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MEMORANDUM

TO: Village of Larchmont Planning Board
CC: Donna Myers, Building Department, Village of Larchmont
FROM: Benedict A. Salanito, P.E.
DATE: 28 October 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 10-21-2020
- Plans (TS-1, CP-1) prepared by Bibbo Associates, LLP, dated May 18, 2020, June 26, 2020 last revised 10-21-2020.
- SWPPP prepared by Bibbo Associates, LLP, dated March 11, 2019, last revised July 24, 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 currently. It should be noted that additional comments may be added following the receipt of new or revised information. The status of previous comments is noted in ***BOLD Type and italicized***.

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. **ADDRESSED. NOTE ADDED SHEET 6.**
2. Silt fence as proposed shall be "reinforced" type. Please update with the reinforced silt fence detail (Figure 5.30) from the NYSDEC SDESC. **ADDRESSED. "SILTSOXX-TM" ADDED TO SUPPLEMENT SILT FENCE.**
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. **ADDRESSED. NOTE ADDED SHEET 2.**
4. Identify areas designated for construction material and equipment storage. **ADDRESSED. CONSTRUCTION MANAGEMENT PLAN SHEET ADDED TO SET OF DRAWINGS.**
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. **ADDRESSED. NOTE ADDED (#9) SHEET 6.**
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. **ADDRESSED. NOTE ADDED (#10) SHEET 6.**
7. *Footing drains, with invert elevations, and their point of connection must be shown on the plan. **ADDRESSED. Updates may be required after demolition.***
8. Provide location of portable / temporary bathroom facility. Cannot be in public view. **ADDRESSED. SEE CONSTRUCTION MANAGEMENT PLAN.**
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. **ADDRESSED. NOTE ADDED (#11) SHEET 6.**
10. Provide elevations of piping and drywells in Cultec cross-section. **ADDRESSED.**
11. Provide concrete washout detail and location on plan. **ADDRESSED. SEE CONSTRUCTION MANAGEMENT PLAN.**
12. On D-1, show how drainage pipe installation and manhole details applies to the project. **ADDRESSED. DETAIL REMOVED.**

13. Indicate that the entire sidewalk and curbing frontage along Chatsworth Avenue shall be replaced with new. Provide details. **ADDRESSED. AREA AND DETAILS ADDED TO PLAN.**
14. Show all existing utilities (sizes) on the property and points of connection. Show new utilities (sizes), with connection points and appropriate details. **ADDRESSED.**
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. **ADDRESSED. OVERFLOWS WILL BE VIA OVERLAND FLOW FOLLOWING CURRENT GRDES ALONG EASEMENT AREA.**
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 culvert units. A maintenance easement, in accordance with 335-27(B)(C), will be required. **PARTIALLY ADDRESSED. CONCRETE DRYWELLS HAVE BEEN ADDED. MAINTENANCE EASEMENT TO BE PROVIDED FOR PRIOR TO ISSUANCE OF A BUILDING PERMIT.**
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? **PARTIALLY ADDRESSED. AT THIS TIME, A SIDEWALK SHED "DESIGN" IS NOT REQUIRED BUT WILL BE SUBMITTED BY OTHERS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THIS WILL BE A SEPARATE PERMIT ISSUED BY THE BUILDING DEPARTMENT. A TEMPORARY SIDEWALK DIVERSION PLAN HAS BEEN PROVIDED FOR. THIS WILL BE COORDINATED BETWEEN THE CONTRACTOR, DPW, POLICE AND FIRE DEPARTMENTS.**
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. **ADDRESSED.**
19. A minimum 8' tall chain-link construction fence should be utilized, with wind screen, around the construction site. Provide detail. **PARTIALLY ADDRESSED. THE PLANNING BOARD WILL DETERMINE THE HEIGHT OF THE REQUIRED FENCING.**
20. Quantify the volumes of cut / fill, and volume of rock removal. Provide a rock removal plan with a dust control plan. **ADDRESSED.**
21. A demolition plan shall be prepared for the existing buildings along with a dust control / mitigation plan. **ADDRESSED. NOTE ADDED (#12) SHEET 6. SEE CONSTRUCTION MANAGEMENT PLAN.**
22. Provide the required Contractor Certification statement as per 335-25 (E). **ADDRESSED. INFORMATION HAS BEEN ADDED TO APPENDIX "e" OF THE SWPPP.**
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).”

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

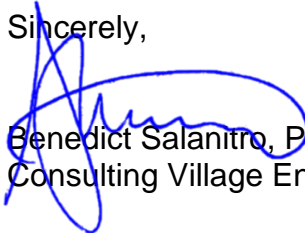
ADDRESSED. WATER QUALITY IS ATTENUATED WITH ADDITIONAL QUANTITY IN EXCESS OF THE REQUIRED 1-YEAR STORM. AS THIS IS A REDEVELOPEMENT PROJECT THIS SATISFIES THE NYSDEC STORMWATER GUIDELINES.

