

**TOWN OF MAMARONECK - VILLAGE OF LARCHMONT
COASTAL ZONE MANAGEMENT COMMISSION**

Monday, June 17, 2019

**7:30PM Mamaroneck Town Center, 1st Floor - Conference Room D, 740 W.
Boston Post Road, Mamaroneck, NY 10543**

Approval of Minutes

1. Approval of Minutes - May 20, 2019

Agenda Items

1. 43 Marbourne Drive
2. 69 Edgewood Avenue

Old Business

New Business

Meeting Adjournment

Any physically handicapped person needing special assistance in order to attend the meeting should call the Town Administrator's office at 381-7810.



Town of Mamaroneck — Village of Larchmont

COASTAL ZONE MANAGEMENT COMMISSION

TOWN CENTER: 740 West Boston Post Road, Mamaroneck, NY 10543-3353

TEL: 914-381-7845 FAX: 914-381-8473 conservationdept@townofmamaroneck.org

CZMC Minutes - Draft

May 20, 2019

A meeting of the Coastal Zone Management Commission (CZMC) was held on Monday, May 20, 2019 in the Mamaroneck Town Center, Conference Room D, 1st Floor, 740 W. Boston Post Road, Mamaroneck, New York. The meeting was called to order at 7:30 p.m.

MEMBERS PRESENT:

C. Alan Mason, Chairman
Tara Anderson
Sara Hanna
Matthew Teitsch
Robert Fletcher
Maurizio Bertini

OTHERS PRESENT:

Councilwoman Jaine Elkind Eney, Liaison to Town of Mamaroneck Town Board
Elizabeth Aitchison (Paul), Environmental Planner, Town of Mamaroneck
Jonathan Weinberg, Applicant, 22 Winged Foot Drive
Stephen Coleman, Consultant for 22 Winged Foot Drive

1. Approval of Minutes

The minutes of the April 22, 2019 meeting were approved as submitted.

2. Referral – 22 Winged Foot Drive, Wetlands and Watercourses Permit

Stephen Coleman and property owner, Jonathan Weinberg presented the proposal to fill and level the rear yard within the 100-foot buffer and adjacent to the Leatherstocking Trail Conservation Area. The proposal would involve the installation of a 4-foot high retaining wall constructed of stacked concrete blocks. Two trees would be removed, one that is dead and a second in very poor condition as a result of impacts from previous work on the property. The proposal includes the planting of native shrubs on either side of the retaining wall.

CZMC found the proposal to be consistent with the policies in the Local Waterfront Revitalization Program (LWRP), however, there are some concerns about any potential visual impact of the project will have on the views from the Leatherstocking trail. To reduce this potential impact, CZMC requests that 2 oak or maple trees be planted as replacements, that the wall be constructed of a material with a natural stone color and that the proposed screening include some native evergreens if possible. In addition, the

applicant should be required to provide the source of the fill material and certification that the material is clean.

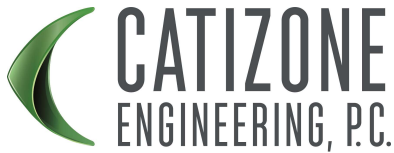
3. **Old Business**

No old business to discuss.

4. **New Business**

No new business to discuss.

The meeting was adjourned at 8:10 p.m.



TRANSMITTAL

To: Elizabeth Paul
Town of Mamaroneck Environmental
Planner
740 W. Boston Post Road
Town of Mamaroneck, NY

Date: June 3, 2019

Project No.: 19002

Project: 2-Lot Residential Subdivision, site plan
43 Marbourne Drive
Town of Mamaroneck, NY

We have enclosed 1 copy(s) of:

☒ B/W Prints ☐ Color Prints ☒ Electronic Files ☐ Reproducible
☐ Specifications ☐ Reports ☐ Correspondents ☒ Applications

Sent Via:

☒ Messenger ☐ 1st Class Mail ☐ Overnight ☐ [Other]

| DESCRIPTION | REV. # | DATE |
|--|--------|------------|
| SD-001 Subdivision Plan | 01 | 06.03.2019 |
| SD-101 Existing Conditions | 01 | 06.03.2019 |
| SD-102 Layout Plan | 01 | 06.03.2019 |
| SD-103 Grading and Utilities Plan | 01 | 06.03.2019 |
| SD-104 Erosion & Sediment Control Plan | 01 | 06.03.2019 |
| SD-105 Landscape Plan | 01 | 06.03.2019 |
| SD-201 Adjoiner Map | 01 | 06.03.2019 |
| SD-301 Profiles | 01 | 06.03.2019 |
| SD-401 Details | 01 | 06.03.2019 |
| HCZMC CAF | | 06.03.2019 |
| SEAF | | 02.27.2019 |

We hope that this application for a two lot subdivision and site plan is acceptable and can be heard at the June 17th Harbor Coastal Zone Management Commission Meeting. If you have any questions or need additional copies, please let us know.

Copy to: (via electronic copy)

Mike Charitou; Elite Reality Team, LLC

Very truly yours,
Catizone Engineering, P.C.


Pietro A. Catizone, P.E.
Principal

**Town of Mamaroneck - Village of Larchmont
Coastal Assessment Form (CAF)**

Applicants, or the appropriate municipal agency, shall complete this Coastal Assessment Form (CAF) for proposed actions which are subject to Local Consistency Review (see Waterfront Revitalization Law §§234-1 through 234-5 in the Code of the Town of Mamaroneck and §§292-1 through 292-4 in the Code of the Village of Larchmont). This assessment is intended to supplement other information used by the Bi-Municipal Coastal Zone Management Commission in making a determination of consistency with the Town of Mamaroneck and Village of Larchmont Local Waterfront Revitalization Program.

Upon completion of this form, it should be submitted as part of a complete application package for review. If assistance or further information is required for Town of Mamaroneck matters, please contact the Town of Mamaroneck Environmental Planner at (914) 381-7845. For Village of Larchmont matters, please contact the Village of Larchmont Building Inspector at (914) 834-6210.

PLEASE PRINT OR TYPE ALL ANSWERS.

A. GENERAL INFORMATION

Will the proposed action be undertaken by a municipal agency? Yes [] No [☒]

If yes, please list agency or agencies and contact person(s): _____

If no, please complete the applicant information:

Name of Applicant: Elite Realty Team LLC

Street Address: 211 Croton Lake Road

City, State, Zip: Mt. Kisco, NY 10549

Phone: 914-403-2138 Fax: _____ Email: eliterealtyteamllc@gmail.com

Location and ownership of property for which action is proposed:

Section: 3 Block: 30 Lot: 350.6

Owner of Property: Elite Realty Team LLC

Street Address: 43 Marbourne Drive

City, State, Zip: Mamaroneck, NY 10543

Phone: 914-403-2138 Fax: _____ Email: eliterealtyteamllc@gmail.com

Size of property (square feet): 0.94 acres Is the property now developed? Yes [☒] No []

Will project require a zoning variance? Yes [] No [☒]

If yes, briefly describe: _____

Describe any unique/unusual landforms on the project site (rock outcroppings, swales, etc.):

Rock outcroppings

Percentage of site which contains slopes of 25% or greater: 20.1% (see SD-101)

Are there streams, lakes, ponds or wetlands existing within or contiguous to the project area?

If so, describe (name, size, characteristics): No

Will the action require approval by a state or federal agency? Yes [] No [✓]

If yes, specify which state or federal agency and attach a copy of pending application and any relevant information and/or documentation to this form:

B. DESCRIPTION OF SITE AND PROPOSED ACTION

Provide a written description of the nature and the extent of the proposed action. Attach plans or additional information as necessary and/or required by application procedures.

Demolition of existing single family dwelling, two lot subdivision and construction of two single-family homes

C. COASTAL ASSESSMENT

Check either "Yes" or "No" for each of the following questions:

1. Will the proposed action be located in, or contiguous to, or have a **potentially adverse effect** upon any of the following designated resource areas?

| | Yes | No | Maybe |
|---|-----|-------------------------------------|-------|
| a. Significant fish or wildlife habitat or designated critical environmental area | [] | <input checked="" type="checkbox"/> | [] |
| b. Scenic resources of local significance | [] | <input checked="" type="checkbox"/> | [] |
| c. Natural protective features in an erosion hazard area | [] | <input checked="" type="checkbox"/> | [] |

NOTE: If the answer to any of the above questions is "Yes", please explain in Section D any measures which will be undertaken to mitigate the adverse effects.

2. Will the proposed action have a **significant effect** upon:

| | Yes | No | Maybe |
|--|-----|-------------------------------------|-------|
| a. Commercial or recreational use of fish and wildlife resources..... | [] | <input checked="" type="checkbox"/> | [] |
| b. Scenic quality of the coastal environment | [] | <input checked="" type="checkbox"/> | [] |
| c. Development of future, or existing water dependent uses | [] | <input checked="" type="checkbox"/> | [] |
| d. Land or water uses within a small harbor area | [] | <input checked="" type="checkbox"/> | [] |
| e. Stability of the shoreline | [] | <input checked="" type="checkbox"/> | [] |
| f. Surface or groundwater quality..... | [] | <input checked="" type="checkbox"/> | [] |
| g. Existing or potential public recreation opportunities..... | [] | <input checked="" type="checkbox"/> | [] |
| h. Structures, sites or districts of historic, archeological or cultural significance to the local area, state or nation | [] | <input checked="" type="checkbox"/> | [] |

3. Will the proposed action **involve or result in** any of the following:

| | Yes | No | Maybe |
|---|-------------------------------------|-------------------------------------|-------|
| a. Physical alteration of land along the shoreline, land underwater or coastal waters..... | [] | <input checked="" type="checkbox"/> | [] |
| b. Expansion of existing public services or infrastructure in or near undeveloped or low density areas of the coastal area? | [] | <input checked="" type="checkbox"/> | [] |
| c. Filling, dredging, excavation or mining in coastal waters | [] | <input checked="" type="checkbox"/> | [] |
| d. Reduction of existing or potential public access to or along the shore..... | [] | <input checked="" type="checkbox"/> | [] |
| e. Development within a designated flood or erosion hazard area | [] | <input checked="" type="checkbox"/> | [] |
| f. Development of a natural feature that protects against flooding or erosion | [] | <input checked="" type="checkbox"/> | [] |
| g. Replacement of eroded sand or soil | [] | <input checked="" type="checkbox"/> | [] |
| h. Construction or reconstruction of erosion protective structures | [] | <input checked="" type="checkbox"/> | [] |
| i. Any change in surface or groundwater quality | [] | <input checked="" type="checkbox"/> | [] |
| j. Removal of trees from the site | <input checked="" type="checkbox"/> | [] | [] |

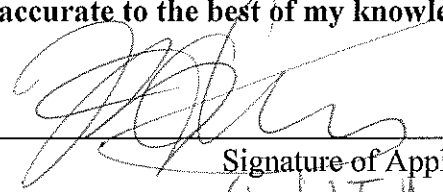
4. Project details:

| | Yes | No | Maybe |
|--|-----|-------------------------------------|-------|
| a. If the project is to be located adjacent to the shore: | | | |
| 1. Does the project require a waterfront site in order to function | [] | <input checked="" type="checkbox"/> | [] |
| 2. Will water-related recreation be provided | [] | <input checked="" type="checkbox"/> | [] |
| 3. Will public access to shore or state owned underwater lands be provided..... | [] | <input checked="" type="checkbox"/> | [] |
| 4. Will it replace a recreational or maritime use | [] | <input checked="" type="checkbox"/> | [] |
| 5. Do essential public services and facilities presently exist at or near the site.. | [] | <input checked="" type="checkbox"/> | [] |

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook paper. There are no margins, text, or other markings on the page.

I certify that I am the above described applicant and that the information contained on this form and on the attached survey/site plan(s) is(are) accurate to the best of my knowledge.

Date: 6/3 2019


Signature of Applicant

Prepared by: (if different than the applicant)

Name and Title: Pietro Catizone, P.E., Principal

Agency/Company: Catizone Engineering, P.C.

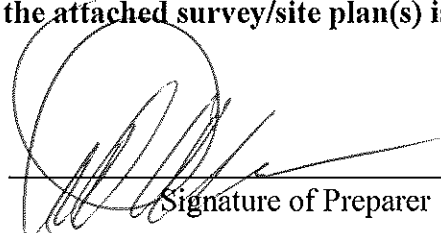
Street Address: One West Avenue, Suite 219

City, State, Zip: Larchmont, NY

Phone: (914) 269- 8358 Fax: _____ Email: PCatizone@CatizoneEngineering.com

I certify that I prepared this Coastal Assessment Form for the above described applicant and that the information contained on this form and on the attached survey/site plan(s) is(are) accurate to the best of my knowledge.

Date: 06-03-2019 20 _____


Signature of Preparer

Short Environmental Assessment Form

Part 1 - Project Information

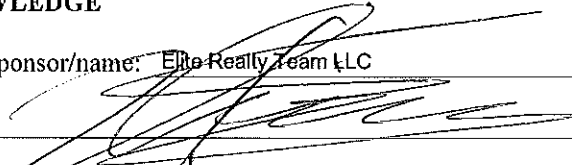
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | |
|--|--|--|---------------------------------|
| Name of Action or Project: Residential Subdivision | | | |
| Project Location (describe, and attach a location map): 43 Marbourne Drive, Town of Mamaroneck, New York 10543 | | | |
| Brief Description of Proposed Action: Sub-Division of a 0.94 acre single Family lot into two Single Family lots. | | | |
| Name of Applicant or Sponsor: Elite Realty Team LLC | | Telephone: 914-403-2138 E-Mail: eliterealtyteamllc@gmail.co | |
| Address: 211 Croton Lake Road | | | |
| City/PO: Mount Kisco | | State: New York | Zip Code: 10549 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 0.94 acres | |
| b. Total acreage to be physically disturbed? | | 0.57 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 0.94 acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland | | | |

| | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, | NO | YES | N/A |
| a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | NO | YES | |
| If Yes, identify: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Are public transportation services available at or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? | NO | YES | |
| If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? | NO | YES | |
| If No, describe method for providing potable water: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? | NO | YES | |
| If No, describe method for providing wastewater treatment: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | | | |

| | | |
|---|-------------------------------------|-------------------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES |
| | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Runoff will be conveyed to a subsurface infiltration systems for each lot individually. The Post-Development runoff will be mitigated to not exceed up to the 25-year Pre-Development storm runoff rate. | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: | NO | YES |
| Two x 391 gallon subsurface chambers will be used for each lot of the subdivision | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Elite Realty Team LLC</u> Date: <u>2/26/2019</u> Signature:  Title: _____ | | |



- BASE MAP NOTES:**
1. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY OF THE PROPERTY KNOWN AS 43 MARBOURNE DRIVE SITUATE IN THE TOWN OF MAMARONECK, WESTCHESTER COUNTY, NEW YORK, BY BIG APPLE LAND SURVEY AND DATED JANUARY 29, 2019.
 2. SUPPLEMENTAL STORM, SEWER, WATER, AND OTHER UTILITY INFORMATION WAS TAKEN FROM VILLAGE OF MAMARONECK, EXISTING INFORMATION IS NOT GUARANTEED. VERIFICATION BY CONTRACTOR IS REQUIRED.
- GENERAL NOTES:**
5. THE TOWN OF MAMARONECK BUILDING INSPECTOR ISSUED A LETTER OF ZONE COMPLIANCE ON MAY 7, 2019.
 6. THE PROJECT IS SERVICED BY PUBLIC WATER SUPPLIED BY WESTCHESTER JOINT WATER WORKS.
 7. THE PROJECT IS SERVICED BY PUBLIC SEWER SYSTEM BY THE TOWN OF MAMARONECK. THE TOWN ENGINEER ISSUED A LETTER CONFIRMING ADEQUATE SEWER CAPACITY AND CONDITION ON MAY 6, 2019.
 8. THE MEP ENGINEER SHALL VERIFY SIZES OF DOMESTIC WATER FIRE AND AND SEWER SERVICES.
 9. SOLID WASTE AND RECYCLING PICKUP AND DISPOSAL IS BY TOWN OF MAMARONECK.
- WESTCHESTER JOINT WATER WORKS NOTES:**
1. BACKFLOW PREVENTION DEVICE(S) SHALL BE REQUIRED IN ACCORDANCE WITH WJWW REGULATIONS. THE TYPE OF BACKFLOW DEVICE(S) WILL BE BASED ON THE POTENTIAL HAZARD.
 2. MINIMUM SEPERATION SHALL BE MAINTAINED BETWEEN WATER AND SANITARY/STORM SEWERS PER WJWW REQUIREMENTS.

| BULK ZONING REQUIREMENTS FOR R-20 ZONING DISTRICT | | | |
|---|--|--------------|-------------|
| DESCRIPTION | REQUIRED | LOT 1 | LOT 2 |
| MINIMUM LOT AREA (SF) | 20,000 PER DWELLING UNIT | 20,531 | 20,437 |
| FRONTAGE AND LOT WIDTH (FEET) | 100 | 140.0 | 160.4 |
| LOT DEPTH (FEET) | 125 | 161.5 | 171.6 |
| MINIMUM FRONT YARD (FEET) | 40 | 48.3 | 40.4 |
| MINIMUM SIDE YARD (FEET) | 15' EACH (40' TOTAL) | 15.0 (43.23) | 15.4 (41.4) |
| MINIMUM REAR YARD (FEET) | 40 | 65.1 | 82.0 |
| MAXIMUM BUILDING HEIGHT, PRINCIPAL (STORIES/FEET) | 2.5/ 35 | 2.5 | 2.5 |
| MAXIMUM AVERAGE BUILDING HEIGHT, ACCESSORY (STORIES/FEET) | 1/15 | NA | NA |
| MINIMUM FIRST FLOOR AREA (SQUARE FEET) | 1 STORY: 1,900 1.5 STORY: 1,700 2-2.5 STORY: 1,400 | 2119 | 1993 |
| MAXIMUM DEVELOPMENT COVERAGE | 35% | 26% | 27% |
| MINIMUM OPEN USABLE SPACE | 1,200 | >>1,200 | >>1,200 |

NO.

