

## **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 23, 2022

RE: Site Plan Approval  
Williams Green Residential, LLC  
129-133 Prospect Avenue  
Section 9, Block 7, Lot 311 & 316

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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 demolish two (2) existing structures and construct a four (4) story, thirteen (13) unit residential building with sixteen (16) parking spaces on-grade under the building. The project site is approximately 10,000 s.f. in size and is located in the C-2 Zoning District.

### **GENERAL COMMENTS**

1. The proposed limits of disturbance exceed 2,000 s.f., but are less than one (1) acre. The applicant is required to provide erosion and sediment controls, stormwater quality controls and stormwater quantity controls. Stormwater quantity controls include attention of the post-development, 25-year storm event to pre-development flow rates.

The applicant has submitted a Stormwater Pollution Prevention Plan (SWPPP) which addresses erosion and sediment controls, water quality and quantity mitigation. Water quality will be addressed through the installation of a hydrodynamic separator and the stormwater quantity controls through underground storage with regulated outflow. Discharge is proposed to the Village drainage systems within Prospect Avenue.

Our comments with regard to the SWPPP follow:

- a. Stormwater treatment facilities are located within the parking area under the proposed building. Access to the systems for maintenance represents a unique situation which should be addressed within the long-term maintenance schedule for the facilities.
  - b. Stormwater discharge is proposed to be piped from the treatment facilities within the rear of the parking lot to the Village drainage system within Prospect Avenue. Flows would be piped along the eastern property line. Architectural Plan A200 includes a basement trash room east of the main building structure which extends to the eastern property line. The property survey includes a number of masonry retaining walls on neighboring properties along the common property line. It appears additional detail may be necessary along the route of the drainage pipe to confirm that the pipe can be installed without damage to the neighboring structures and access is available around the proposed trash room.
  - c. There appears to be sufficient room within the southeast corner of the project site which the applicant may wish to examine for location of the proposed stormwater mitigation facilities. The area is adjacent to Prospect Avenue providing easier maintenance access and the location may allow the avoidance of potential conflicts along the eastern property line.
  - d. The existing drainage manhole located within the Prospect Avenue sidewalk (southeast corner of the site) does not include an invert elevation for the existing drainage pipe. The stormwater plan does, however, include a proposed invert for the connection to the structure. Please confirm the invert elevation, size and type of the existing pipe.
2. The project site is extremely tight and the contractor will likely have challenges during the demolition, excavation and building construction phases of the project. The applicant should develop plans which outline the construction sequences, equipment staging, delivery and erection requirements during the different phases of the project. The plan should document the situations when lane closures within Prospect Avenue will occur, as well as when sidewalk closures may be necessary.

A pedestrian and traffic maintenance plan should be developed at this time for review by Village Emergency Service personnel.

3. The applicant is proposing to remove and install a new concrete sidewalk along the property frontage. New curbing will also be required in order to meet grading requirements. Please note the new curbing on the Site Plan.
4. The project will require a low retaining wall along the western and northern property lines which is required to support an existing neighboring parking lot. Retaining wall designs should be

provided which address loading on the wall from vehicles within the adjacent parking lot. If construction of the retaining walls require disturbance to neighboring properties, agreements may be required from the adjacent property owner. Additional detail is required to determine whether protection for vehicles is required on top of the wall.

5. The applicant should provide dimensions for the proposed parking lot, curb cut, drive aisle and parking spaces.
6. The applicant shall furnish copies of the approvals for the proposed water services, sewer connection, curb cut and Road Opening Permit.
7. The applicant should provide a cut and fill analysis 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 HUDSON ENGINEERING & CONSULTING, P.C., DATED JUNE 15, 2022:**

- Cover Sheet (Cover)
- Existing Conditions/Demolition Plan (C-1)
- Stormwater Management and Sediment & Erosion Control Plan (C-2)
- Details (C-3, C-4)
- Stormwater Pollution Prevention Plan & Drainage Analysis Report

**PLAN REVIEWED, PREPARED BY ENVIRONMENTAL LAND SOLUTIONS, DATED JUNE 22, 2022:**

- Landscape Plan (LP.1)

**PLANS REVIEWED, PREPARED BY SARRAZIN ARCHITECTURE, PLLC, DATED JUNE 22, 2022:**

- Architecturals (A001, A002, A100, A200, A201, A202, A203, A204, A220, A700, A701, A702, A703, A800, A900, A901)

JK/dc