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October 18, 2022

John Kellard, P.E.
Consulting Village Engineer
Village of Mamaroneck

Re: Site Plan Review
129-133 Prospect Avenue
SBL:9-7-311&316
Village of Mamaroneck

Dear Mr. Kellard,

We have received your comment letter dated September 23, 2022 and offer the following responses:

1.

- a. Maintenance of the systems components has been further outlined within the SWPPP. Maintenance of the drainage infrastructure can be completed in accordance with the manufacturer's recommendations. While the interior parking space may not have clearance for a typical Vactor truck, there are alternatives such as trailer mounted units that would serve the same purpose and be able to access the structure. Maintenance of this type of system takes approximately 1 hour and will cause minimal disruption to the operation of the parking lot.
- b. The stormwater conveyance system has been rerouted to reduce necessary disturbance along the property line. Drainage from the rear of the site will be conveyed to the front along the interior of the foundation wall.
- c. The space at the southeast corner of the property is not quite large enough to accommodate the proposed system. Additionally, if a system were able to fit within this area it would eliminate any space along the frontage for landscaping/beautification. Additionally, The configuration of the system was revised to ease maintenance and avoid conflict along the property boundary.
- d. The invert elevation of the drainage structure was 114-inches below grade or approximately elevation 90.50. Due to the depth of the structure, the size/material of the connecting pipes could not be determined.



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2. A preliminary phasing plan was included in this submission. During the development of construction documents for the building department submission additional detail will be included with input from the contractor in the building permit submission.
3. Replacement of curbing along the entire frontage of the property has been noted on sheet C-2 and the village's standard detail for monolithic curb & sidewalk construction was included on sheet C-3.
4. The retaining wall along the property line varies between 4 & 6 feet from the existing parking area/driveway on the adjacent property. Currently on the adjacent property there is a dense row of hedges directly adjacent to the paved parking area providing protection between the proposed wall and the driveway. The formal design of the retaining wall will be submitted and coordinated with the building department during the building permit process.
5. Further dimensioning/detail of the surface parking area was provided on sheet C-2.
6. Comment noted. Approval for water services, sewer services, and ROW permits will be obtained during the building permitting process and submitted for record.
7. A cut-fill analysis was completed and included on Sheet C-2. The development results in a net cut of approximately 1,900 Cubic Yards.

If you should have any additional questions or comments, please do not hesitate to contact our office at (914) 909-0420, or via email at Thomas@hudsonec.com.

Sincerely,

Thomas Kohany
Project Engineer