REVISION

DATE

01

PER PLANNING, WJWW COMMENTS

6.03.2019

OWNER:

ELITE REALTY TEAM, LLC
211 CROTON LAKE ROAD
MOUNT KISCO, NY

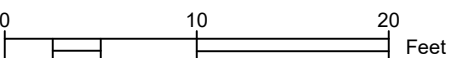
ENGINEER:

CATIZONE
ENGINEERING, P.C.
Civil Engineering Consultants
One West Avenue, Suite 219, Larchmont, NY 10538
Tel.: (914) 269-8358 · www.catizoneengineering.com

TITLE:

SUBDIVISION PLAN

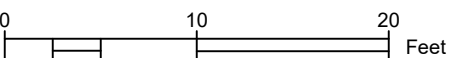
SCALE: 1"=10'
DATE: FEBRUARY 27, 2019
DRAWN BY: W.J.A.M.
CHECKED BY: M.A.D.
PROJECT NO.: 19002
DRAWING NO.:
SD-001

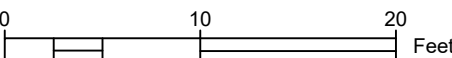


CATIZONE
ENGINEERING, P.C.
Civil Engineering Consultants

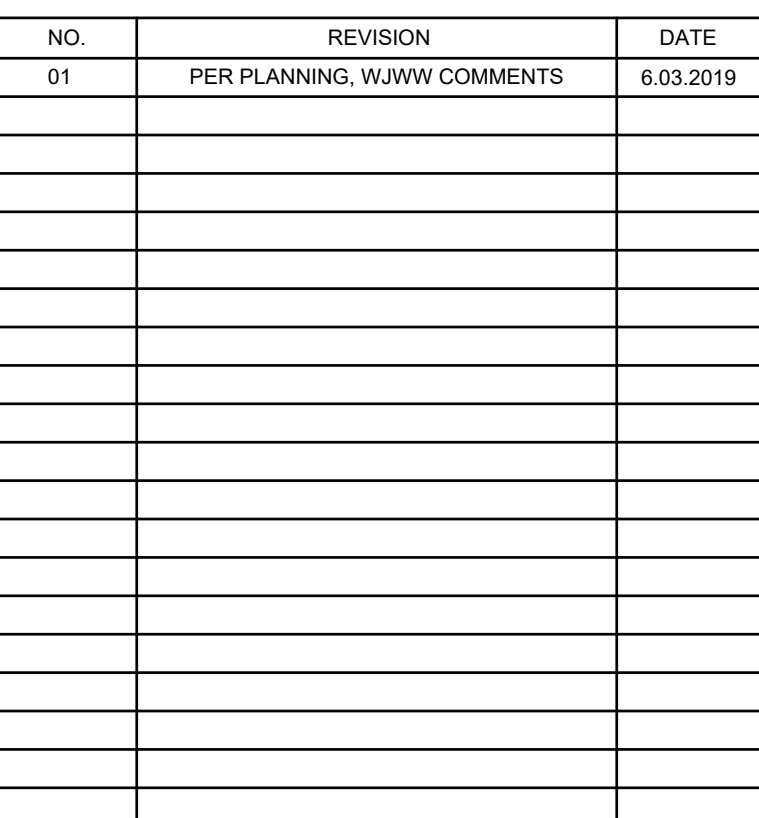
One West Avenue, Suite 219, Larchmont, NY 10538
Tel.: (914) 269-8358 • www.catizoneengineering.com

TITLE:
EXISTING CONDITIONS
AND STEEP SLOPES MAP






SD-105



| TREE EVALUATION RESULTS | | | | |
|-------------------------|-------------------|--------------|-----------|------------------------------------|
| LOT 2 | | | | |
| TREE NUMBER | DIAMETER (INCHES) | SPECIES | CONDITION | RECOMMENDED ACTION |
| 1 | TWIN-18 | MAPLE | GOOD | SAFETY PRUNE |
| 2 | 28 | RED OAK | GOOD | SAFETY PRUNE |
| 3 | 20 | HICKORY | GOOD | SAFETY PRUNE |
| 4 | 18 | NORWAY MAPLE | GOOD | SAFETY PRUNE |
| 5 | 16 | ASH | GOOD | SAFETY PRUNE DEAD BRANCHES |
| 6 | 12 | ASH | GOOD | SAFETY PRUNE |
| 7 | 12 | EASTERN PINE | GOOD | SAFETY PRUNE |
| 8 | 18 | EASTERN PINE | DAMAGED | REMOVE |
| 9 | 16 | HICKORY | GOOD | SAFETY PRUNE |
| 9A | 16 | NORWAY MAPLE | POOR | REMOVE |
| 10 | 29 | NORWAY MAPLE | GOOD | SAFETY PRUNE |
| 11 | 14 | HICKORY | GOOD | SAFETY PRUNE |
| 12 | TWIN-12 | DOGWOOD | GOOD | SAFETY PRUNE |
| 13 | TWIN-40 | LINDEN | POOR | REMOVAL NECESSARY FOR CONSTRUCTION |
| 14 | 24 | MAPLE | GOOD | SAFETY PRUNE |
| 15 | 29 | SWEETGUM | GOOD | SAFETY PRUNE |
| 16 | 16 | SWEETGUM | GOOD | SAFETY PRUNE |
| 17 | 18 | SWEETGUM | POOR | REMOVE |
| 18 | 12 | LINDEN | POOR | REMOVE |
| 19 | 12 | LINDEN | GOOD | SAFETY PRUNE |
| 20 | 12 | RED OAK | POOR | REMOVE |
| 21 | 12 | NORWAY MAPLE | GOOD | SAFETY PRUNE |
| 22 | 24 | NORWAY MAPLE | GOOD | SAFETY PRUNE |
| 23 | 26 | MAPLE | GOOD | TRIM |
| 24 | 10 | DOGWOOD | GOOD | TRIM |

ELITE REALTY TEAM, LLC
211 CROTON LAKE ROAD
MOUNT KISCO, NY

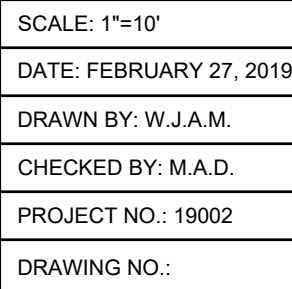


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One West Avenue, Suite 219, Larchmont, NY 10538
Tel.: (914) 269-8358 · www.catizoneengineering.com

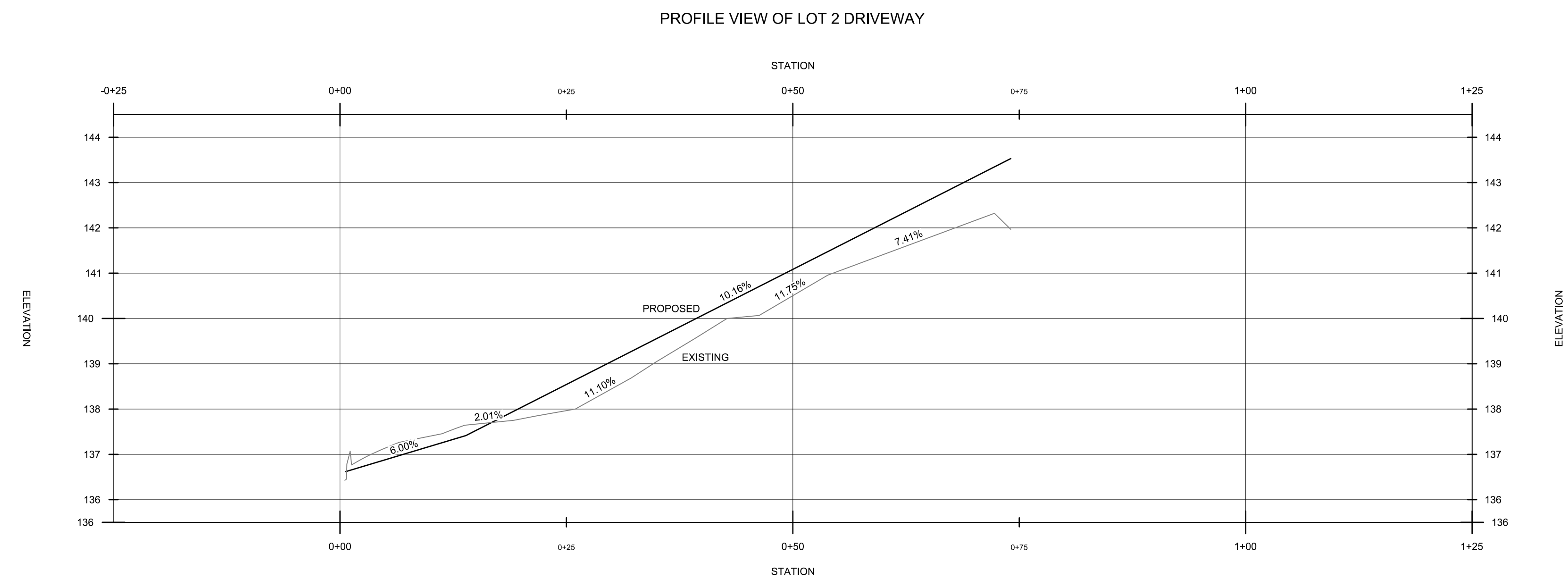
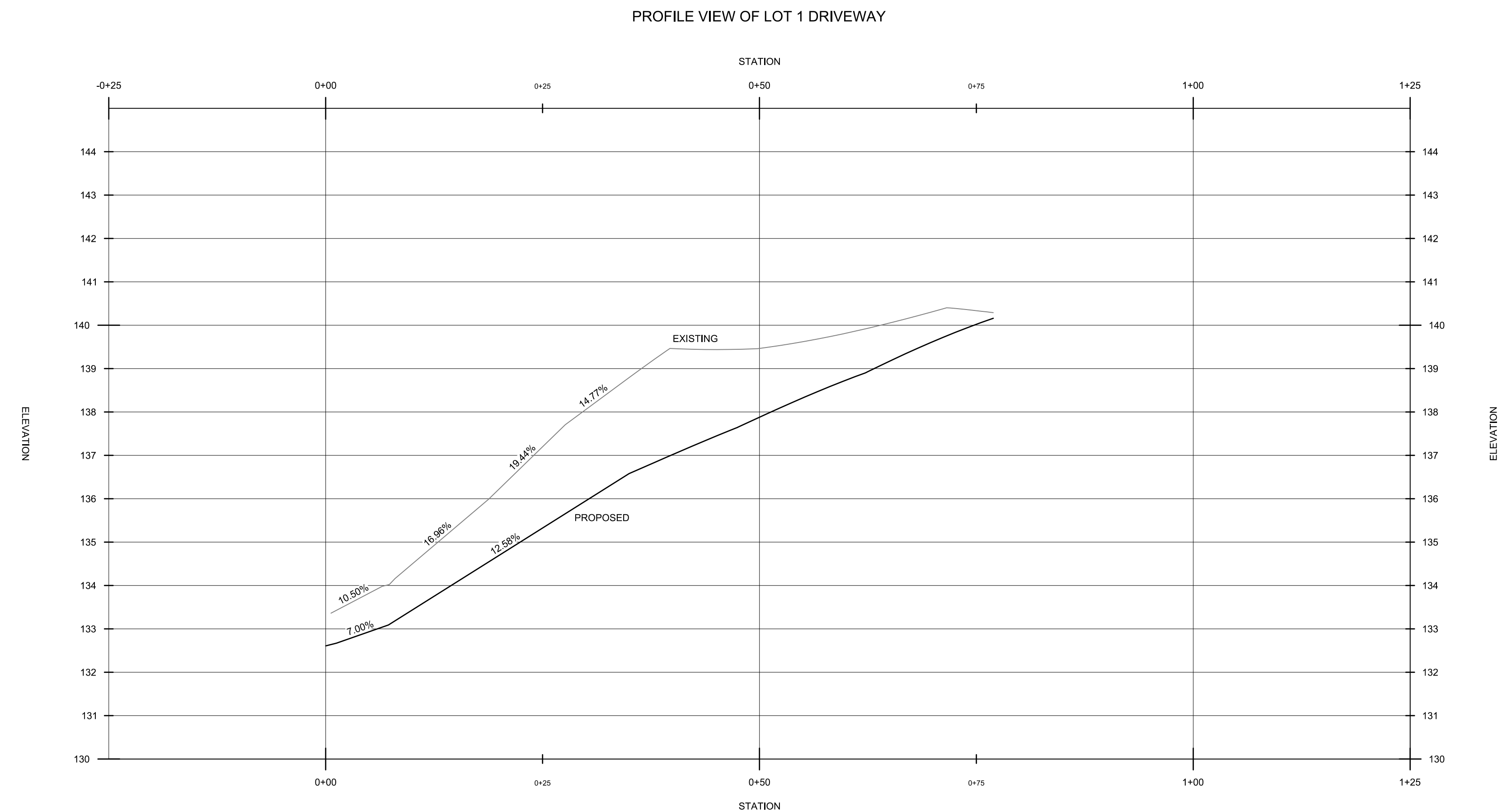
**TWO LOT RESIDENTIAL
SUBDIVISION**
43 MARBOURNE DRIVE
TOWN OF MAMARONECK, NY, 1054
COUNTY OF WESTCHESTER
TAX ID: 3-30-350.6

LANDSCAPE PLAN



SD-106



[illegible]

OWNER:

ELITE REALTY TEAM, LLC
211 CROTON LAKE ROAD
MOUNT KISCO, NY

ENGINEER:



One West Avenue, Suite 219, Larchmont, NY 10538
Tel.: (914) 269-8358 · www.catizoneengineering.com

TWO LOT RESIDENTIAL
SUBDIVISION
43 MARBOURNE DRIVE
TOWN OF MAMARONECK, NY, 10543
COUNTY OF WESTCHESTER
TAX ID: 3-30-350.6

