

July 28, 2020

Benedict A. Salanitro, P.E., P.C.  
609 Brook Street  
Mamaroneck, NY 10543RE: Elk Chatsworth LP  
108-114 Chatsworth Avenue  
Site Development

Dear Mr. Salanitro:

Our office has revised our Site Plan and Stormwater Pollution Prevention Plan (SWPPP) pursuant to your review memo, dated July 1, 2020. We offer the following responses for your consideration:

1. Include a note that all inactive disturbed site areas shall receive temporary stabilization within 14 days. Provide EC schedule on the plan.

*The requested note has been added to the plan. Please see Note #4 in the list of "Erosion Control Notes" found on sheet 6 of 6. An erosion control schedule has been added to the plan as well.*

2. Silt fence as proposed shall be "reinforced" type. Please update with the reinforced site fence detail (Figure 5.30) from the NYSDEC SDESC.

*Since the project is completely impervious in the existing conditions, the plans have been revised to show a proposed Siltsoxx-TM sediment control device in place of traditional silt fencing. The Siltsoxx-TM sediment control device provides sediment control on existing paved surfaces. A Siltsoxx-TM detail has been added to the plan. The previously proposed silt fence detail has been removed from the plan.*

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.

*The requested note has been added to the plan. Please see Note #2 in the list of "Site Plan Notes" found on sheet 2 of 6.*

4. Identify areas designated for construction material and equipment storage.

*An area for construction material and equipment storage has been identified on the new sheet added to the plan set entitled, "Construction Management Plan".*

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.

*The requested note has been added to the plan. Please see Note #9 in the list of "Erosion Control Notes" found on sheet 6 of 6. The general contractor for the site has been identified as the party responsible for the erosion and sediment control 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.

*The requested note has been added to the plan. Please see Note #10 in the list of "Erosion Control Notes" found on sheet 6 of 6.*

7. Footing drains, with invert elevations, and their point of connection must be shown on the plan.

*The proposed footing drains will connect to a sump pump which will discharge into the roof drain downspout located in the covered parking garage. The sump pump discharge line will connect to the proposed downspout at approximate invert elevation of 53.5. Details of the sump pump design and connection to roof downspout are currently being coordinated with project mechanical engineer.*

8. Provide location of portable/temporary bathroom facility. Cannot be in public view.

*A portable toilet location has been added to the sheet entitled, "Construction Management Plan". The portable toilet shall be screened by the temporary construction fencing wind barrier.*

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.

*The requested note has been added to the plan. Please see Note #11 in the list of "Erosion Control Notes" found on sheet 6 of 6.*

10. Provide elevations of piping and drywells in the Cultec cross-section.

*A profile through the proposed drainage system has been added to the plan set to display the elevations for the drywells and associated piping.*

11. Provide concrete washout detail and location on plan.

*Concrete washout location and detail have been added to the sheet entitled, "Construction Management Plan".*

12. On D-1, show how drainage pipe installation and manhole details applies to the project.

*The referenced details were a part of the previously proposed stormwater management plan which included the municipal parking structure. Since the details no longer apply to the current design, they have been removed from the plans.*

13. Indicate that the entire sidewalk and curbing frontage along Chatsworth Avenue shall be replaced with new. Provide details.

*The limits of the sidewalk replacement have been added to the site plan. A detail for the proposed sidewalk and concrete curbing has been added to the details sheet. Construction of the replacement sidewalk shall be coordinated with the Village of Larchmont Department of Public Works.*

14. Show all existing utilities (sizes) on the property and points of connection. Show new utility (sizes), with connection points and appropriate detail.

*Existing utility sizes and points of connection will be provided prior to final approval. The project surveyor is currently working on survey locating the existing utilities. Please note, there is no intention to repurpose the existing utility lines for the proposed building.*

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.

*The proposed overflow catch basin has been removed from the plan as requested. The overflow grate has been relocated to the top of proposed drywell DW-4 shown on the revised "Site Plan" sheet. The grate top provided on DW-4 will allow runoff from larger storm events to discharge out the top of the drywell when 100% of the system storage capacity has been reached. After discharging through the overflow grate the runoff will flow overland towards the garage door and continue down the existing paved common driveway. Additionally, an emergency overflow located on the roof downspout will be provided to discharge runoff onto the parking lot surface if the overflow grate ever becomes clogged.*

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.

