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MEMORANDUM

TO: Village of Larchmont Planning Board
CC: Donna Myers, Building Department, Village of Larchmont
FROM: Benedict A. Salanitro, P.E.
DATE: 01 July 2020
RE: Centro Larchmont, Mixed-Use Building, 108-114 Chatsworth Avenue – (Block 6, Lot 409)
Site Plan Application and Village Permits

The purpose of this memorandum is to provide the Planning Board with a summary of our review of the documents received related to Site Plan and permits application for the property located at 108-114 Chatsworth Avenue. The proposal involves the redevelopment of an existing 11,070 square foot parcel fronting on Chatsworth Avenue that currently supports a vacant one-story commercial building, to accommodate a new 5-story mixed use building. The following documents were received during this review period:

DOCUMENTS RECEIVED:

- Plans (EX-1, SP-1, D-1, N-1) prepared by Bibbo Associates, LLP, dated March 13, 2019, last revised April 30, 2020.
- SWPPP prepared by Bibbo Associates, LLP, dated March 11, 2019, last revised April 30, 2020.

PERMITS AND APPROVALS REQUIRED:

- Village of Larchmont: Site Plan Application
- Village of Larchmont: Erosion and Sediment Control - Stormwater Pollution Prevention Plan Approval
- Village of Larchmont: Soil Moving Permit *
- Village of Larchmont: Mechanical Rock Excavation Permit**

* - In the event net project earthwork results in the import or export exceeds 25 cu. yds. of material

** - In the event rock excavation is needed for the new additions and foundations

DISCUSSION:

The following is a summary of engineering review comments at this time. It should be noted that additional comments may be added following the receipt of new or revised information.

The Applicant's provided Stormwater Management Plan addresses several required SWPPP components as defined by Village Code §335. The following comments are intended to guide the Applicant during the preparation of additional information for an acceptable Erosion and Sediment Control and Stormwater Plan.

1. Include a note that all inactive disturbed site areas shall receive temporary stabilization within 14 days. Provide EC schedule on the plan.
2. Silt fence as proposed shall be "reinforced" type. Please update with the reinforced silt fence detail (Figure 5.30) from the NYSDEC SDESC.
3. Add a note to the plan that installed subsurface stormwater infrastructure shall require inspection by the Village or its delegated consultants prior to backfill.
4. Identify areas designated for construction material and equipment storage.
5. Include a note that Construction Erosion and Sediment Controls shall be inspected by the Trained Contractor or other component individual having received NYSDEC 4-hour Erosion and Sediment Control training at a minimum of weekly and following all rain events greater than 0.5 inches. Clarify who will be in-place for the inspections.
6. Include a note that all installed Erosion and Sediment Control Devices shall conform with the 2016 NYSDEC New York Standards and Specifications for Erosion and Sediment Control
7. Footing drains, with invert elevations, and their point of connection must be shown on the plan.
8. Provide location of portable / temporary bathroom facility. Cannot be in public view.
9. Add a note to the site plan that Soil Moving Operations are prohibited between the hours of 5:00 pm to 8:00 am Monday through Friday and on Saturdays, Sundays and State recognized public holidays.
10. Provide elevations of piping and drywells in Cultec cross-section.
11. Provide concrete washout detail and location on plan.
12. On D-1, show how drainage pipe installation and manhole details applies to the project.
13. Indicate that the entire sidewalk and curbing frontage along Chatsworth Avenue shall be replaced with new. Provide details
14. Show all existing utilities (sizes) on the property and points of connection. Show new utilities (sizes), with connection points and appropriate details.
15. Proposed drainage inlet overflow basin shown at the southwest corner is not permitted. Any anticipated "overflow" shall be discussed in detail and be installed on / over the proposed drywell location.

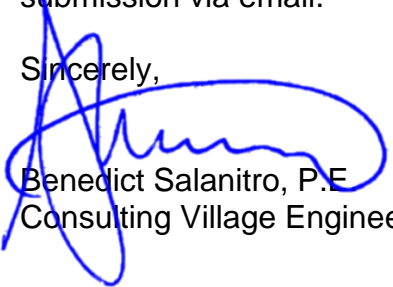
16. It is suggested that the drywells be of the pre-cast concrete type, to allow for greater access for inspection and cleaning rather than the use of cultec units. A maintenance easement, in accordance with 335-27(B)(C), will be required.
17. Provide details for the erection of scaffolding / sidewalk shed and how the sidewalk area and public parking area will be affected during construction and how the building will be constructed along the property lines. Will construction easements be required?
18. Provide a statement as to how the easement driveway will be maintained after construction of the project. Is this 10-foot-wide strip going to be re-paved? How will snow removal be managed.
19. A minimum 8' tall chain-link construction fence should be utilized, with wind screen, around the construction site. Provide detail.
20. Quantify the volumes of cut / fill, and volume of rock removal. Provide a rock removal plan with a dust control plan.
21. A demolition plan shall be prepared for the existing buildings along with a dust control / mitigation plan.
22. Provide the required Contractor Certification statement as per 335-25 (E).
23. On page 6 of the SWPPP, the following is noted:

“... the project proposes to treat 93.4% of the existing impervious cover which greatly exceeds the NYSDEC requirement. Furthermore, the rooftop runoff from the 25 year storm event, 6.4 inches of rainfall in a 24 hour period, is fully stored and infiltrated onsite which is greater than the NYSDEC requirement to treat the 90% storm event (1.5 inches of rainfall).”

Please explain if the above considers both water quantity and quality.
24. On page 7 of the SWPPP, *3.0 Groundwater Management*, while “there will be a negligible change in the amount of groundwater pumping from the project site between pre-development and post-development conditions”, a quantitative volume of anticipated discharge should be initially considered, and how this volume of pumped water being directed into the stormwater system may reduce the capacity from the volume of storage designed for. Also “cold-weather flows” must be considered to avoid “overflow’ and icing conditions.
25. In accordance with the Westchester County Planning Board letter dated June 19, 2020, the applicant will be required to comply with comment #4, County Sewer Impacts, I & I reduction / mitigation measures.

The applicant should provide written responses to each comment and updated plans and documents to the Village Building Department. Please also provide a digital version of the submission via email.

Sincerely,



Benedict Salanitro, P.E.
Consulting Village Engineer