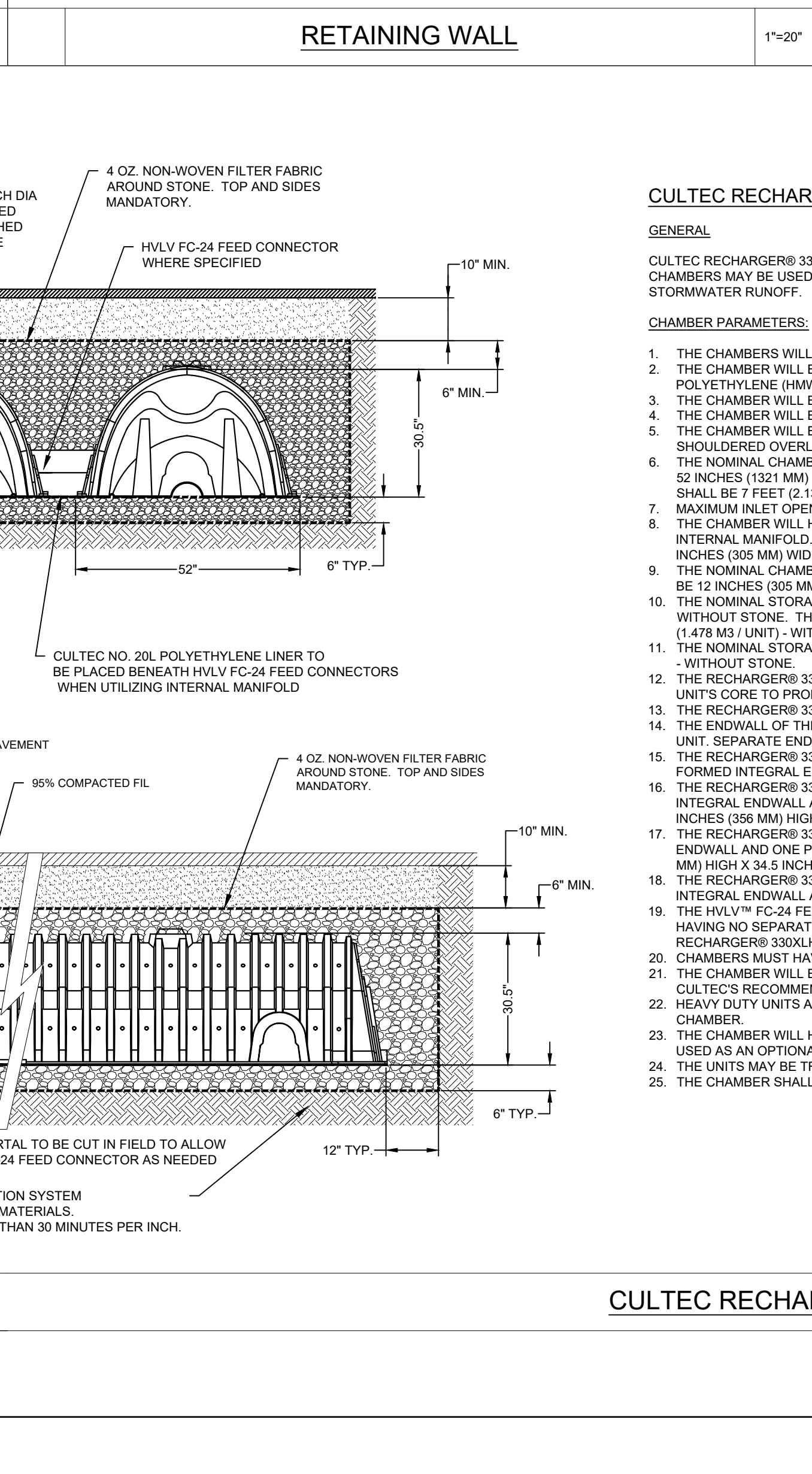
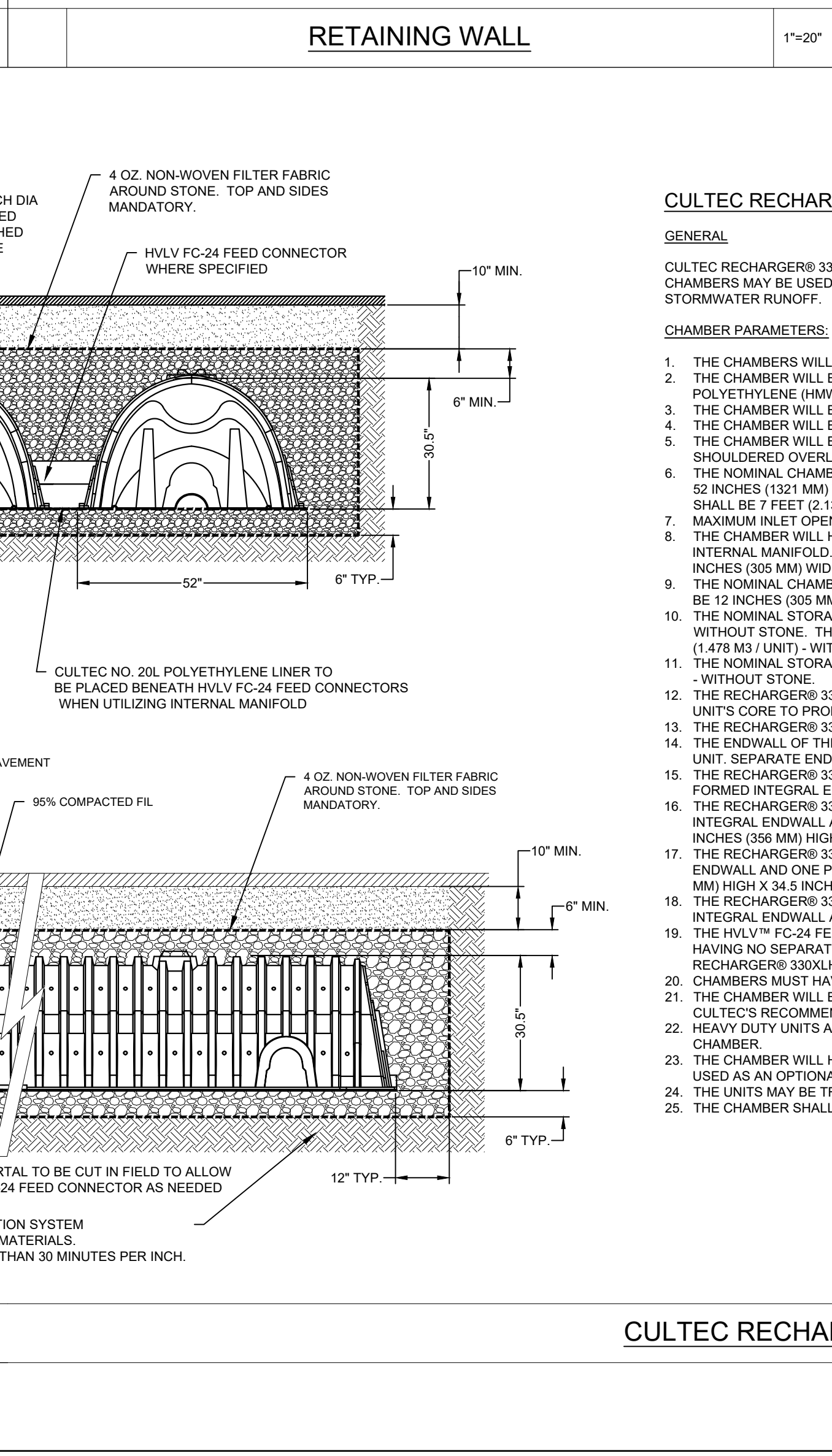
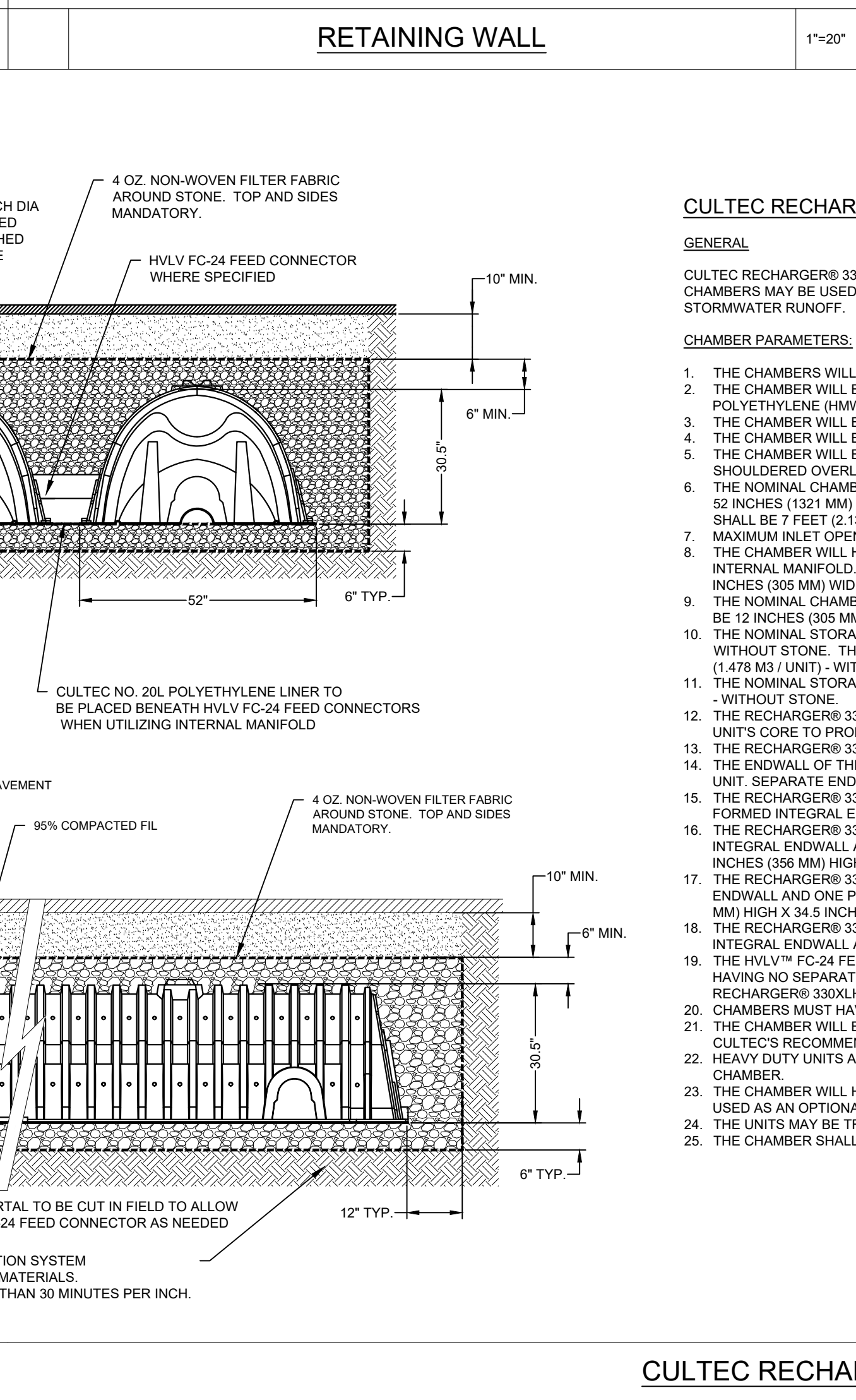
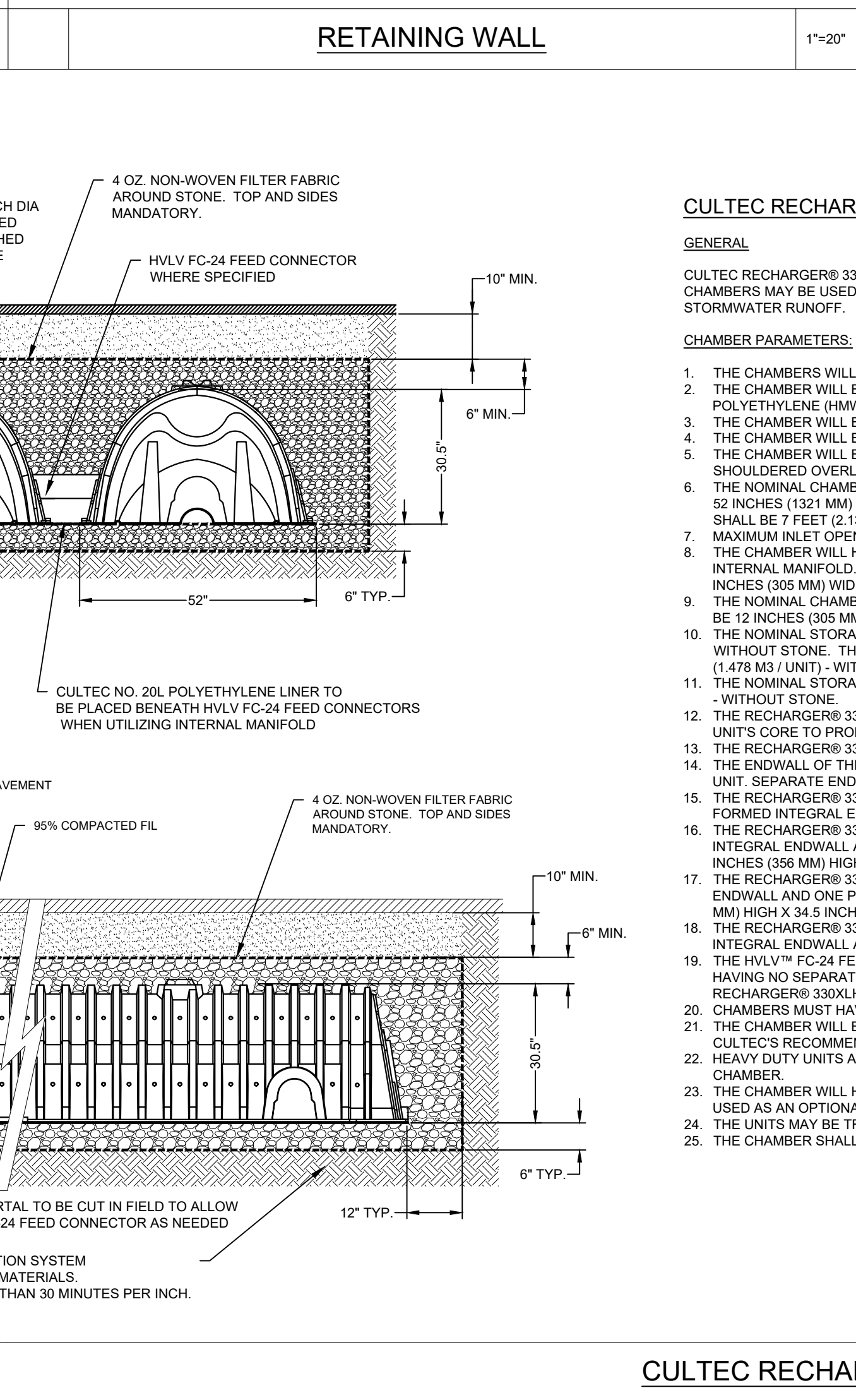
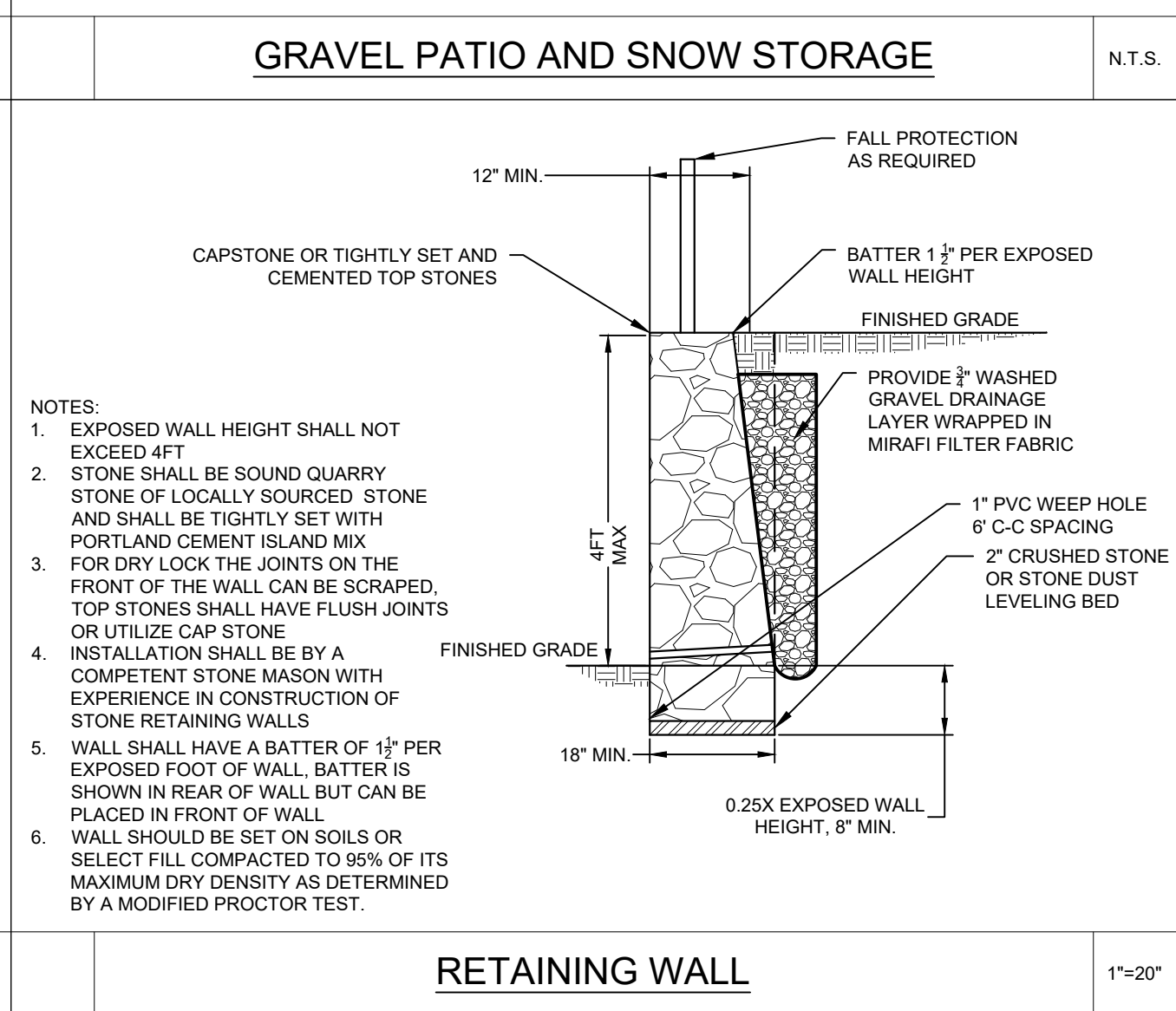
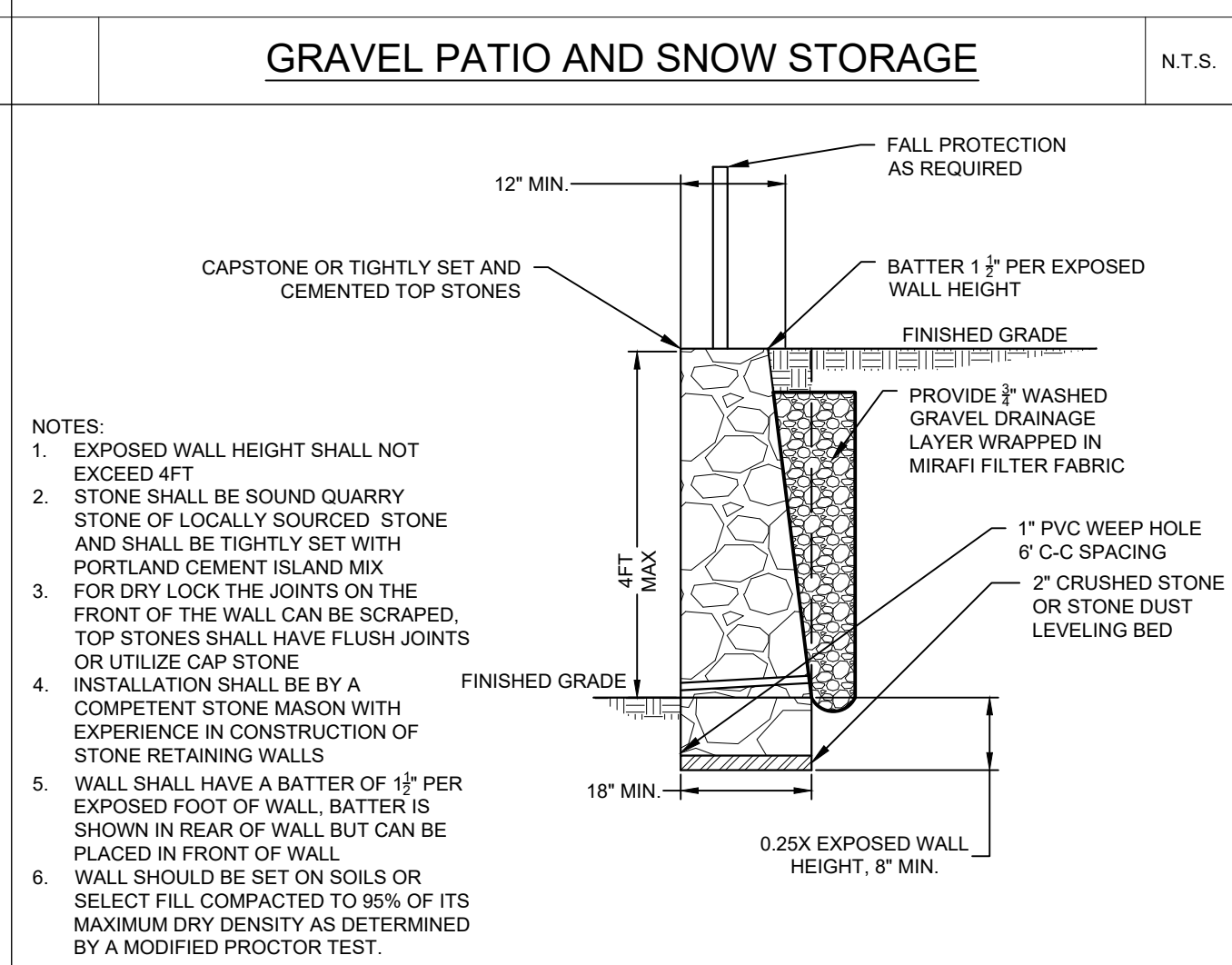
