

January 17, 2023

Ms. Kathleen Savolt, Chair
Members of the Village of Mamaroneck Planning Board
123 Mamaroneck Avenue
Mamaroneck, New York 10543

**Re: 921 Soundview Drive
Section 154.60, Block 1, Lot 21**

Dear Ms. Savolt and Members of the Planning Board:

We are pleased to submit the following drawings which have been revised based on the comments of the Planning Board as well as the engineering consultant to the Village.

<u>Drawing</u>	<u>Drawing Title</u>	<u>Date</u>
C-101	"Site Layout Plan"	01/16/2023
C-102	"Grading and Utilities Plan"	01/16/2023
C-103	"Erosion and Sediment Control Plan"	01/16/2023
C-111	"Construction Details"	01/16/2023
C-112	"Construction Details"	01/16/2023
C-113	"Construction Details"	01/16/2023

In response to comments from the Planning Board and the Town Consulting Engineer, the this letter addresses the remaining comments which need to be addressed.

Comment: The drainage pipe which carries runoff from the north side of the proposed residence, between Structures PT-1 and CB L-1 will be above grade in the vicinity of the northeast corner of the pool. Grading within this area will need to be modified to provide adequate cover or the pipe will need to be redirected along the western side of the pool.

Response: The drainage pipe that conveys runoff from the north side of the proposed residence has been re-routed to be under the pool deck where the finished grade will provide sufficient cover over the installed storm drainage pipe.

The applicant proposes to address pre-treatment of stormwater runoff with a hydrodynamic separator. The separator would provide more benefit by treating all impervious surface runoff if it were located in the vicinity of CBL-1 and a single pipe connection was used to enter the separator and CB L-1.

Response: The proposed hydrodynamic separator has been relocated to the southeast corner of the proposed house. With the relocation of the storm drainage pipe from the north side of the house, all the runoff flows from the house roof and driveway will be conveyed and be pre-treated prior to being conveyed into the proposed chambers.

Comment 12. The applicant shall submit a maintenance agreement for the proposed stormwater management features for review by the Village Engineer. The applicant shall submit the executed agreement prior to the issuance of a Certificate of Occupancy.

Response: Attached is the Stormwater Maintenance Agreement for review by the Village Engineer and Village.

Comment 13. A Curb Cut Permit, new curb installation along the property frontage and a Sanitary Sewer Connection Permit are required from the Village DPW Department. Any utility work within the Village right-of-way will also require a Street Opening Permit from the Village DPW Department. DPW Permits should be obtained prior to Building Permit.

Response: The Street/Sidewalk Opening Permit will be submitted to the Department of Public Works by the Owner and Contractor for the work to be done which includes the driveway to the lot, and the installation of the sanitary sewer to connect to the existing sewer in the street and electrical services to the house.

Comment: Based on the illustrations, it appears that the proposed pool will not occupy more than 40% of the rear yard. However, the calculations should be included on the site plan.

Response: The Table of Land Use / Bulk Regulations table has been updated to include the Pool Coverage in the Rear Yard. The pool covers 2.5% of the area of the rear yard as is noted in the table on Sheet C-101.

Comment: Please provide a photograph of the soils testing.

Response: As requested by the Planning Board, below is a photograph that was taken on December 8, 2022 of the deep hole test that was performed. The scale shows that the depth of the excavation in the deep hole is 5'-3" to the existing grade.



We look forward to your review of the enclosed revised plans and request to be placed on the agenda of the next meeting. If you have any questions regarding this submission, please feel free to call me on my direct line at (475) 215-5343 or my cell at (203) 710-0587.

Sincerely,

ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC

A handwritten signature in black ink, appearing to read 'Alan L. Pilch', written over the company name.

Alan L. Pilch, PE, RLA
Principal

cc: Jaclyn Tyler (w/encl.)
Inez D'Arcangelo (w/encl.)
Beth Evans (via email)