TOWN OF MAMARONECK - VILLAGE OF LARCHMONT
COASTAL ZONE MANAGEMENT COMMISSION
Monday, September 24, 2018
Mamaroneck Town Center, 1st Floor - Conference Room D, 740 W. Boston Post Road, Mamaroneck, NY 10543

Approval of Minutes

1. Approval of Minutes - September 5, 2018

Agenda Items

1. 12 Pryer Manor Lane - Site Plan Approval

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
September 5, 2018

A meeting of the Coastal Zone Management Commission (CZMC) was held on Monday, September 5, 2018 in the Mamaroneck Town Center, Conference Room A, 2nd 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
Kanan Sheth
Matthew Teitsch
Tara Anderson
Howard McMichael
Sara Hanna

OTHERS PRESENT:
Elizabeth Paul, Environmental Planner, Town of Mamaroneck
Peter Fanelli, Liaison to the Village of Larchmont Board of Trustees
Janet Delbrook, Applicant, 33 Glen Eagles
Stephen Day, Applicant, 33 Glen Eagles
Robert Motzkin, Architect, 33 Glen Eagles

1. **Approval of Minutes**
   The minutes of the July 23, 2018 meeting were approved as submitted.

2. **Referral – 33 Glen Eagles – Residential Subdivision**
   Robert Motzkin, Janet and Stephen Day presented the proposal to subdivide the existing 40,324 square foot lot into two lots. The first lot will contain the existing house and the new lot will be wooded, vacant land. The owners are planning to sell the lot with the house and retain the new lot as an investment for future sale.

   Although the proposed lot is wooded, adjacent to the Leatherstocking Trail Conservation Area and identified in the Town's Open Space Inventory, the current proposal is only to subdivide the lot at this time, not develop it. Should the lot be developed in the future, the proposed development will be referred back to CZMC for consistency review. Therefore, CZMC found the proposed subdivision to be consistent with the policies in the Local Waterfront Revitalization Program.

3. **Old Business**

The Town has set up an FTP site that CZMC can use to share documents. Members will need to log in with a user ID and a password. It is unclear if members can edit a document and post it or if they can only download documents. Elizabeth Paul will check on this.

4. **New Business**

CZMC discussed open space preservation.

The meeting was adjourned at 8:35 p.m.

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: Richard F. Hein Architect

Street Address: 132 Larchmont Ave.

City, State, Zip: Larchmont, NY 10538

Phone: (914)834-1414 Fax: _____ Email: _____

Location and ownership of property for which action is proposed:

Section: _____ Block: 724 Lot: 47

Owner of Property: Olivia Mann

Street Address: 12 Pryer Ln

City, State, Zip: Larchmont, NY 10538

Phone: (914)374-3986 Fax: _____ Email: _____

Size of property (square feet): 43,508 Sq.ft Is the property now developed? Yes [X] No [ ]

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

If yes, briefly describe: ** Special Permit was required & approved by the ZBA on Sept. 5, 2018

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

N/A

Percentage of site which contains slopes of 25% or greater: N/A

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

If so, describe (name, size, characteristics): the property borders Premium Mill-Pond

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: N/A

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.

The proposed action is to obtain site plan approval to remove the existing swimming pool and the patio around it, and build a new infinity swimming pool and patio. Work will also include building a new terrace and basement level for mechanical space and garage extension below it, expanding existing ground floor, and adding a second-floor master suite on the rear and second-floor walk-in closets and a third-floor bedroom suite. The project will result in around 500 Sqft reduction of impervious surfaces.

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

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)

The project will result in a reduction of around 500 SqFt of impervious surfaces. The project is NOT located within a flood plain.

Please see Site Drawings and attached plans for further information.

D. COMMENTS AND ADDITIONAL INFORMATION: (continued)

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: September 12, 2018

Signature of Applicant

Prepared by: (if different than the applicant)

