


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: June 9, 2023

RE: Site Plan Review/SWPPP Permit
Darren and Caren Cohen
960 Green Meadow Lane
Section 9, Block 56, Lot 320

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 two (2) car garage addition with a second story bedroom and bath. The existing driveway will be reconstructed to accommodate entry into the new garage. Portions of the new and existing driveway will be a porous gravel pave 2 surface. The project site is approximately 0.6 acre in size and is located in the R-20 Zoning District.

GENERAL COMMENTS

1. Projects with limits of disturbance between 2,000 s.f. and less than one (1) acre require the applicant to provide erosion and sediment controls, stormwater quantity controls and stormwater quantity controls. Stormwater quantity controls includes attenuation of the post-development, 25-year storm event to pre-development flow rates. Stormwater quality controls require the applicant to provide treatment for the Water Quality Volume (WQv) through runoff reduction.

The applicant has prepared a Stormwater Pollution Prevention Plan (SWPPP) for the proposed project. The SWPPP addresses erosion and sediment controls, stormwater quantity mitigation and stormwater quality mitigation of runoff from the proposed impervious surfaces. The SWPPP notes an increase of 736 s.f. of impervious surfaces. A portion of the proposed driveway (garage back out area) will be gravel designed to detain and infiltrate the runoff into the underlying soils. The

infiltration practice addresses water quality mitigation and water quantity mitigation. The quantity mitigation addresses site runoff through the 100-year storm event.

Our comments regarding the project SWPPP follow:

- i. The proposed gravel infiltration system located within the driveway back out area includes a total storage volume of 460 c.f. During the 1-year storm event, only 23 c.f. of storage capacity is utilized and during the 100-year event, only 240 c.f. of storage volume is utilized.

The applicant is proposing to treat the rear half of the addition and the proposed gravel back out portion of the driveway within the treatment area. The front half of the addition is proposed to discharge to the front lawn.

I would recommend that the applicant also connect the front half of the addition to the treatment area with an overflow to the front lawn. This would significantly reduce the number of storm events discharging to the front lawn and better utilize the storage volume being provided.

- ii. The applicant should provide the depth of gravel on the typical gravel pave 2 detail.
- iii. The applicant shall clarify on the project plans and within the SWPPP Report that the infiltration testing was conducted in accordance with the prescribed testing methodology included within the Appendix D of the New York State Department of Environmental Conservation (NYSDEC) Stormwater Management Design Manual.
- iv. The applicant should provide the following stormwater notes on the project plans:
 - Prior to the issuance of a Certificate of Occupancy, the applicant shall submit a stormwater As-Built Survey that includes topography and the location, rim elevations and invert elevations of all on-site stormwater facilities for review by the Village Consulting Engineer.
 - Prior to the issuance of a Certificate of Occupancy, a Construction, Maintenance and Inspection Declaration for the stormwater management facilities installed, in a form satisfactory to the Village, shall be fully executed and submitted to the Building Department with proof that the Declaration has been recorded in the Westchester County Clerk's office.

- v. The applicant shall update the SWPPP to include:
 - A maintenance schedule and procedures for the proposed stormwater management system.
 - The applicant shall include the Contractor Certification Statement, as per Chapter 294 of the Village of Mamaroneck Code.
- vi. The applicant shall provide within the Erosion and Sediment Control Plan:
 - The applicant shall provide a concrete washout area detail in accordance with the New York State Standards and Specifications for Erosion and Sediment Control, date November 2016, and depict the location on the plan.
 - Please show the proposed improvements (addition and driveway) on the erosion and sediment control plan.
- vii. The applicant shall include additional construction sequence notes as follows:
 - Temporary erosion and sediment control measures cannot be removed until site stabilization (80% uniform density of permanent vegetation or permanent mulch/stone) has been achieved.

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 FRANGIONE ENGINEERING, LLC, DATED APRIL 18, 2023:

- Overall Site Plan (S1)
- Erosion Control Plan & Details (S2)
- Drainage Summary Report

PLANS REVIEWED, PREPARED BY CHOURA ARCHITECTURE, P.C., DATED MAY 23, 2023:

- List of Drawings (A-0)
- Site Plan & Zoning Analysis (A-1)
- Area Map (A-1B)
- Codes and Structural Loads (A-2)
- General Notes (A-3)
- Building Code (A-4)

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- Existing 1st Floor Plan (EX-1)
- Existing 2nd Floor Plan (EX-2)
- Basement Construction Plan (A-5)
- 1st Floor Construction Plan (A-6)
- 2nd Floor Construction Plan (A-7)
- Front Elevation (A-8)
- Back & Side Elevations (A-9)
- Section Details (A-10)
- Cross Section 'A' (A-11)
- Cross Section 'B' (A-12)
- Schedules (A-13)

JK/dc

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