


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: September 9, 2022
Updated April 20, 2023

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

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 trees 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.

The Mesa Wall Detail has been modified. Comment addressed.

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.

The applicant has included deep hole soil test results within the SWPPP. Comment addressed.

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

Deep test hole location has been included on the plans. Comment addressed.

- 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.

Signed and sealed percolation test results have been included within Appendix F of the SWPPP. Comment addressed.

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."

Note has been provided on the plan. Comment addressed.

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."

Note has been provided on the plan. Comment addressed.

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Page 3 of 3

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 MARCH 28, 2023:

- Adjoiner Map (SD-100)
- Overall Layout Plan (SD-201)
- Existing Conditions Grading & Drainage Plan (SD-202)
- Erosion & Sediment Control Plan, Tree Protection Plan (SD-203)
- Landscape Plan (SD-204)
- Details (SD-401)
- Stormwater Pollution Prevention Plan Report, dated April 3, 2023

JK/dc

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