


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 23, 2022
Updated December 8, 2022
Updated May 19, 2023

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

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.

The applicant acknowledges that a typical vector truck will not be able to access the proposed stormwater mitigation system located below the parking area which is located below the proposed building. Alternate low profile/trailer mounted maintenance equipment are available and will be required to maintain the proposed system. Please acknowledge the special equipment required within the stormwater management facilities maintenance program section of the SWPPP.

- 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.

The stormwater conveyance system has been rerouted and is now directed through the basement of the proposed building. An eight (8) inch HDPE pipe is proposed to be strapped to the inside face of the proposed foundation wall.

The applicant should provide additional detail of how and where within the building the storm drainage piping will be located. Furthermore, the Village Building (Plumbing) Department should review and comment on the type of drainage pipe proposed within the building.

- 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.

The applicant has ruled out the southeast corner of the site as a potential location for the stormwater mitigation area, since the area is not of sufficient size and would reduce landscaping along the property frontage.

- 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.

The applicant could not confirm the size, material and condition of the connecting pipes due to the depth of the existing drainage structure. Perhaps the applicant's Engineer can contact the Village DPW for confirmation of the existing conditions and their Department's agreement with the proposed connection.

- e. **Please update the Table of Contents within the SWPPP Report.**

- 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.

The applicant has prepared plans illustrating the four (4) phases of construction. Construction of the project will require that the applicant obtain an agreement with the adjacent property owner for access during construction.

During the construction of the building foundation and installation of utilities, the sidewalk in front the property will be closed. Pedestrians using Prospect Avenue will need to cross to the south side of Prospect Avenue at the Mamaroneck Avenue and/or Library Lane crosswalks. The sidewalk is proposed to be reopened with a bridge along the building frontage during construction of the aboveground portion of the building.

The Phasing Plan does not indicate the closure of any traffic lanes along Prospect Avenue. The plan should illustrate the locations for staging of concrete trucks, steel deliveries or the delivery of other structures and materials. It should also illustrate the lane closures which will be required during the installation of utility services and lane shifts required when installing new curbing and sidewalks.

The applicant should provide additional details with regard to how deliveries will be staged. If closures will be required or staging is proposed within the neighboring parking lot, the applicant should have that discussion with the Planning Board at this time and document the requirements on the Phasing Plan.

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.

Comment addressed.

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.

The applicant should address questions regarding the proposed retaining wall at this time. It is impossible to understand whether the retaining walls will require excavation onto the neighboring properties, requiring agreements with neighboring property owners, without an understanding of what is actually being proposed. Protection also needs to be placed above the walls.

5. The applicant should provide dimensions for the proposed parking lot, curb cut, drive aisle and parking spaces.

Comment addressed.

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. **The applicant notes 1,900 c.y. of excavated earth/rock will be removed from the project site.**

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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 APRIL 26, 2023:

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

PLAN REVIEWED, PREPARED BY ENVIRONMENTAL LAND SOLUTIONS, DATED MAY 3, 2023:

- Landscape Plan (LP.1)

PLAN REVIEWED, PREPARED BY SARRAZIN ARCHITECTURE, PLLC, DATED MAY 9, 2023:

- Photo Voltaic Details (A208)

JK/dc