

MEMORANDUM

TO: Kathleen Savolt, Chairperson

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

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

DATE: September 17, 2021

RE: Site Plan Approval
572 Van Ranst Place, LLC
572 Van Ranst Place
Section 8, Block 22, Lot 255

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 a new, 10-unit, 5-story residential structure with 12 on-grade parking spaces. The site presently includes an existing 2-story dwelling unit and gravel driveway which will be demolished. The property is 6,500 s.f. and is located in the RM-3 Multiple Residence Zoning District. Our review was focused on general site engineering design and the associated Village Code requirements.

GENERAL COMMENTS

1. The property is located within the FEMA Floodplain (Zone AE) of the Mamaroneck River and Sheldrake River. The 100-year high water elevation projected for the area is Elevation 25.8 feet. Present elevations across the project site range between 18.9 and 21.05 feet. The first floor of the proposed building is not provided, but appears to be between Elevation 20.2 and 21.0 feet. The proposed parking area ranges between Elevation 19.70 to 21.20 feet. During a 100-year storm event, it is expected that water depth within the project parking area, first floor lobby and mechanical room will be 5-6 feet deep. Based on the site's topographic relationship to the Mamaroneck River and Sheldrake River, it can be expected that the property will also flood during less intense rainfall events. The applicant should provide an analysis of the available on-site floodplain volume and compensatory storage for both the present condition and proposed completed project. No decrease in flood storage will be permitted on-site.

2. Although the proposed residential units are located on the second floor level above the 100-year high water elevation, the building's mechanical room, elevator and stairwell lobby is located on the first floor below the 100-year flood elevation. Also, ingress and egress to all residential units are either by the common elevator or two (2) separate stairwells, which empty out within the first floor lobby or on-grade outside the lobby. There is no means of exiting the building at an elevation above the 100-year flood elevation. The Village's Building Inspector should review the proposed building plans for conformance with FEMA Regulations and NYS Building Code. It is our understanding that proposed mechanical and electrical systems and metering shall be installed above the 100-year floodplain elevation.

During the most recent significant storm event, Hurricane Ida, the entire neighborhood was inundated with flood waters several feet deep. Emergency services in the Village were overwhelmed by the number of residents who required assistance to exit their homes. The addition of ±25 additional residents who may also need assistance will further tax the Village's emergency responders. The applicant should prepare an Emergency Management Plan, which addresses safe evacuation of the building's residents during such storm events. We would recommend the plan be reviewed by the Fire Department and Police Department.

3. The applicant is proposing a new curb cut onto Van Ranst Place, as well as new utility services within the Village right-of-way. The applicant will need to obtain a curb cut permit and utility work permit from the Village Department of Public Works.
4. The applicant should specify invert elevations and pipe slope of the proposed 4" building sewer. Please also provide an evaluation confirming the proposed 4" sewer main is adequate to serve the Building based on fixture count.
5. The applicant should specify on the Site Plan proposed streetscape improvements along the property frontage.
6. Village Code specifies parking spaces to be 9 feet wide x 19 feet long. Proposed spaces do not comply with the Code. Also, the proposed 21 foot wide drive aisle provides limited room to maneuver in and out of parking spaces. A minimum 25 foot wide aisle is required in the vicinity of the first floor lobby wall.
7. In accordance with Village Code, all parking areas are to be curbed.
8. The applicant should provide a detail of the proposed asphalt driveway and parking spaces. This should also include a curb detail. Village curb detail and a Village sidewalk detail should also be provided for work within the Village right-of-way.

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9. The applicant has provided a Stormwater Pollution Prevention Plan, which provides water quality treatment and stormwater retention within an infiltration system below the parking lot. A First Defense vortex treatment system is provided before the infiltration practice to provide pre-treatment removal of trash, sediment and oils. The proposed system has been designed to accommodate all site runoff through the 100-year storm event with zero discharge from the project site. The site's driveway and lobby elevations should be adjusted to permit surface discharge to Van Ranst Place prior to entering the building's lobby should a blockage occur within the drainage collection or treatment system.
10. The proposed First Defense pre-treatment unit should not be located under the proposed building. Such location would limit access to the structure.
11. The NYS Stormwater Management Design Manual requires that infiltration practices be located a minimum of 10 feet from structures. The proposed system is located against a pier and footing, which is supporting the building. The system should be adjusted accordingly.

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 SEPTEMBER 1, 2021:

- Existing Conditions Plan (C-1)
- Stormwater Management Plan (C-2)
- Details (C-3 and C-4)
- *Stormwater Pollution Prevention Plan & Drainage Analysis Report*

JK/dc

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