PLAN REVIEW COMMENTS:

AKRF comments

1. The zoning table on the site plan shows the following nonconformities: front yard setback (25 ft required; 8 ft provided), rear yard setback (30 ft required; 7.9 provided); maximum building coverage (35% maximum; 38% existing), maximum building stories (2.5 maximum; 4 existing) and maximum FAR (0.27 maximum; 1.52 existing). The notation of "existing non-conformity" should be added to "maximum building stories" on the zoning table.

The notation of "existing non-conformity" has been added to "maximum building stories" on the zoning table.

2. The zoning table also provides that the preexisting nonconforming lot coverage of 38 percent will not be expanded by the proposed project. The Applicant should provide the figures used in this calculation of existing and proposed lot coverage. In particular, whether or not the proposed retaining walls were included in the calculation as these are new structures. If the proposed project would expand the lot coverage, the application will require a variance from the Zoning Board of Appeals, per Section 342- 65 of the Zoning Code.

A final resolution from the Zoning Board of Appeals has been provided, which grants an additional 3.8% to 41.8% of building coverage where 35% is permitted to account for the proposed wall.

3. It appears that the site plan proposes the removal of at least one existing tree. The Applicant should submit a tree preservation plan per Village Code § 318-8.

The plans have been revised to include a Tree Preservation plan as sheet SD-203 compliant with the Village Code § 318-8.

KS 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.

The Mesa Wall Cross Section Detail has been revised to reflect the specific design requirements for the 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.

Percolation tests were conducted on 03/09/2023 in accordance with the NYSDEC Stormwater Management Design Manual and are properly signed and sealed. The SWPPP has been revised to include soil testing data.

- b. The applicant shall show the location of the deep tests on the plans.

The plans have been revised to show the test pits and percolation test locations.

- 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.

Percolation tests were conducted on 03/09/2023, which follow the testing methodology in Appendix D of the 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."

Construction Note 16 has been included on sheet SD-201 to reflect the above.

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."

Construction Note 17 has been included on sheet SD-201 to reflect the above.

TBLD comments

The proposed area of activity is below the grade of the parking and surrounded by tall, mature deciduous trees that, when leafed out, cast the patio in shade for the majority of the day. While they can tolerate some shade, the plants that are proposed, *Cercis canadensis* (Eastern Redbud), *Hydrangea macrophylla* (Mophead Hydrangea) and *Buxus microphylla* (Winter Gem Boxwood) would be less leggy and produce fewer flowers in a shady area such as this. Therefore, plant material that thrives in part to full shade should be considered as replacements for the currently proposed plants.

The plans were revised to include native plant material, which would thrive in shade.

We hope these responses are satisfactory and that this application can be heard at your April 26, 2023 meeting.

Sincerely,

A handwritten signature in black ink that reads "Diana M Gomez". The signature is written in a cursive, flowing style.

Diana M Gomez, E.I.T.
Staff Engineer