25. 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. **THE CONCERN REMAINS THAT DURING SEASONALLY HIGH GROUNDWATER, COMBINED WITH RAIN EVENTS, WHERE PUMPING AND STORAGE CAPACITY MAY BE LIMITED. THIS SCENERIO IS OF MOST CONCERN DURING COLD WEATHER FLOWS WHERE OVERFLOWS CAN ICE AND CREATE A HAZARDOUS CONDITION. CONSIDERATION SHOULD BE GIVEN TO INSTALL A SUMP PUMP HOLDING TANK WITH METERED FLOW WHEN THE DRYWELLS ARE APPROCAHING CAPACITY. ADDRESSED. See #7. Should groundwater conditions change during construction further evaluation will be considered as required.**

26. 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. **ADDRESSED. THIS MUST BE SATISFIED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR TCO.**

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

October 22, 2020

Benedict A. Salanitro, P.E., P.C.
609 Brook Street
Mamaroneck, NY 10543

RE: Elk Chatsworth LP
108-114 Chatsworth Avenue
Site Development

Dear Mr. Salanitro:

Our office has revised our Site Plan (6 sheets, last revised 10-21-20) pursuant to your review memo, dated August 13, 2020. We offer the following additional responses for the partially addressed items found in your memo:

7. Footing drains, with invert elevations, and their point of connection must be shown on the plan. [PARTIALLY ADDRESSED. FINAL DESIGN PENDING.]

Upon further discussion with the project architect, we believe a footing drain will be not be necessary since the basement elevation of the proposed building is expected to be above the seasonably high groundwater table. Foundation waterproofing will be provided for the new building and a sump pump will be provided in the basement area to act as an emergency backup if water enters the basement. The proposed basement sump pump 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 as shown on the previously submitted drainage profile.

If any groundwater issues or variations are found onsite during excavation, the groundwater management system shall be reevaluated by the project engineer and the consulting village engineer to confirm if any design revisions are required. If it is determined that a footing drain system must be installed, a proposed sump pump chamber has been provided on the revised "Site Plan". The pump chamber, located in the proposed parking area, will be used to collect groundwater from a sub-slab drainage system and pump it to the proposed onsite drywell system. A detail of the proposed pump chamber has been added to the revised "Details" sheet. Since the proposed building is contained within the existing building footprint, it is not possible to know the sub-soil conditions directly under the building until the demo has begun. The site plan as currently proposed provides measures to manage groundwater if required.

10. Provide elevations of piping and drywells in the Cultec cross-section. [ADDRESSED. PROFILE ADDED. "SCALE" OF PIPING SHOULD BE CLARIFIED. 6" PIPE SIZES ARE DIFFERENT IN SCALE.]

Site Design ♦ Environmental

The 6" pipe size is displayed at two different widths due to the scaling of the profile. The horizontal scale is at 1" = 5' and the vertical scale is 1" = 1' in order to fit the profile on the sheet. Consequently, the pipe flowing in the vertical direction appears narrower because it is scaled five times smaller than the horizontal pipe.

14. Show all existing utilities (sizes) on the property and points of connection. Show new utility (sizes), with connection points and appropriate detail. [IN PROGRESS. PENDING SURVEY INFORMATION.]

Existing utility points of connection and elevations entering the existing building have been provided on the revised Site Plan based on information gathered by the project surveyor. Please note, there is no intention to repurpose the existing utility lines for the proposed building. Details for the sewer line trench and sewer connection to the existing manhole have been provided on the revised "Details" sheet.

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? [PARTIALLY ADDRESSED. LIMITS AND TYPE OF REPAIRS SHOULD BE FINALIZED PRIOR TO SITE PLAN APPROVAL. DPW HAS NOTIFIED US THAT THEY DO NOT PROVIDE SNOW REMOVAL / CLEARING. THIS SHALL BE CLARIFIED.]

The 10 foot wide common driveway will be resurfaced and/or repaired as deemed necessary upon the completion of the new building and any improvements will be coordinated with the other users of the common driveway easement. A note has been added to the "Site Plan" accordingly. Snow removal for the easement area will be provided by a third-party contractor who will determine means and methods for proper snow management.

20. Quantify the volumes of cut/fill, and volume of rock removal. Provide a rock removal plan with dust control plan. [ADDRESSED. MINIMAL ROCK REMOVAL IS ANTICIPATED. METHODS OF ROCK REMOVAL SHALL BE INDICATED AS WELL.]

The method of rock removal has been added to the revised "Site Plan". It is anticipated that the minimal rock removal will be performed with pneumatic hammering equipment.

25. 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. [PARTIALLY ADDRESSED. THE CONCERN REMAINS THAT DURING SEASONALLY HIGH GROUNDWATER, COMBINED WITH RAIN EVENTS, WHERE PUMPING AND STORAGE CAPACITY MAY BE LIMITED. THIS SCENARIO IS OF MOST CONCERN DURING COLD WEATHER FLOWS WHERE OVERFLOWS CAN ICE AND CREATE A HAZARDOUS CONDITION. CONSIDERATION

SHOULD BE GIVEN TO INSTALL A SUMP PUMP HOLDING TANK WITH METERED FLOW WHEN THE DRYWELLS ARE APPROACHING CAPACITY.]

Our office typically does not proposed systems in which stormwater requires metered pumping. Relying on electrical pumps during extreme cold weather storms is not preferable if there is another option to manage stormwater. In this case, we have proven an at grade overflow of water will adequately release from the top of the drywell system if the system reaches capacity. Your Comment #15 response acknowledges that the overflow will be overland flow and our project team would like to keep the design as previously submitted. Since the parking garage is completely enclosed the chance of icing at the overflow is negligible. An emergency backup release of water at the roof drain downspout is also provided to allow water to release onto the parking area surface if the drywell system becomes clogged. Please note, the seasonably high groundwater table is below the bottom of the proposed drywells and will not directly influence the drywell capacity. Also note, the "Site Utility and Grading Plan" for the 1912 Palmer Avenue Project which are on file with the Building Department do not appear to show provisions for stormwater overflow and it appears the stormwater will overflow onto the exterior parking area, creating an icing hazard onto the Elk Homes property. The 1912 Palmer building also has footings at a lower elevation which suggests frequent groundwater pumping into an approved infiltration system with significantly less storage volume.

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