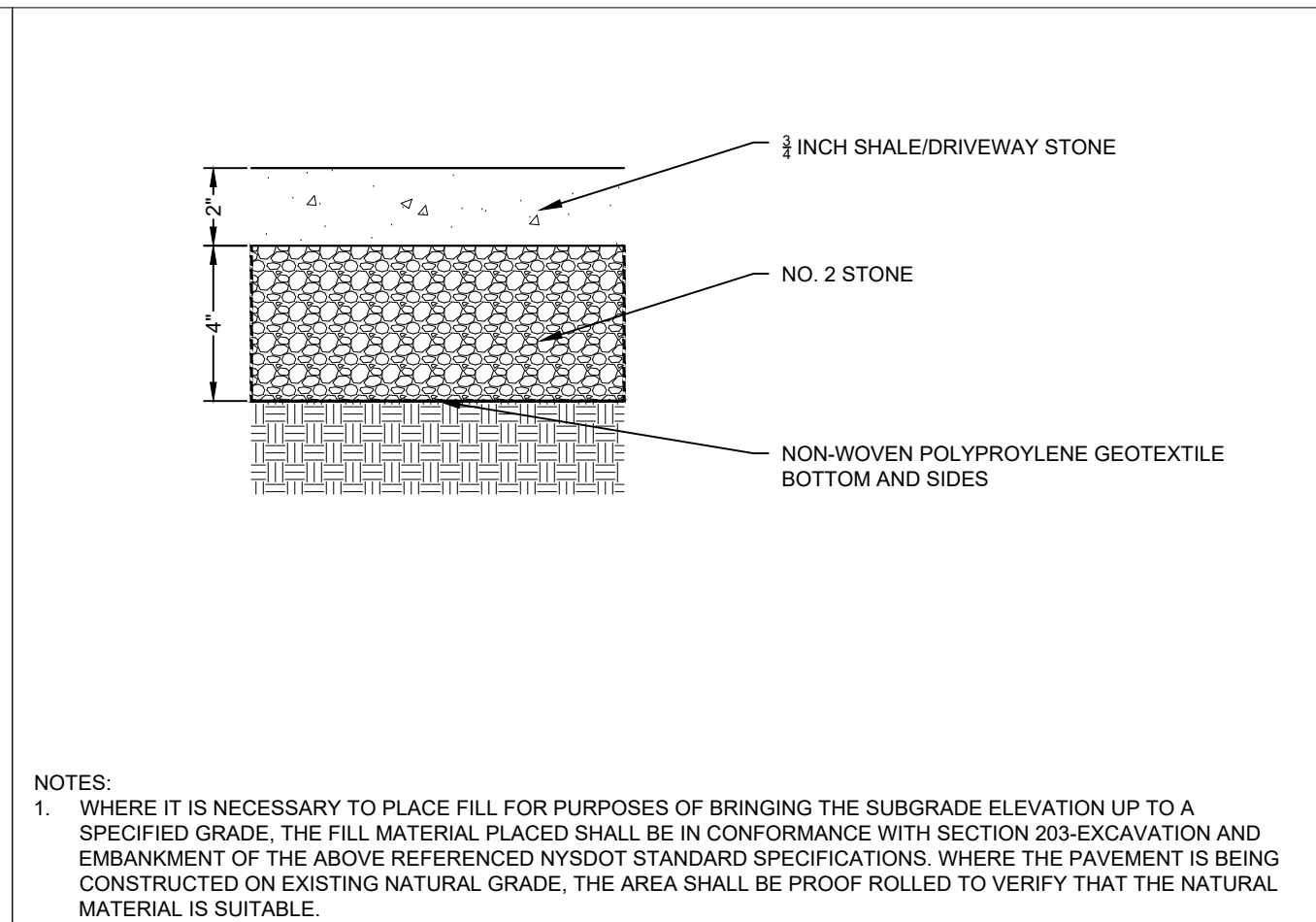
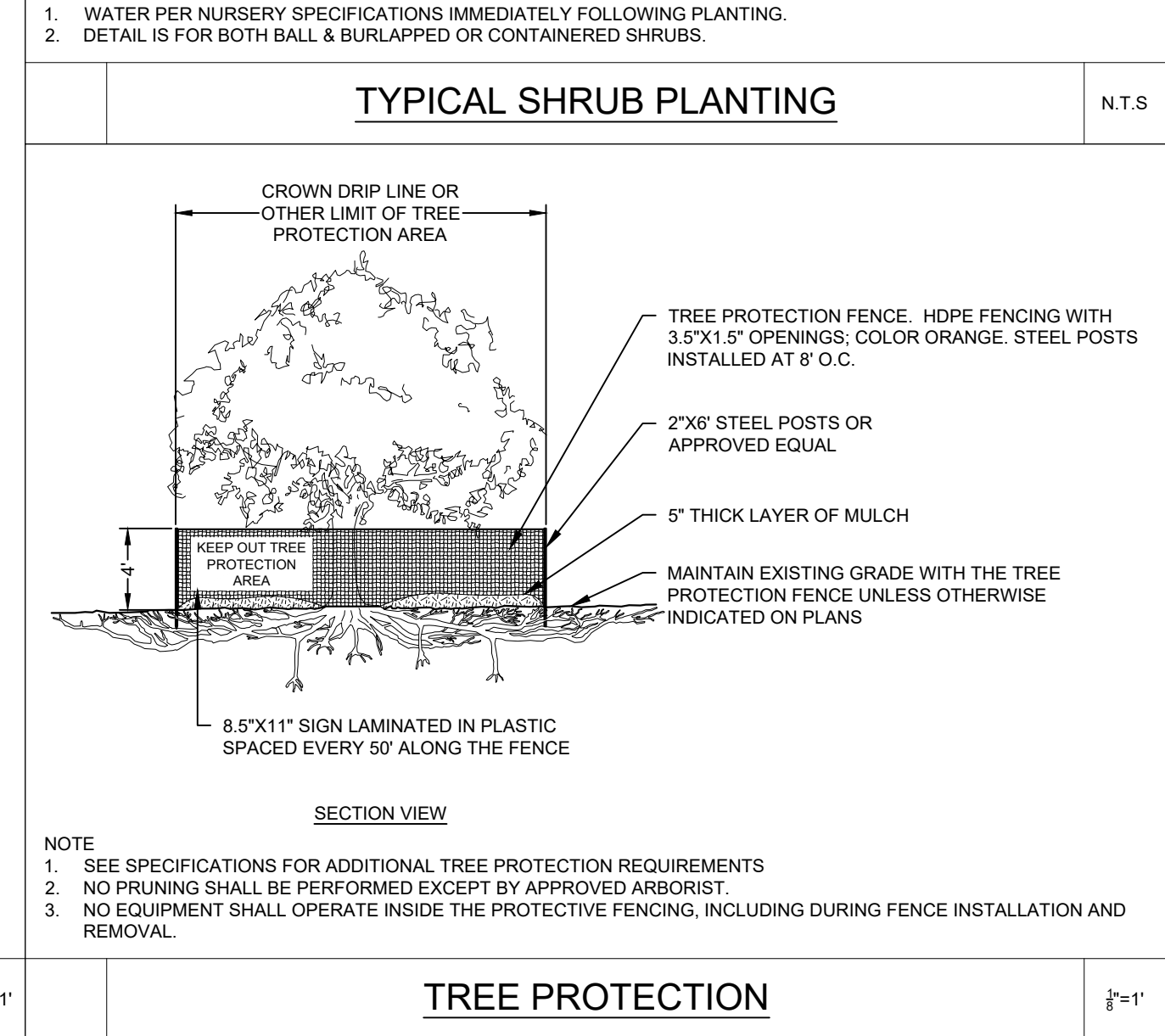
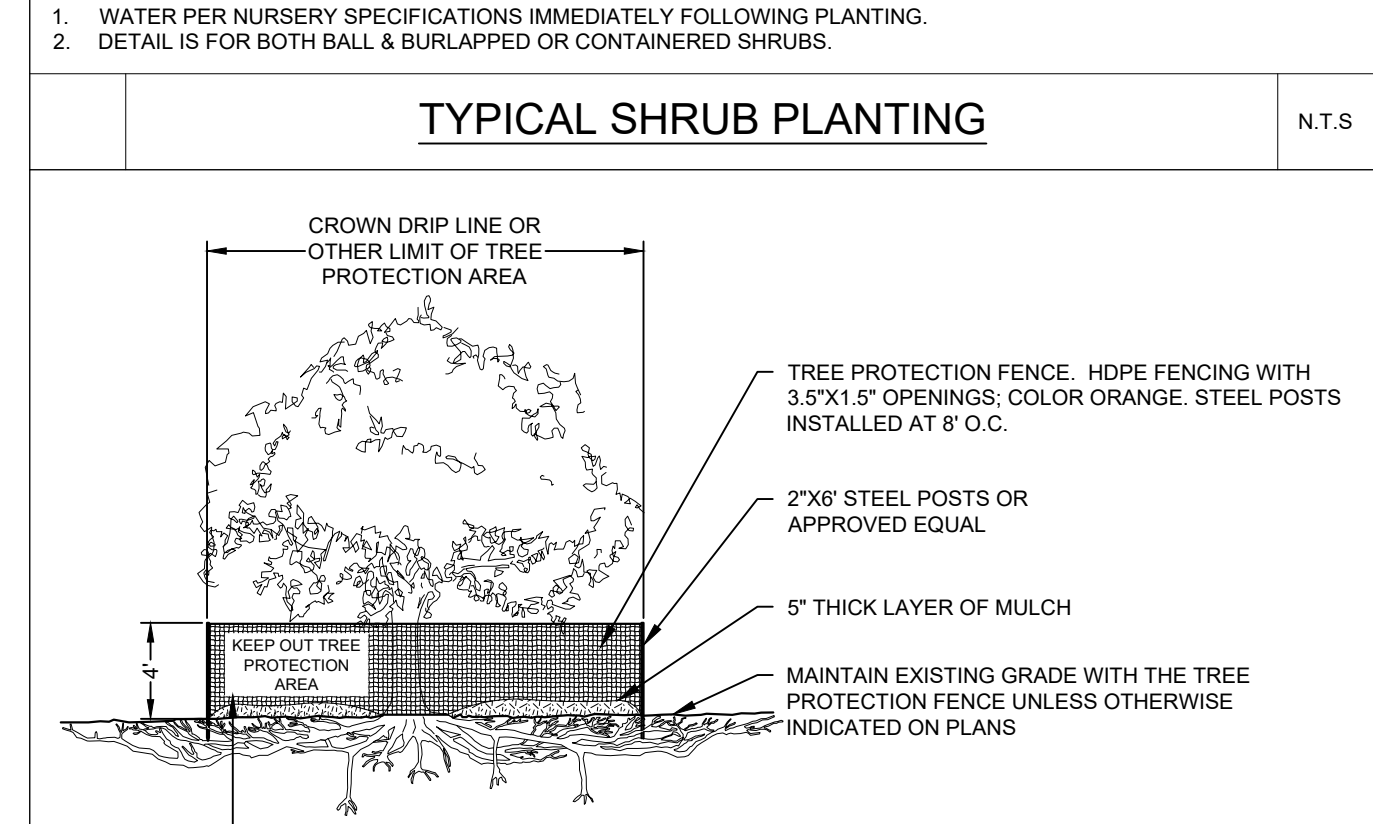
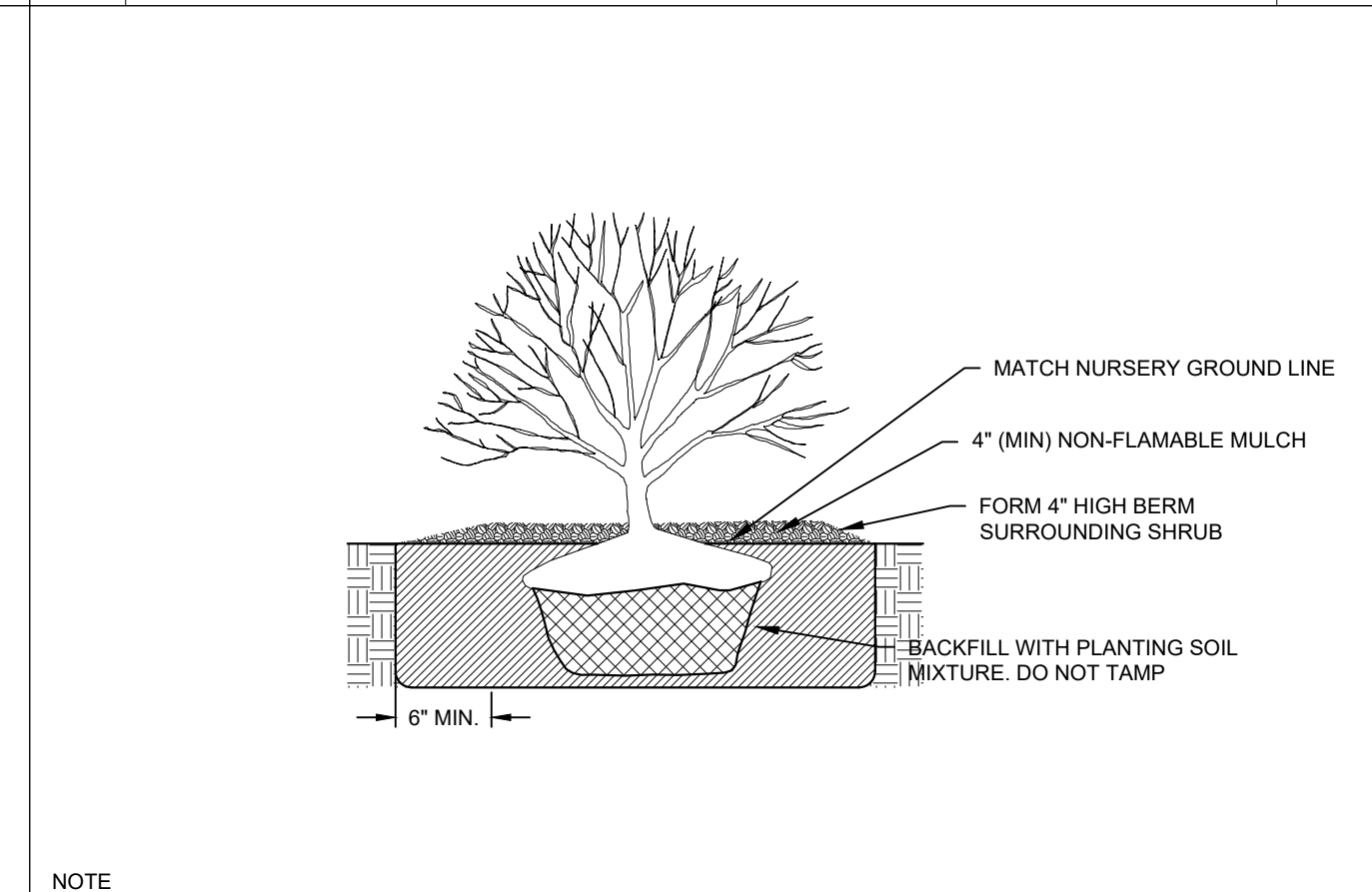
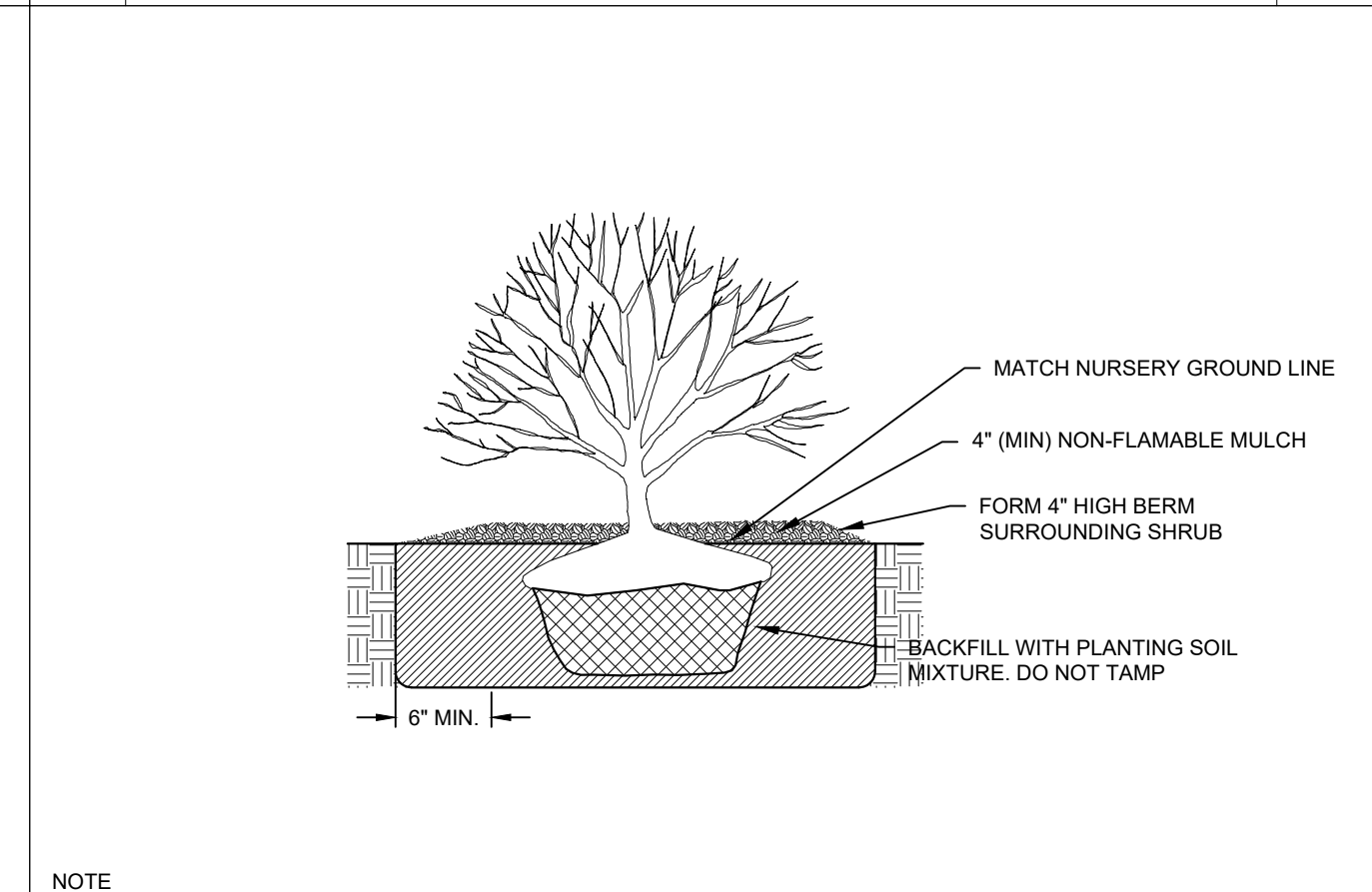