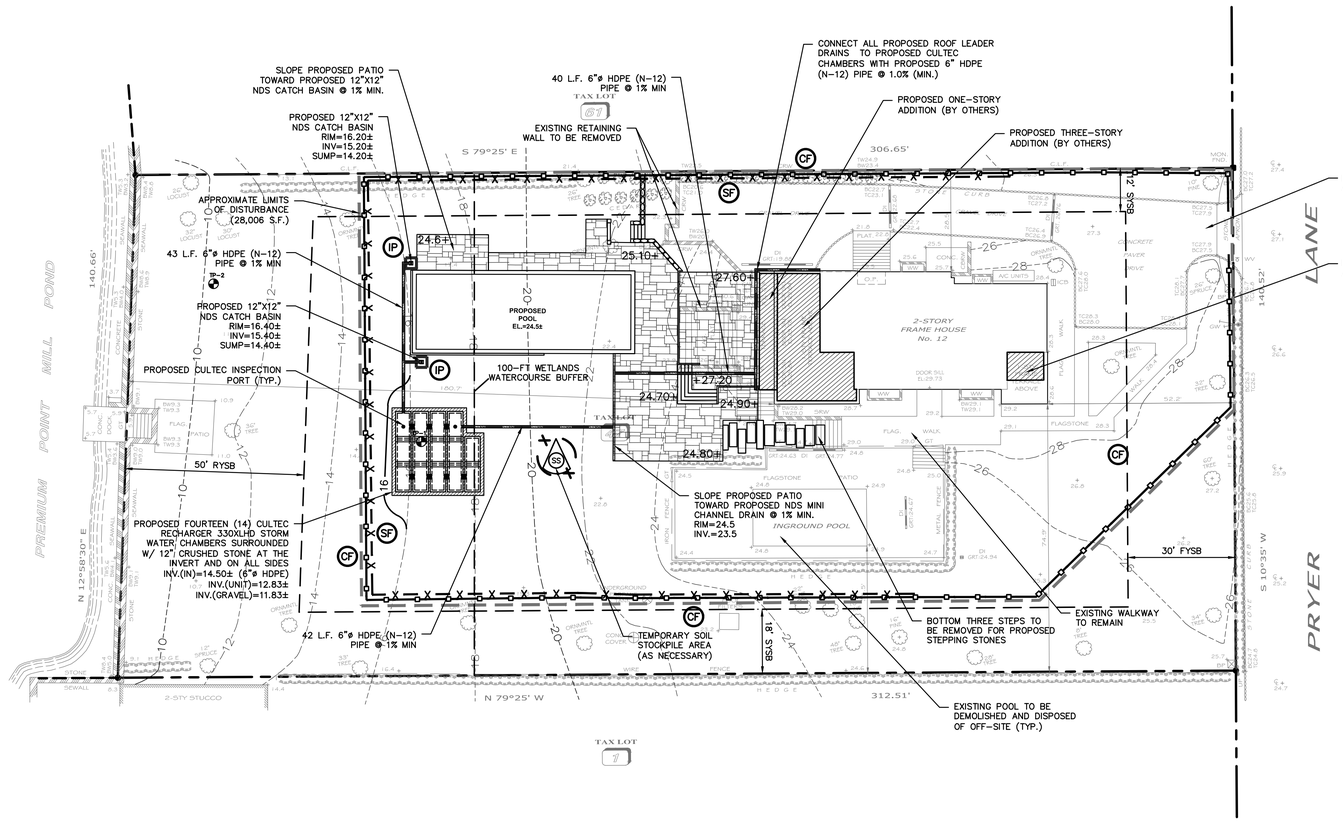
Name and Title: Mark Blanchard, Land-Use Counsel, Authorized Attorney Representative
Agency/Company: Blanchard + Wilson, LLP.
Street Address: 235 Main Street, Suite 330
City, State, Zip: White Plains, NY 10601
Phone: (914) 461-0280 Fax: (914) 461-2369 Email: mblanchard@blanchardwilson.com

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: September 12 2018

Mark W. Blanchard

Signature of Preparer



LEGEND

PROPERTY LINE	
PROPOSED WALKWAY/PATIO	
PROPOSED STONE MASONRY WALL	
PROPOSED STORM PIPE	
PROPOSED DRAIN INLET	
TEMPORARY INLET PROTECTION	IP
TEMPORARY SILT FENCE	SF
TEMPORARY CONSTRUCTION FENCE	CF
TEMPORARY SOIL STOCKPILE AREA	SS
STABILIZED CONSTRUCTION ENTRANCE	
TEST PIT LOCATION	TP-1
PROPOSED LIMIT OF DISTURBANCE	
PROPOSED SPOT GRADE	+27.2
PROPOSED CONTOUR	16

GENERAL NOTES:

1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
2. NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CHAPTER 987.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO ACI, AISC, ZONING, AND THE NEW YORK STATE BUILDING CODE.
4. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
5. ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTACT WITH THE CONTRACTOR.
8. SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION.
9. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED TO DO ALL WORK AS REQUIRED BY THE LOCAL, COUNTY, AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THOSE TRADES, AND SHALL PRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES.
10. FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE.
11. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
12. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.
13. OWNER SHALL INSURE THAT THE INSURANCE PROVIDED BY THE CONTRACTOR HIRED TO PERFORM THE WORK SHALL BE ENDORSED TO NAME HUDSON ENGINEERING & CONSULTING, P.C., AND ANY DIRECTORS, OFFICERS, EMPLOYEES, SUBSIDIARIES, AND AFFILIATES, AS ADDITIONAL INSURED ON ALL POLICIES AND HOLD HARMLESS DOCUMENTS, AND SHALL STIPULATE THAT THIS INSURANCE IS PRIMARY, AND THAT ANY OTHER INSURANCE OR SELF-INSURANCE MAINTAINED BY HUDSON ENGINEERING & CONSULTING, P.C., SHALL BE EXCESS ONLY AND SHALL NOT BE CALLED UPON TO CONTRIBUTE WITH THIS INSURANCE. ISO ADDITIONAL INSURED ENDORSEMENT FORM NUMBER CG2010 1185 UNDER GL. COPIES OF THE INSURANCE POLICIES SHALL BE SUBMITTED TO HUDSON ENGINEERING & CONSULTING, P.C., FOR APPROVAL PRIOR TO THE SIGNING OF THE CONTRACT.
14. INDUSTRIAL CODE RULE 753: THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.

