


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 21, 2023

RE: 2 Shore Road, LLC
2 Shore Road
Section 4, Block 77-25, Lot 1B

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 renovate the existing residence which is located within the FEMA Special Flood Hazard Area. The proposed building improvements include raising the lowest finished floor (1st floor) above the Base Flood Elevation. Additional improvements include the rehabilitation of the existing septic system, new driveway and parking court, new terraces and decks and a rain garden to mitigate runoff from the new driveway/parking court.

GENERAL COMMENTS

1. The applicant has depicted the limits of disturbance and quantify the proposed area of disturbance on the plans to be 25,265 s.f.

Projects with limits of disturbance greater than 1,000 s.f. require the applicant to prepare a Stormwater Pollution Prevention Plan (SWPPP) consistent with the requirements set forth in Chapter 294-8B (Subsections 1 - 3) of the Village Code.

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 quality controls, and stormwater quantity controls. Stormwater quantity controls includes attenuation of the post-development, 25-year storm event to pre-development flow rates.

The applicant has prepared a SWPPP for the project which consists of a Site Utility & Grading Plan (SE-2), Sediment & Erosion Control Stormwater Pollution Prevention Plan (SE-3), Notes & Soils Data (SE-4), Details (SE-5, SE-6) and a Site Engineering Report. The SWPPP confirms that the project will remove existing impervious surfaces inclusive of accessory structure, rear patios, walkways and existing driveway and add new impervious surface for a new driveway and parking court, resulting in an increase in impervious surface of only 13 s.f. The SWPPP also documents six (6) deep soil tests at the project site, which concludes that due to shallow depth to groundwater, an infiltration practice is not a feasible option for mitigating stormwater.

The applicant has therefore proposed a lined rain garden which will provide stormwater treatment of runoff from the proposed parking court. The rain garden will provide water quality mitigation for the new driveway and detain flows from the driveway, resulting in a discharge from the overall project site, which is less than present flows during storms through the 100-year rainfall event. Our comments with regard to the SWPPP follow below:

- a. The applicant should provide the following stormwater notes on the project plans:
 - Prior to the issuance of a Certificate of Occupancy, the applicant shall provide a maintenance agreement for the proposed stormwater management features for review by the Village Consulting Engineer.
 - 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.

- The applicant shall have a qualified professional conduct site inspections and document the effectiveness of all erosion and sediment control practices every seven (7) days and within 24 hours of any storm event producing 0.5 inches of precipitation or more. Inspection reports shall be maintained in a site log book and copies forwarded to the Village Building Department.
- b. The applicant shall update the SWPPP to include:
- A maintenance schedule and procedures for the existing/proposed stormwater management system.
 - The applicant shall include the Contractor Certification Statement, as per Chapter 294 of the Village of Mamaroneck Code.
 - The applicant shall provide a concrete washout area detail in accordance with the New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016, and depict the location on the plan.
 - The applicant shall depict the location of orange safety construction fencing on the plans. A construction detail for the fencing shall also be provided.
 - The applicant shall show the intended location of the equipment staging area on the erosion and sediment control plan.
 - The applicant shall provide a maintenance schedule and procedures for all proposed temporary erosion and sediment controls.
 - The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
 - A note shall be added to the plans: "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."
2. The applicant has stated that the proposed construction activities will be served by the existing utilities on-site. The applicant shall clearly depict the locations of the existing utilities on the plans.
3. The plan shall include driveway dimensions, as appropriate, for the proposed platform area and width.

4. The applicant should submit the Westchester County Department of Health (WCHD) Approval for the proposed modifications to the on-site wastewater treatment system.
5. The applicant should clarify on Plan SE-2 the location of the roof discharge points.
6. The applicant should provide additional detail on Plan SE-2 of proposed Structure AD #1 and its connection to the existing drainage system which penetrates the seawall.
7. The project site is located within the FEMA Special Flood Hazard Area Zones VE-15, VE-14 and AE-13. The proposed improvements are within Zone AE having a base flood elevation of 13.0 feet.

The applicant is proposing to elevate the lowest finished floor elevation of the existing dwelling 3.5 feet, from its present elevation of 11.5 feet to 15.0 feet, which would result in the lowest finished floor two (2) feet above the FEMA projected base flood elevation. The garage slab is proposed at approximate Elevation 9.9 feet and the lower vestibule from the garage at Elevation 11.65 feet, which uses are acceptable below the base flood elevation.

The applicant will need to file an application for Floodplain Development Permit in accordance with Chapter 186 – Flood Damage of the Village Code. The Village Building Department will review the Architectural Plans for conformance with Section 186-5 Construction Standards.

The applicant has submitted a Compensatory Storage Exhibit within Appendix 5 of the Site Engineering Report. The application includes the placement of fill within the FEMA Special Flood Hazard Area and the applicant has proposed compensatory storage to mitigate the loss of floodplain volume. The evaluation provides that the net change, post development will be an increase of 18 c.y. of flood volume at the projected base flood elevation.

The applicant should expand on the Floodplain Analysis providing existing and proposed flood storage volumes for the site within one (1) foot elevation intervals. All areas of compensatory storage shall drain freely to the waterbody and therefore, should be only the volume above the flood vents within the crawl space. Please provide the elevation of the flood vents on the Compensatory Storage Exhibit.

Seamus O'Rourke, Chair
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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 REDNISS & MEAD, DATED SEPTEMBER 6, 2023:

- Cover Sheet (CV-1)
- Zoning Site Plan (ZSP-1)
- Site Utility & Grading Plan (SE-2)
- Sediment & Erosion Control Stormwater Pollution Prevention Plan (SE-3)
- Notes & Soils Data (SE-4)
- Details (SE-5, SE-6)
- Site Engineering Report, dated August 6, 2023

PLANS REVIEWED, PREPARED BY CARDELLO ARCHITECTS, DATED SEPTEMBER 5, 2023:

- Architecturals (G-1.0, D-1.0, A-1.0, A-1.1, A-1.2, A-1.3, A-1.4, A-2.0, A-2.1, A-2.2, A-2.3, A-2.4)

JK/dc