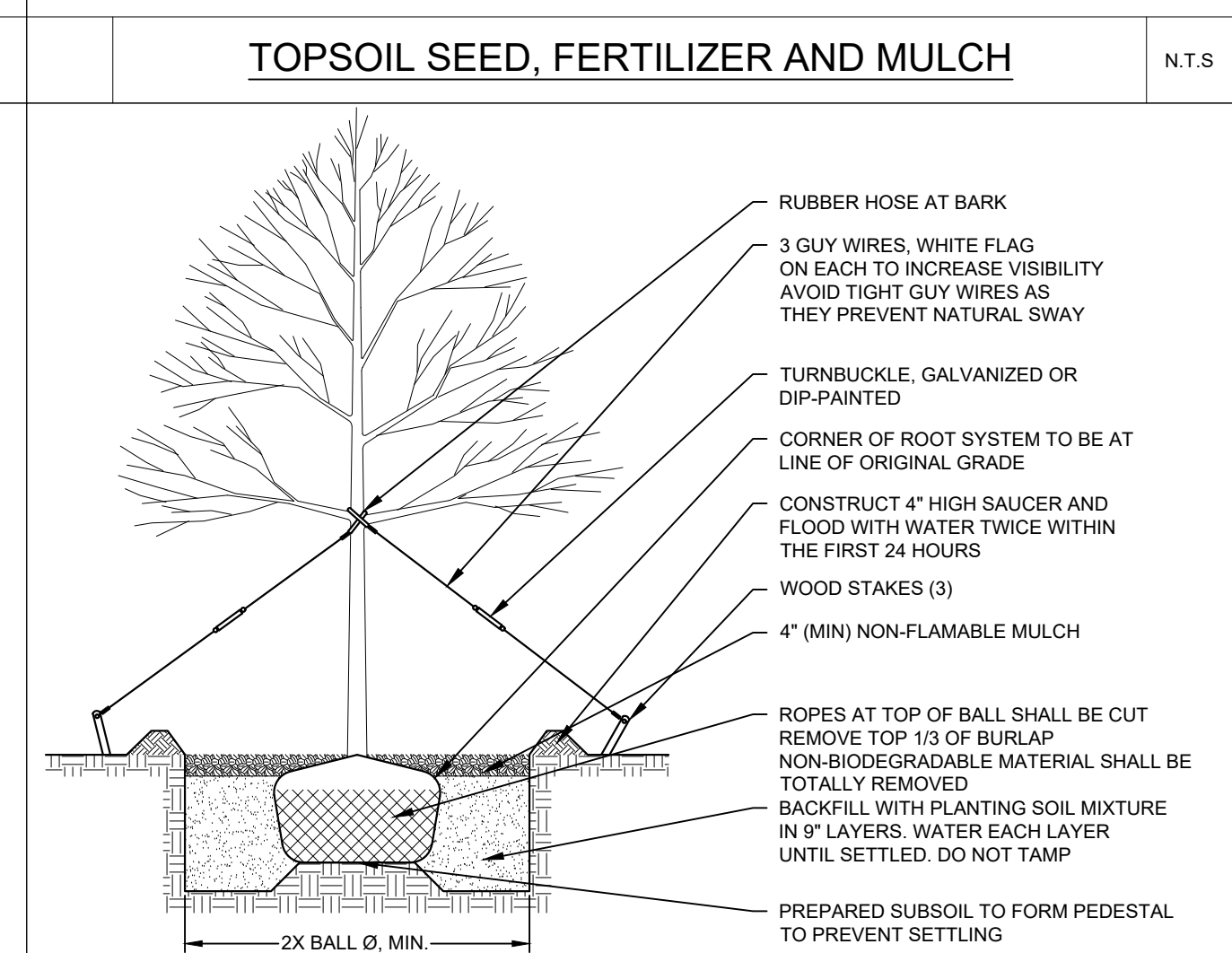
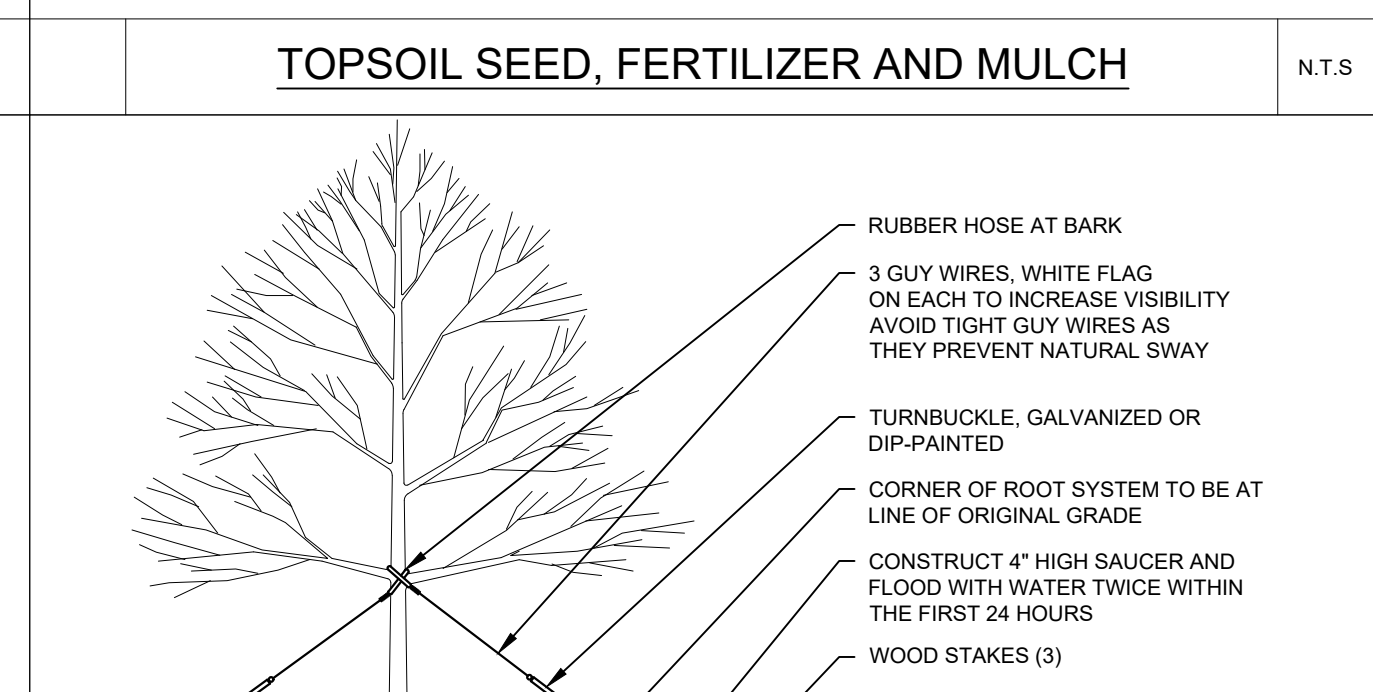
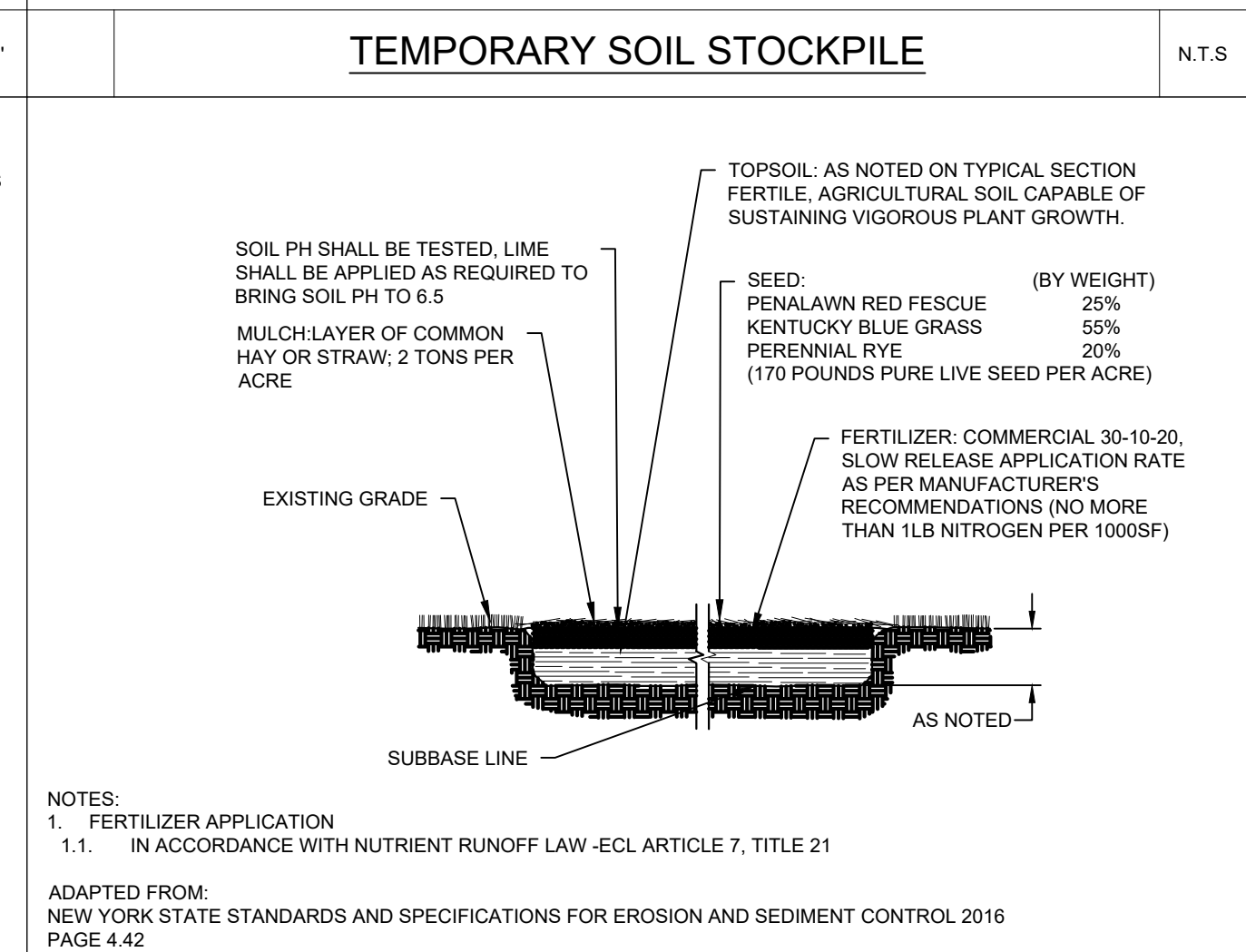
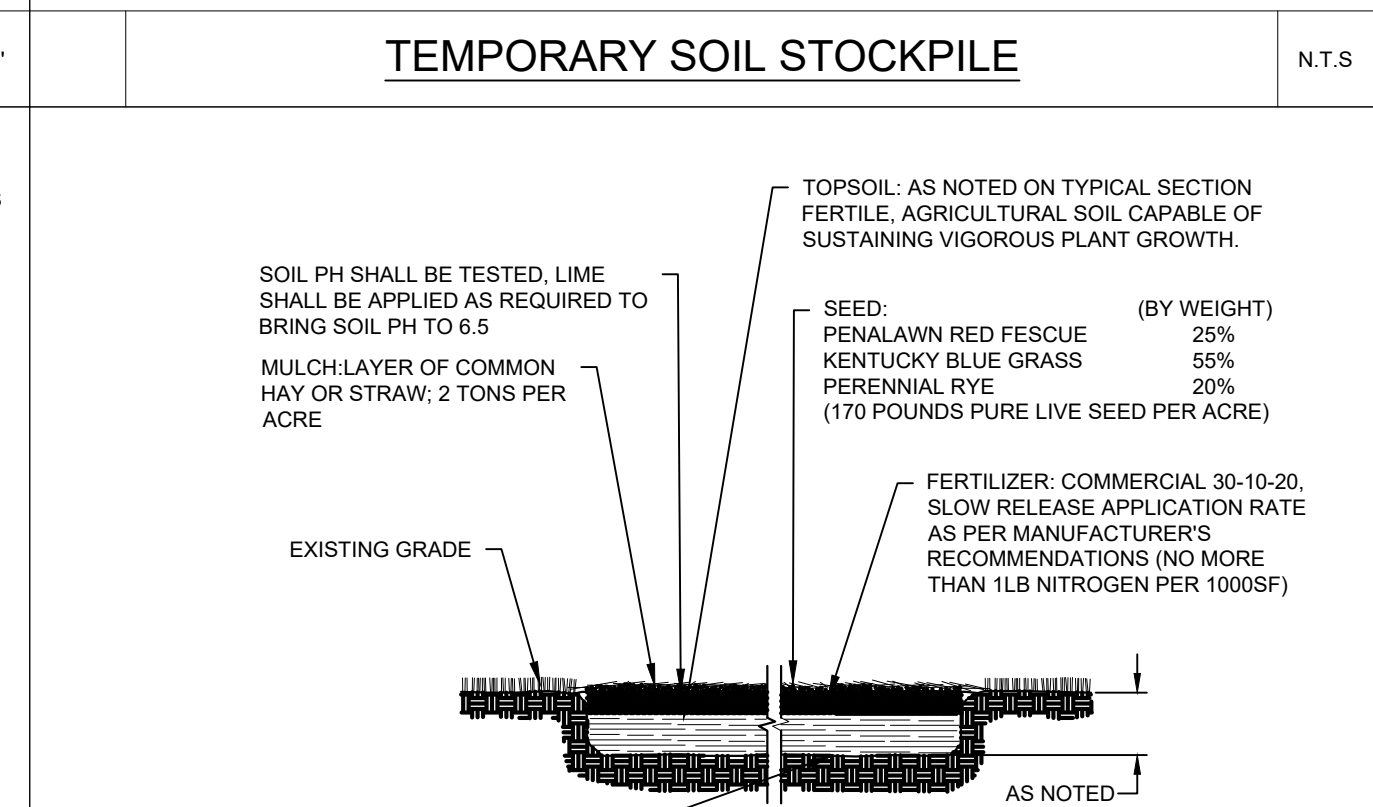
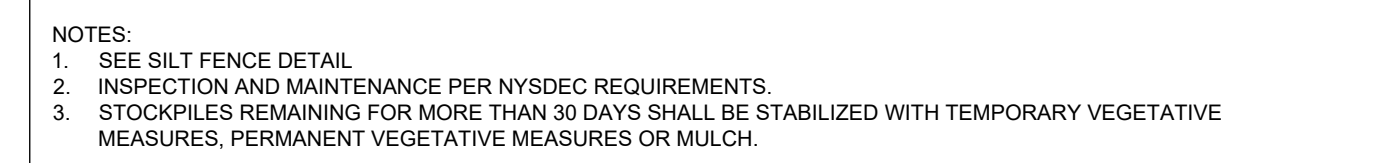
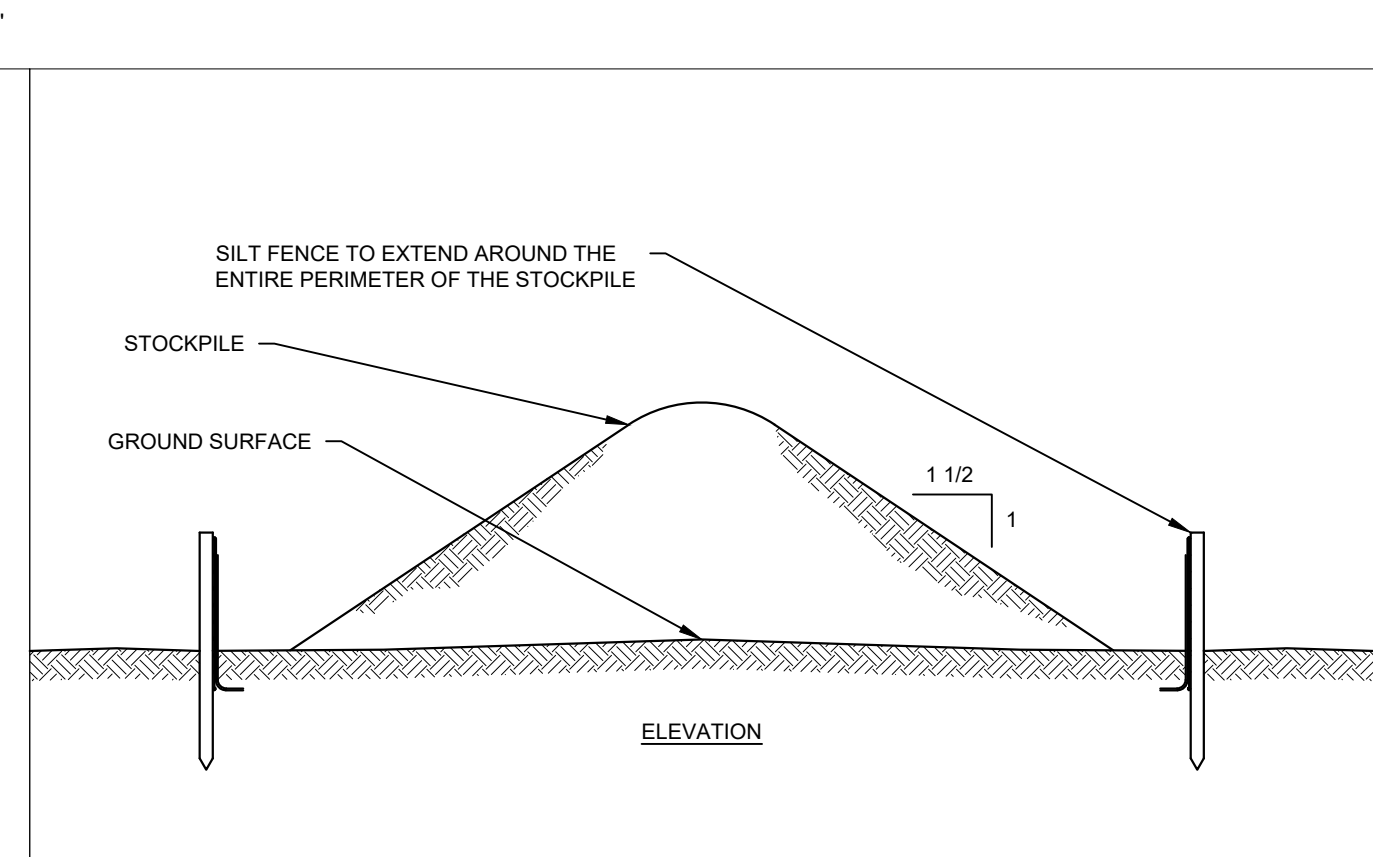
TITLE:

PROFILES



| |
|-------------------------|
| SCALE: 1"=10' |
| DATE: FEBRUARY 27, 2019 |
| DRAWN BY: W.J.A.M. |
| CHECKED BY: M.A.D. |
| PROJECT NO.: 19002 |
| DRAWING NO.: |

PIETRO A. CATIZONE, P.E.
PROFESSIONAL ENGINEER
NYS LICENSE NO. 076790

[illegible]

**Town of Mamaroneck - Village of Larchmont
Coastal Assessment Form (CAF)**

Applicants, or the appropriate municipal agency, shall complete this Coastal Assessment Form (CAF) for proposed actions which are subject to Local Consistency Review (see Waterfront Revitalization Law §§234-1 through 234-5 in the Code of the Town of Mamaroneck and §§292-1 through 292-4 in the Code of the Village of Larchmont). This assessment is intended to supplement other information used by the Bi-Municipal Coastal Zone Management Commission in making a determination of consistency with the Town of Mamaroneck and Village of Larchmont Local Waterfront Revitalization Program.

Upon completion of this form, it should be submitted as part of a complete application package for review. If assistance or further information is required for Town of Mamaroneck matters, please contact the Town of Mamaroneck Environmental Planner at (914) 381-7845. For Village of Larchmont matters, please contact the Village of Larchmont Building Inspector at (914) 834-6210.

PLEASE PRINT OR TYPE ALL ANSWERS.

A. GENERAL INFORMATION

Will the proposed action be undertaken by a municipal agency? Yes [] No [X]

If yes, please list agency or agencies and contact person(s): _____

If no, please complete the applicant information:

Name of Applicant: Aurora Builders, LLC / David Abramsen
Street Address: 7 Senate Pl
City, State, Zip: Larchmont NY 10538
Phone: 914-380-6404 Fax: 866-262-7816 Email: david@aurorabuildersny.com

Location and ownership of property for which action is proposed:

Section: 1 Block: 126 Lot: 120
Owner of Property: Daniel & Jamie Bienstock
Street Address: 69 Edgewood Ave
City, State, Zip: Larchmont NY 10538
Phone: 917-696-7509 Fax: _____ Email: dbiestock@gmail.com

Size of property (square feet): 8190 Is the property now developed? Yes [X] No []

Will project require a zoning variance? Yes [] No [X]

If yes, briefly describe: _____

Describe any unique/unusual landforms on the project site (rock outcroppings, swales, etc.):
None. The existing property is relatively flat with little change in grade.

Percentage of site which contains slopes of 25% or greater: 0

Are there streams, lakes, ponds or wetlands existing within or contiguous to the project area?
No

If so, describe (name, size, size, characteristics):

Will the action require approval by a state or federal agency? Yes [] No [X]

If yes, specify which state or federal agency and attach a copy of pending application and any relevant information and/or documentation to this form:

B. DESCRIPTION OF SITE AND PROPOSED ACTION

Provide a written description of the nature and the extent of the proposed action. Attach plans or additional information as necessary and/or required by application procedures.

Existing dwelling will be removed and replaced with new dwelling. Attached are landscaping and erosion control plans.

C. COASTAL ASSESSMENT

Check either "Yes" or "No" for each of the following questions:

1. Will the proposed action be located in, or contiguous to, or have a **potentially adverse effect** upon any of the following designated resource areas?

| | Yes | No | Maybe |
|--|-----|-----|-------|
| a. Significant fish or wildlife habitat or designated critical environmental area..... | [] | [X] | [] |
| b. Scenic resources of local significance..... | [] | [X] | [] |
| c. Natural protective features in an erosion hazard area..... | [] | [X] | [] |

NOTE: If the answer to any of the above questions is "Yes", please explain in Section D any measures which will be undertaken to mitigate the adverse effects.

2. Will the proposed action have a **significant effect** upon:

| | Yes | No | Maybe |
|---|-----|-----|-------|
| a. Commercial or recreational use of fish and wildlife resources..... | [] | [X] | [] |
| b. Scenic quality of the coastal environment..... | [] | [X] | [] |
| c. Development of future, or existing water dependent uses..... | [] | [X] | [] |
| d. Land or water uses within a small harbor area..... | [] | [X] | [] |
| e. Stability of the shoreline..... | [] | [X] | [] |
| f. Surface or groundwater quality..... | [] | [X] | [] |
| g. Existing or potential public recreation opportunities..... | [] | [X] | [] |
| h. Structures, sites or districts of historic, archeological or cultural significance to the local area, state or nation..... | [] | [X] | [] |

3. Will the proposed action **involve or result in** any of the following:

| | Yes | No | Maybe |
|--|-----|-----|-------|
| a. Physical alteration of land along the shoreline, land underwater or coastal waters..... | [] | [X] | [] |
| b. Expansion of existing public services or infrastructure in or near undeveloped or low density areas of the coastal area?..... | [] | [X] | [] |
| c. Filling, dredging, excavation or mining in coastal waters..... | [] | [X] | [] |
| d. Reduction of existing or potential public access to or along the shore..... | [] | [X] | [] |
| e. Development within a designated flood or erosion hazard area..... | [] | [X] | [] |
| f. Development of a natural feature that protects against flooding or erosion..... | [] | [X] | [] |
| g. Replacement of eroded sand or soil..... | [] | [X] | [] |
| h. Construction or reconstruction of erosion protective structures..... | [] | [X] | [] |
| i. Any change in surface or groundwater quality..... | [] | [X] | [] |
| j. Removal of trees from the site..... | [X] | [] | [] |

4. Project details:

| | Yes | No | Maybe |
|--|-----|-----|-------|
| a. If the project is to be located adjacent to the shore: | | | |
| 1. Does the project require a waterfront site in order to function..... | [] | [X] | [] |
| 2. Will water-related recreation be provided..... | [] | [X] | [] |
| 3. Will public access to shore or state owned underwater lands be provided.... | [] | [X] | [] |
| 4. Will it replace a recreational or maritime use..... | [] | [X] | [] |
| 5. Do essential public services and facilities presently exist at or near the site.. | [] | [X] | [] |

6. Is the site located near a flood prone area..... [] [☒] [] []
7. Is the site located in an area of high erosion..... [] [☒] [] []
- b. Is the site presently used by the community as an open space or recreation area..... [] [☒] [] []
- c. Does the project site offer or include scenic views/vistas known to be important to the community or the state..... [] [☒] [] []
- d. Will the surface area of any waterways or wetland areas be increased or decreased by the project..... [] [☒] [☒] []
- e. Will the project involve any waste discharges into coastal waters..... [] [☒] [] []
- f. Does the project involve discharge of toxins, hazardous substances or other pollutants into coastal waters..... [] [☒] [] []
- g. Will the project affect any area designated as a tidal or freshwater wetland..... [] [☒] [] []
- h. Will the project result in an alteration of drainage flow patterns or surface water runoff on or from the site..... [] [☒] [] []
- i. Will best management practices (BMPs) be utilized to control stormwater runoff..... [☒] [] [] []
- j. Will any aspect of the proposed project result in emissions which exceed federal or state air quality standards or generate significant amounts of nitrates or sulfates..... [] [☒] [] []

Please explain any of the above answers that may need further clarification in Section D.

D. COMMENTS AND ADDITIONAL INFORMATION: (continue on back if necessary)

I certify that I am the above described applicant and that the information contained on this form and on the attached survey/site plan(s) is(are) accurate to the best of my knowledge.