INSTALLATION & MAINTENANCE OF EROSION CONTROL:

CONSTRUCTION SCHEDULE
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 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 FINISH.

INSPECTION BY MUNICIPALITY
MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)

AFTER ANY RAIN CAUSING RUNOFF, CONTRACTOR TO INSPECT HAYBALES, ETC. AND REMOVE ANY EXCESSIVE SEDIMENT AND INSPECT STOCKPILES AND CORRECT ANY PROBLEMS WITH SEED ESTABLISHMENT.
INSPECTIONS SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION.

INSPECTION BY MUNICIPALITY – FINAL GRADING
REMOVE UNNEEDED SUBGRADE FROM SITE.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION 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 AREA 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.

TEST HOLE DATA:

TEST HOLE #1
DEPTH – 96"
0–12" TOPSOIL
12–22" DARK–BROWN CLAY
22–50" BROWN CLAY
50–70" GRAYISH–BROWN CLAYEY–LOAM
70–96" GRAY SANDY–LOAM W/ COBBLES
GROUNDWATER AT 86"
LEDGE ROCK AT 96"
PERC. = 2" INCHES/HOUR

TEST HOLE #2
DEPTH – 100"
0–12" TOPSOIL
12–45" DARK BROWN CLAYEY–LOAM
45–100" GRAYISH–BROWN CLAYEY–LOAM
GROUNDWATER AT 90"
LEDGE ROCK AT 100"
NO PERCOLATION WAS OBSERVED

12 PRYER LANE STORMWATER MANAGEMENT PLAN BASED UPON EXISTING INFORMATION PROVIDED BY ARISTOTLE BOURNAZOS, P.C. DATED MARCH 01, 2011

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

No. | Description | Date
Revisions

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE

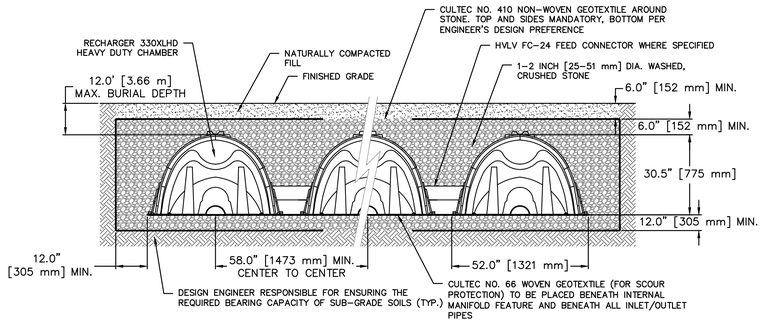
PROJECT:
PROPOSED ADDITIONS & ALTERATIONS
12 PRYER LANE
VILLAGE OF LARCHMONT
WESTCHESTER COUNTY – NEW YORK

STORMWATER MANAGEMENT PLAN

STATE OF NEW YORK · MICHAEL F. STEIN · 080637 · LICENSED PROFESSIONAL ENGINEER

HEC
HUDSON ENGINEERING & CONSULTING, P.C.
45 Knollwood Road - Suite 201
Elmsford, New York 10523
T: 914-909-0420
F: 914-560-2086
© 2018

Date: 08/24/18
Scale: 1" = 20'
Designed By: M.F.
Checked By: M.S.
Sheet No. C-1
Sheet: 1 / 2

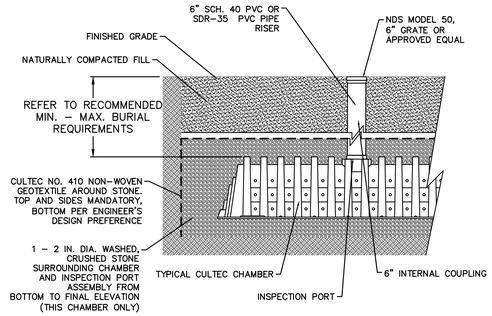


GENERAL NOTES

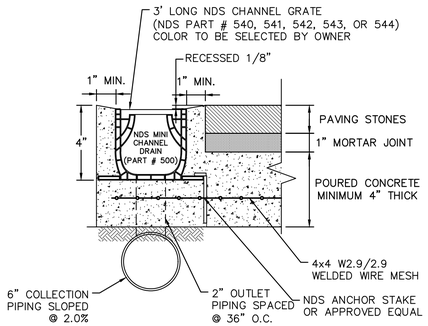
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT [1.05 m^3/m] PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