*The proposed infiltration practice has been changed to a precast concrete drywell system as requested. The revised SWPPP details the drywell system design. Manholes to grade will be provided on each drywell to allow for inspection and maintenance.*

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?

*The details for the sidewalk shed and erection of scaffolding will be provided by the scaffolding company prior to final approval. A plan entitled, "Temporary Sidewalk Diversion Plan" has been provided to display and detail the maintenance and protection of pedestrian traffic during construction. It is not anticipated that construction easements will be required for the project.*

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?

*The 10 foot wide common driveway will be repaired or repaved as needed and any improvements will be coordinated with the other users of the common driveway easement. It is our understanding that snow removal has historically been handled by the Village Department of Public Works and we would anticipate the snow removal service to remain after construction.*

19. A minimum 8' 6" tall chain-link construction fence should be utilized, with wind screen, around the construction site. Provide detail.

*A temporary chain-link construction fence detail has been added to the sheet entitled, "Construction Management Plan". The proposed fence has a typical height of 6 feet and*

*shall include a visual barrier that will also reduce windblown dust and debris. Please note, the 1912 Palmer Avenue construction site currently has a 6 foot high chain-link fence without a wind barrier along the rear of the site.*

20. Quantify the volumes of cut/fill, and volume of rock removal. Provide a rock removal plan with dust control plan.

*Estimated earthwork volumes have been added to the sheet entitled, "Site Plan". Onsite rock removal is anticipated to be minimal since the basement elevation of the proposed building is approximately the same as the existing basement.*

21. A demolition plan shall be prepared for the existing buildings along with a dust control/mitigation plan.

*A plan entitled, "Construction Management Plan" has been added to the plan set to detail the temporary measures required during demolition and construction to control dust and debris; manage onsite workers and materials; and prevent soil erosion. Please see Note #12 in the list of "Erosion Control Notes" found on sheet 6 of 6.*

22. Provide the required Contractor Certification statement as per 335-25 (E).

*The required Contractor Certification statement has been added to Appendix "E" of the revised SWPPP.*

23. On page 6 of the SWPPP, the following is noted:

*"... the project proposed 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 90% storm event (1.5 inches of rainfall)."*

Please explain if the above considers both water quantity and quality.

*The proposed infiltration practice has been sized to provide quality treatment with additional capacity for quantity control as well. The NYSDEC Stormwater Management Design Manual requires the infiltration practice to capture and store the 1 year storm event in order to achieve water quality treatment with enhanced phosphorus removal. As shown in the HydroCAD model provided in the SWPPP, the peak elevation in the drywell system during the 1 year storm event is only 47.19'. The available capacity above this elevation can be considered as quantity control. (The top of each drywell ring is set at 50.0')*

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 volume of storage designed for. Also "cold-weather flows" must be considered to avoid "overflow" and icing conditions.

*As stated in the SWPPP the anticipated groundwater pumping is expected to be minimal and continuous pumping of an established groundwater table will not be required to dewater the proposed foundation. If you look back at the information provided in response #23, the 1 year storm event only fills the drywells to elevation 47.19 which leaves 931 cubic feet of available storage in the system. If a 100 gpm (converted to 13.4 cubic feet per min) sump pump is proposed to dewater the foundation, it would need to pump*

*groundwater continually for nearly 70 minutes to reach the full capacity of the drywell system. This scenario is extremely unlikely to occur. Furthermore, this estimate is still conservative since it does not account for the water leaving the bottom of the drywell system at an approximate infiltration rate of 8 inches per hour.*

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 owner has agreed to coordinate I & I reduction/mitigation measures with the Village Department of Public Works in accordance with Westchester County requirements.*

If you have any further questions or concerns, please feel free to contact our office.

Very truly yours,



Nicholas Gaboury, P.E.  
Senior Engineer, Partner

TSA/NG/mme  
Enclosures

cc: G. Hirsch  
Planning Board