Date: 6/10 2011



Signature of Applicant

Prepared by: (if different than the applicant)

Name and Title: _____

Agency/Company: _____

Street Address: _____

City, State, Zip: _____

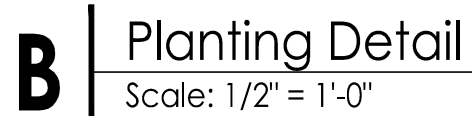
Phone: _____ Fax: _____

Email: _____

I certify that I prepared this Coastal Assessment Form for the above described applicant and that the information contained on this form and on the attached survey/site plan(s) is(are) accurate to the best of my knowledge.

Date: _____ 20 _____

Signature of Preparer

Date: ~~May 22, 2019~~

STORMWATER SYSTEM NOTES:

1. ALL RUNOFF FROM THE PROPOSED PATIO TO BE COLLECTED AND CONVEYED INTO THE PROPOSED STORMWATER SYSTEM AS SHOWN.
2. IT SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO EXCAVATION FOR THE STORMWATER SYSTEM THAT NO UTILITIES ARE IN INTERFERENCE.
3. CONTRACTOR TO VERIFY ALL PROPOSED ELEVATIONS PRIOR TO COMMENCEMENT OF WORK. NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. ALL ELEVATIONS BASED ON THE TOPOGRAPHIC INFORMATION PROVIDED BY ENGINEER.
5. ALL STORM WATER PIPING TO BE 4" SCHED. 40 PVC UNLESS OTHERWISE NOTED.

DRAWING INFORMATION:

1. PROPOSED IMPROVEMENTS SHOWN ON THIS SHEET IS OBTAINED FROM THE PROPOSED SITE PLAN PROVIDED BY ANDREW NUZZI ARCHITECTS, LLC DATED 11/19/2018.
2. PROPERTY SURVEY AND EXISTING ELEVATION PROVIDED BY RICHARD A SPINELLI LAND SURVEYOR DATED 10/15/2018.
3. SITE PLAN SHOWN HEREIN SHALL BE USED SOLELY TO ILLUSTRATE LOCATION OF THE STORMWATER SYSTEM & EROSION CONTROL PROVISIONS.

GENERAL NOTES:

1. ALL WORK MATERIALS, SPECIFICATIONS, REGULATIONS, RULES, PERMITS, ETC. OF ALL STATE, COUNTY AND THE TOWN OF MAMARONECK SHALL BE FOLLOWED BY THE CONTRACTOR.
2. ALL MANUFACTURED ITEMS SHALL BE INSTALLED OR APPLIED AS DIRECTED BY THE MANUFACTURES RECOMMENDATIONS.
3. CONTRACTORS AND HIS SUBCONTRACTORS SHALL MAINTAIN WORKMEN'S COMPENSATION INSURANCE AS WELL AS ADEQUATE LIABILITY INSURANCE DURING THE ENTIRE LENGTH OF THE JOB. CONTRACTOR SHALL SUPPLY THE REQUIRED INSURANCES AS SPECIFIED BY THE TOWN OF MAMARONECK.
4. CONTRACTOR SHALL FURNISH ALL PERMITS, LICENSES AND APPROVALS NECESSARY TO COMPLETE THE WORK.
5. CONTRACTOR TO INCLUDE ALL MATERIALS, LABOR, INCIDENTALS AND SERVICES FOR SATISFACTORY COMPLETION OF ALL WORK.
6. JOB SITE SHALL BE KEPT CLEAN AT ALL TIMES. TRASH TO BE REMOVED FROM THE SITE DAILY.
7. NOTIFY THE ENGINEER OF ANY UNSUITABLE SUB-SOIL CONDITIONS IF ENCOUNTERED DURING EXCAVATION. CARE SHALL BE TAKEN TO PROTECT THE TREES TO REMAIN FROM THE METHODS OF CONSTRUCTION, TRAFFICKING AND STORAGE OF MATERIALS. RETURN THOSE AREAS DAMAGED BY SUCH TO THEIR ORIGINAL CONDITION.
9. DURING CONSTRUCTION, PROVISIONS FOR SAFE PEDESTRIAN ACCESS SHALL BE MAINTAINED AT ALL TIMES.

INSTALLATION & MAINTENANCE OF EROSION CONTROL

CONSTRUCTION SCHEDULE
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO START

EROSION CONTROL MEASURES
Install all erosion control measures prior to start of construction. Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 days prior to installation.
INSPECTION BY MUNICIPALITY

MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)
After any rain causing runoff Contractor to inspect topsoils, etc., and remove any excessive sediment, and inspect stockpiles and correct any problems with seed establishment. Inspectors shall be documented in writing and submitted to the appropriate Municipal Agency having jurisdiction.

STOCK PILING OF EXCAVATED MATERIAL
Strip Topsoil and Stockpile. Stockpile Excavation Subgrade. Seed piles with 1 lb. total annual rye or remove from site within 2 days.
INSPECTION BY MUNICIPALITY

FINAL GRADING
Remove unneeded subgrade from site. Call for inspection from the appropriate Municipal Agency having jurisdiction at at least 2 days prior to finish.
INSPECTION BY MUNICIPALITY

LANDSCAPING
Spread topsoil evenly over areas to be seeded. Hand rake level. Broadcast 1.25 lb. Bag of Jonathan Green "Fastgrow" mix or equal over areas to be seeded. Apply straw mulch and water within 2 days of completion of topsoiling. Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 days prior to finish.
INSPECTION BY MUNICIPALITY

FINAL LANDSCAPING
Grass established. Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 days prior to finish.
INSPECTION BY MUNICIPALITY

FINAL INSPECTION
All erosion control measures removed and grass established.
Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 days prior to finish.

CODE 753 :

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL LOCATE ALL BURIED UTILITIES AND INSURE THAT INTERFERENCES WITH THE PROPOSED STORMWATER SYSTEM DO NOT EXIST.

SUPPLEMENTAL EROSION CONTROL NOTES:

1. All installed Erosion and Sediment Control Devices shall conform to the 2016 NYSDEC New York Standards and Specifications for Erosion and Sediment Control.
2. 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.
3. All inactive disturbed site areas shall receive temporary stabilization within 14 days.
4. Construction details shall conform to the NYSDEC New York Standards & Specifications for Erosion and Sediment Control, latest edition.
5. Installed in-fill shall require inspection by the Town or its delegated consultants prior to backfill. all imported construction fill and aggregates shall consist of fill clean fill capable of conforming with soil constituent concentrations for Unrestricted Use as specified by the NYSDEC DER-10 and Part 375 standards.
6. All 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.

| Zoning Summary - R-7.5 District | | | |
|---|------------------|--------------|-------------------------|
| Item | Required | Proposed | Conformance |
| Lot Requirements | | | |
| Min. Lot Area Per Dwelling Unit | 7,500 SQFT | 8,190 SQFT | Conforms |
| Min. Lot Width & Length of Street-Line Frontage | 75' | 70' | Existing Non-Conforming |
| Minimum Lot Depth | 100' | 117' | Conforms |
| Yards | | | |
| Front Yard | 30' | 30' - 6" | Conforms |
| Side Yard | One - 10' | One - 10' | Conforms |
| | Total - 20' | Total - 20' | |
| Rear Yard | 25' | 28' - 8 1/2" | Conforms |
| Min. Usable Open Space | 1,200 SQFT | 5,326 SQFT | Conforms |
| Floor Area (Min. 1st Floor Areas) | | | |
| 2-2.5 Stories | 800 SQFT | 2,096 SQFT | Conforms |
| Max Height | | | |
| Stories | 2.5 Stories | 2 Stories | Conforms |
| Feet | 35' | < 35' | Conforms |
| Off-Street Parking | | | |
| Min. # of Spaces | 2 | 2 | Conforms |
| Lot Coverage | | | |
| Max. Lot Coverage | 35% (2,866 SQFT) | 2,862 SQFT | Conforms |
| Max. Size | | | |
| Max. F.A.R. | .49 (4,013 SQFT) | 3,929 SQFT | Conforms |
| Max. Total SQFT | 3,940 SQFT | 3,929 SQFT | Conforms |

DRYWELL UNITS
DRYWELL UNITS TO BE INSTALLED WITH A CLEARANCE FROM ALL PROPERTY LINES & STRUCTURES TO BE A MIN. 10'-0".

NOTE:
ALL IMPORTED SOIL MATERIAL SHALL CONFORM WITH SOIL CONSTITUENT CONCENTRATIONS FOR UNRESTRICTED USE AS SPECIFIED BY THE NYSDEC DER-10 AND PART 375 STANDARDS.

CONSTRUCTION NOTE:
CONTRACTOR TO VERIFY ALL INVERT AND ELEVATIONS PRIOR TO COMMENCEMENT OF WORK. NOTIFY ENGINEER OF ANY DISCREPANCIES.

CONSTRUCTION NOTE:
TOWN OF MAMARONECK SPECIFICATIONS MUST BE FOLLOWED FOR ANY WORK IN THE RIGHT-OF-WAY.

ALL EROSION CONTROL MEASURES SHALL CONFORM TO THE "NYS STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL"

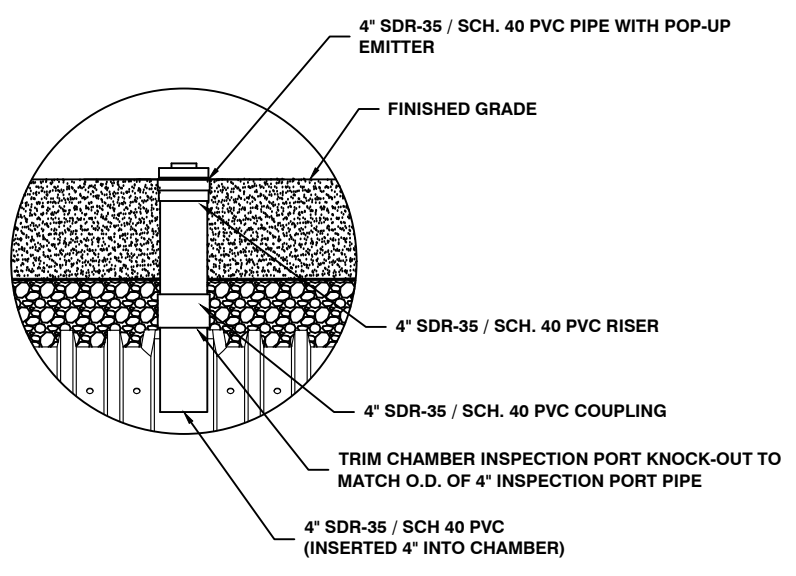
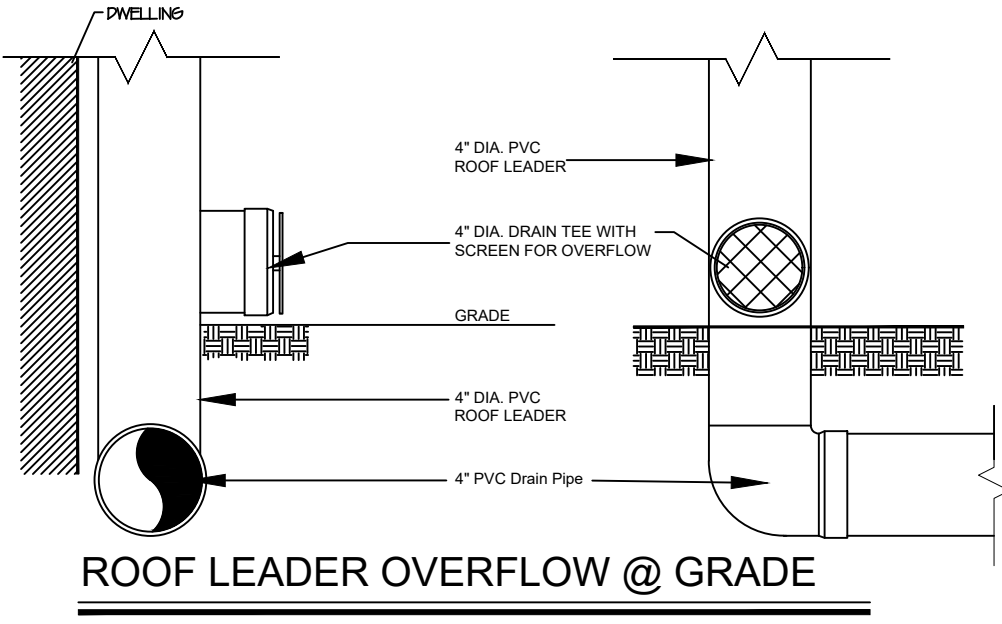
NOTE:
WQ UNITS (BASINS) SHALL ALSO ACT AS OVERFLOW STRUCTURES

NOTE:
CONTRACTOR TO MAINTAIN 18" MIN. VERTICAL SEPARATION AT CROSSINGS OF NEW WATER SERVICE W. STORMWATER INFRASTRUCTURE.

NOTE:
MAINTENANCE OF PROPOSED STORM WATER MANAGEMENT PRACTICE SHALL BE DONE QUARTERLY DURING THE YEAR (POST CONSTRUCTION) AND SHALL BE INSPECTED WEEKLY DURING CONSTRUCTION. POST CONSTRUCTION MEASURES TO INCLUDE VISUAL INSPECTION AND DEBRIS REMOVAL BY VACUUM OF SUMP AND CULT-TEC UNITS

| EXISTING IMPERVIOUS AREAS | |
|---------------------------|------|
| AREA | SF |
| HOUSE | 1605 |
| DRIVEWAY | 767 |
| WALKS + PATIO | 795 |
| MISC. | 103 |
| TOTAL | 3269 |
| PROPOSED IMPERVIOUS AREAS | |
| AREA | SF |
| HOUSE | 2150 |
| PATIO & PORCH | 349 |
| DRIVEWAY | 275 |
| WALKWAY | 66 |
| AC UNITS | 21 |
| TOTAL | 2861 |

** DECREASE OF 408 SF **
DRAINAGE DESIGN BASED ON 2861 SF



Stormwater Sizing 69 Edgewood Road, Larchmont NY (25-Year design)

| Description | SF | FI/Acre | Acres | CN |
|------------------------------|----------|---------|-------|----|
| Total Lot Area | 8,190.00 | 43,560 | 0.19 | |
| Predevelopment Description | SF | FI/Acre | Acres | CN |
| Total Area | 8,190.00 | 43,560 | 0.19 | |
| House | 0.00 | 43,560 | 0.00 | 98 |
| driveway | 0.00 | 43,560 | 0.00 | 98 |
| steps/walks | 0.00 | 43,560 | 0.00 | 98 |
| Grass | 8,190.00 | 43,560 | 0.19 | 72 |
| Post Development Description | SF | FI/Acre | Acres | CN |
| Total Area | 8,190.00 | 43,560 | 0.19 | |
| House | 2,150.00 | 43,560 | 0.05 | 98 |
| Driveway | 275.00 | 43,560 | 0.01 | 98 |
| Patio & Porch - Other | 436.00 | 43,560 | 0.01 | 98 |
| Grass | 5,765.00 | 43,560 | 0.13 | 72 |

TOTAL IMPERVIOUS AREAS 2,861.00 **Weighted CN** 85

Raw Perc Test Data
Test Hole Diameter (inches) = 14
Initial Depth of Water (inches) = 14
Final Depth of Water (inches) = 11
Time of Percolation (minutes) = 90

Derived Test Data
Hole Diameter (d) = 1.17 ft
Depth of Water (avg) (h) = 1.04 ft
Water drop (h) = 0.25 ft
Perc Time (T_p) = 0.08 days

Cylinder Surface Area
A_c = π d h
A_c = 4.89 SF
Percolation Volume
V_p = A_c h x A_p
V_p = 0.27 CF

Cylinder Bottom Area
A_b = π r²
A_b = 1.07 SF

Soil Percolation Rate
S_p = V_p x A_p x T_p
S_p = 0.88 CF/SF/day
Adjust by 20% for Clipping
S_{p(Adj)} = 0.66 CF/SF/day

Water Quality Volume (as per Chapter 4 of the NYSDEC SWDM)
WQ_v = [(P)(R_a)(A)]/12
P = 1.50 Inches
R_a = 0.05+0.008(h)
R_a = 0.36
I = 34.93 %
A = 2,861.00
WQ_v = 1.12
WQ_v = 1.12
WQ_v = 1.12

PERC RATE
2.00 IN/HR
0.17 FT/HR
48.00 HRS
14.12 SF of Bottom Area required for infiltration
33.83 Bottom Area per Recharger w/gravel (B_u)
0.42 Rechargers Required

Water Quantity Attenuation (No net increase for the 25-yr storm)

Using the SCS Runoff Equation

Pre-Development: Runoff Coefficient (C) = 72
Post-Development: Runoff Coefficient (C) = 85
Rainfall Intensity (I) = 7.33 in/day
Area (A) = 2,861 SF

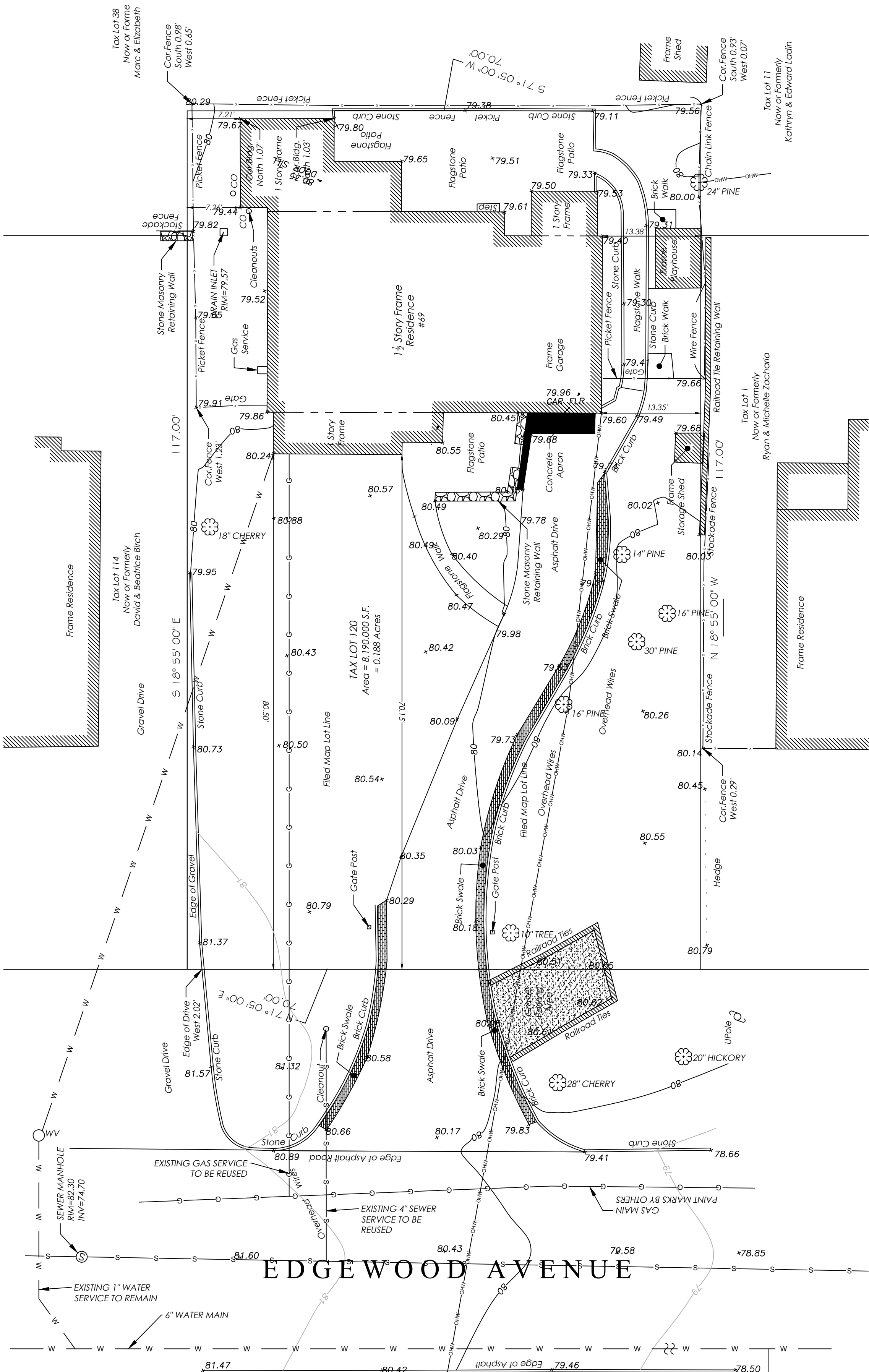
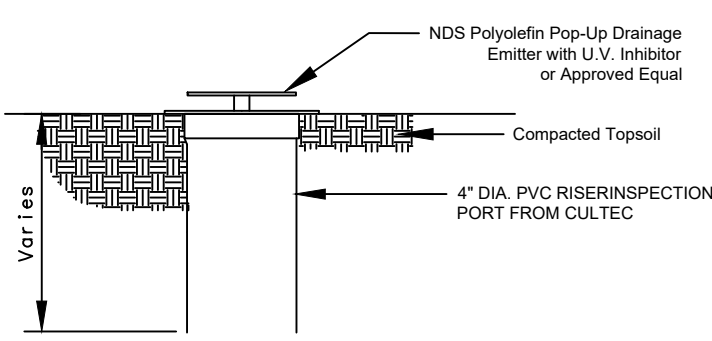
V_s = QA
Q = (P-0.25)/2
P = 1.50
S = 1.0000
CN = 85
Storage Volume per Drywell = 48.45 SF

Storage Volume per Drywell
V_{dw} = B_u H S_p
V_{dw} = 48.45 SF

Total Volume per Drywell
V_t = V_{dw} + V_{dw}
V_t = 70.65 CF

Required Drywells
D_r = V_t / V_{dw}
D_r = 4.88

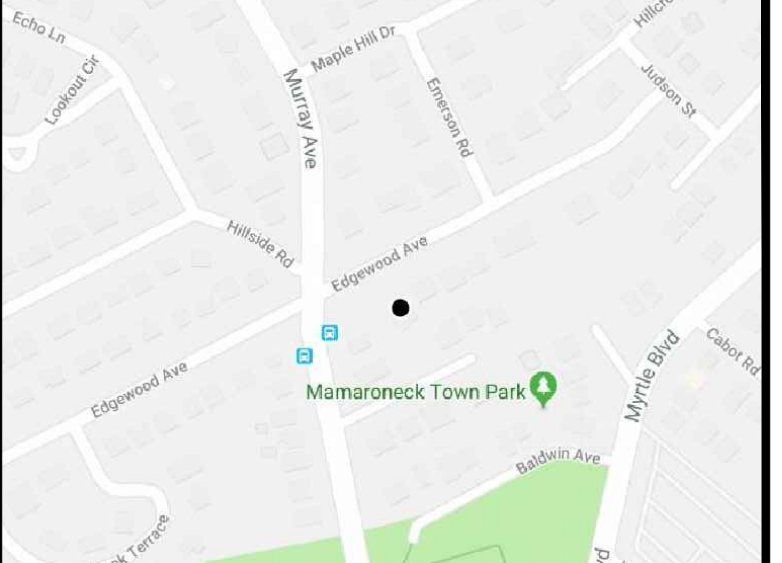
Required Cultec Units
150 XL HD Units For WQ_v 0.42
150 XL HD Units For Attenuating the 25-yr storm 4.88
TOTAL NUMBER OF UNITS = 6.00



EXITING SITE PLAN
SCALE: 1" = 70'

"APPROVED BY RESOLUTION OF THE PLANNING BOARD DATED _____"

APPROVED BY TOWN ENGINEER DATE

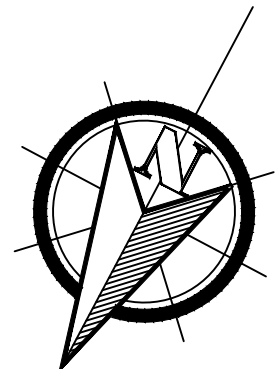


LOCATION MAP

DO NOT SCALE DRAWINGS

| No. | DESCRIPTION | DATE |
|-----|----------------------|------------|
| 2 | ENGINEERING COMMENTS | 06-09-2019 |
| 1 | ZONING INFO ADDED | 05-22-2019 |

- REVISIONS -

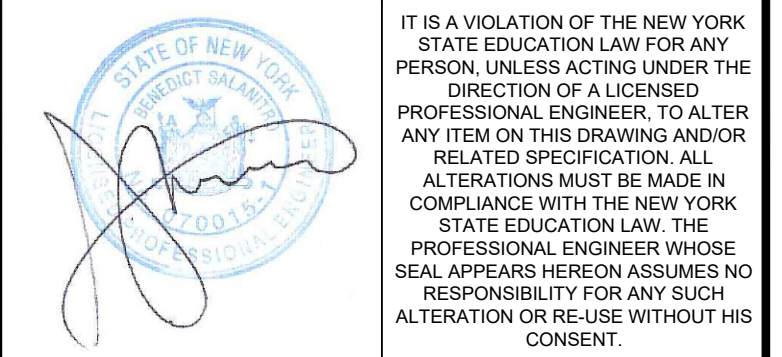


**EROSION CONTROL AND
SITE IMPROVEMENT
PLAN
FOR THE
BIENSTOCK RESIDENCE**

**69 EDGEWOOD AVENUE
LARCHMONT
NEW YORK 10583**

Benedict A. Salanitro, P.E., PC
CIVIL ENGINEER

**609 BROOK STREET
Mamaroneck, New York 10543**



PROJECT No : 051519

DATE : 05/15/19

SCALE : AS NOTED

DRAWN BY : V. S.

CHECKED BY : B. S.

ER-1

CHAIN LINK FENCING TO BE PROVIDED AND MAINTAINED AT DRIPLINE

INGRESS/ EGRESS REQUIRED FOR ACCESS/ EGRESS WITHIN ZONE B

PERMISSION FOR ACCESS/ EGRESS REQUIRES SURFACE PROTECTION TOTAL UNPAVED, IMPAVED SURFACES WITHIN ZONE B

SURFACE PROTECTION MEASURES

1. MACHETTES, 4.50M
2. IMPACT
3. STEEL PLATES

0.5m

1.0m

2.0m

1.0m

1.0m

[illegible]

FIN GR 5"

FIN. GR.

5"

6"

ASPHALT DRIVEWAY
(SEE DETAIL.)

WATER QUALITY UNIT NDS SQUARE BASIN

SCALE : NOT TO SCALE

GRANITE BLOCK CURB

SCALE : NOT TO SCALE

The diagram illustrates the construction of a concrete washout area. The left portion shows a top-down view of a square mesh made of 6" wire staples or sandbag, with a 2' minimum clearance on the sides and a 3.5' minimum height. The right portion shows a side elevation of the frame, which is 4' x 4' x 4' wood post, 6" steel post, 1/2" plywood or aluminum, 48" x 24" min. The frame is supported by 6" steel post, 1/2" plywood or aluminum, 48" x 24" min. The frame is supported by 6" steel post, 1/2" plywood or aluminum, 48" x 24" min.

GENERAL NOTES

RECHARGER 150XLHD BY CULTEC, INC. OF BROOKFIELD, CT.

ALL RECHARGER 150XLHD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.

ALL RECHARGER 150XLHD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.

CULTEC DETAIL

SCALE : NOT TO SCALE

NOTE: USE STEEL POSTS WEIGHING 1.3 LBS/FT.

NOTE:
AT THE COMPLETION OF THE PROJECT AND AFTER SOIL STABILIZATION AND VEGETATION GROWTH HAVE BEEN ASSURED, THE SILT FENCE MUST BE COMPLETELY REMOVED AND EMBEDMENT TRENCH RESTORED TO A NATURAL CONDITION.

SILT FENCE DETAIL

SECTION

15' MIN. WIDTH

3 in. CLEAN STONE

1'-0"

COMPACTED SUBGRADE

FILTER FABRIC

INSTALLATION NOTES

1. STONE SIZE - USE 3" STONE, OR RECLAIMED
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN RESIDENCE LOT WHERE A 30 FOOT MINIMUM
3. THICKNESS - NOT LESS THAN SIX (6) INCHES
4. WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN WHERE INGRESS OR EGRESS OCCUR.

Diagram of a rectangular concrete curb with a central opening. The opening is labeled "25' MIN. LENGTH" and "DIAM." below it. To the left of the opening, the text "CURB AT ST. ELEMENT" is written vertically. To the right, a list of specifications is provided:

- CONSTRUCTION ENTRANCES SHALL BE PIPE IMPRACTICAL. A MOUNTABLE BERM WITH 5' MIN. DIAM. SHALL BE PROVIDED.
- MAINTENANCE: THE ENTRANCE SHALL BE DESIGNED TO PREVENT TRACKING OR FLOWING OF SEDIMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING CONDITIONS DEMAND AND REPAIR AND ADJUST TO TRAP SEDIMENT. ALL SEDIMENT SPILLED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED.
- WASHING: WHEELS SHALL BE CLEANED TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WASHING SHALL BE PROVIDED AT THE ENTRANCE.

A cross-sectional diagram of a trench drain installation. The diagram shows a trench cut into a concrete slab. The components and layers are labeled as follows:

- MAN**: Manhole or access point on the left.
- NDS SQ. POLYETHYLENE W/ U.V. INHIBITOR / PVC GRATE**: The top surface of the drain.
- NDS 6" RISER IF REQUIRED**: A vertical riser pipe on the right side.
- SLOPE TO DRAIN**: An arrow indicating the downward slope of the concrete slab towards the drain.
- BACKFILL W/ COMPACTED SOIL**: The material filling the trench around the riser.
- NDS 12" SQ. CATCH BASIN**: The main collection area of the drain.
- NDS UNIVERSAL OUTLET**: The pipe leading away from the catch basin.
- PIPE**: The outlet pipe.
- 16" MIN. CLAMP**: A vertical dimension line indicating the minimum height of the catch basin above the finished floor level.
- INVERT ELEVATION**: A horizontal line indicating the bottom of the outlet pipe.
- CRUSHED STONE**: The base layer of the trench.

SCALE : NOT TO SCALE

24" LENGTH, STANDARD

FRENCH DRAIN COVER H-20 LOADING MIN.

15"

34" x 110"

8" TO 10"

12" X 12" SUMP

END OF DRAIN

4" Ø SOR 35" DRAIN OUTLET

METAL TRENCH ASSEMBLY

LONGITUDINAL SECTION CROSS SECTION

TRENCH DRAIN DETAIL

SCALE : NOT TO SCALE

AS SHOWN

A cross-sectional diagram of a wall. The top portion is a large rectangle with a double-headed arrow above it indicating a width of 2 feet. Below this is a shaded horizontal band. A leader line points to this band with the label "2' TOP COURSE".

[illegible]

PROPOSED SITE PLAN
SCALE: 1"=10'

APPROVED BY TOWN ENGINEER

DATE _____

— ZONING ENVELOPE

— 3 AC CONDENSERS (TYP.)

WQ INLETS RIMS = 80.0
WQ INVS. IN = 79.5
WQ INVS. OUT = 79.4
BOTTOMS = 78.5

6 CULTEC 150XLHD
UNIT TOP = 79.70
INV. IN = 79.20
UNIT BOTTOM = 78.15
PROVIDE A 4" SDR 35
PIPE THRU TOWN ROW IN
EXISTING BASIN APPROX.

— PROVIDE A 4"Ø SDR 35 (PIPE THRU TOWN ROW IN BASIN APPROX. 70'. (SEPERATE PERMIT REQUIRED)
INV. OUT = 79.40
MIN SLOPE OF 1.5%

— TREE PROTECTION (TYPE

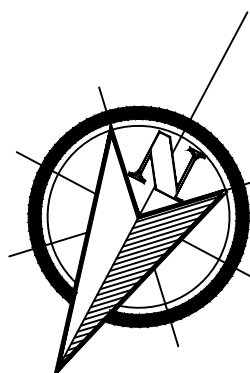
- PROVIDE 3' WIDE BELGIUM BLOCK APRON.

| | TEST PIT DATA | |
|-----|------------------------------------|----------|
| TP1 | 14" Ø X 32" DEEP. ROCK ENCOUNTERED | 2"/HOUR |
| TP2 | 14" Ø X 42" DEEP. NO ROCK OR WATER | 12"/HOUR |
| TP3 | 16" Ø X 24" DEEP. ROCK ENCOUNTERED | 2"/HOUR |

DO NOT SCALE DRAWINGS

| | | |
|-----|----------------------|-----------|
| 2 | ENGINEERING COMMENTS | 06-09-201 |
| 1 | ZONING INFO ADDED | 05-22-201 |
| No. | DESCRIPTION | DATE |

- REVISIONS -



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CIVIL ENGINEER

609 BROOK STREET
Mamaroneck, New York 10604

DATE : 05/15/19

DRAWN BY : V.S

CHECKED BY: B S

ER-2

ER-2

ER-2