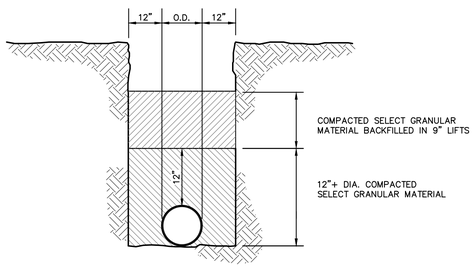
CULTEC RECHARGER 330XLHD



CULTEC ACCESS PORT

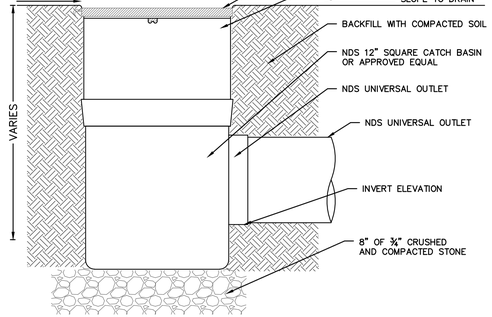


NDS MINI CHANNEL DRAIN



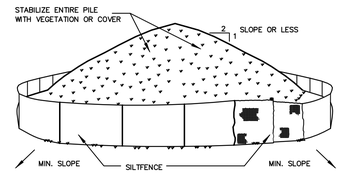
TRENCH BEDDING (ON-SITE)

*K-CRETE BACKFILL REQUIRED FOR ALL TRENCHING IN VILLAGE RIGHT OF WAY (SEE GENERAL NOTE 15 ON SHEET C-1)



NDS SQUARE CATCH BASIN

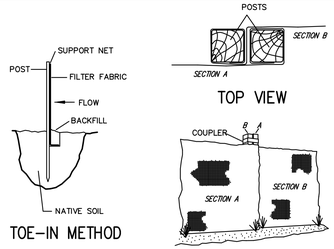
SOIL STOCKPILING



INSTALLATION NOTES

INSTALLATION NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. SOILS OR FILL TO BE STOCKPILED ON SITE DURING CUTTING AND FILLING ACTIVITIES SHOULD BE LOCATED ON LEVEL PORTIONS OF THE SITE WITH A MINIMUM OF 50-75 FOOT SETBACKS FROM TEMPORARY DRAINAGE SWALES.
3. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
4. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
5. STOCKPILES REMAINING IN PLACE FOR MORE THAN A WEEK SHOULD BE SEEDED AND MULCHED OR COVERED WITH GEOTEXTILE FABRIC SURROUNDED BY SILT FENCE.
6. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.

SILT FENCE



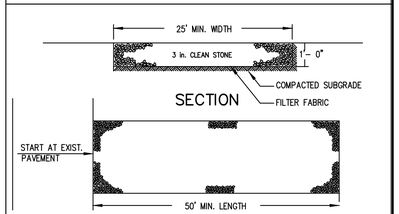
TOE-IN METHOD

JOINING SECTIONS OF FENCING

INSTALLATION NOTES:

1. EXCAVATE A 4 INCH * 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM)WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE.

STABILIZED CONSTRUCTION ENTRANCE



INSTALLATION NOTES:

1. STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

No.	Description	Date
	Revisions	

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE

PROJECT:

PROPOSED ADDITIONS & ALTERATIONS
12 PRYER LANE
VILLAGE OF LARCHMONT
WESTCHESTER COUNTY - NEW YORK

DETAILS

STATE OF NEW YORK · MICHAEL F. STEIN · 090276 · LICENSED PROFESSIONAL ENGINEER · No. 80827

HEC

HUDSON ENGINEERING & CONSULTING, P.C.
45 Knollwood Road - Suite 201
Elmsford, New York 10523
T: 914-909-0420
F: 914-560-2086

© 2018

Date:	08/24/18
Scale:	N.T.S.
Designed By:	M.F.
Checked By:	M.S.
Sheet:	2 / 2
Sheet No.	C-2

STORMWATER MANAGEMENT PLAN & DRAINAGE ANALYSIS

12 Pryer Lane
Village of Larchmont - New York

August 24, 2018

Hudson Engineering & Consulting, P.C.
45 Knollwood Road, Suite 201
Elmsford, NY 10523
(914) 909-0420

STORMWATER MANAGEMENT
PLAN & DRAINAGE ANALYSIS
12 Pryer Lane
Village of Larchmont - New York

INTRODUCTION

This Stormwater Management Plan presents the proposed Best Management Practices (BMPs) to control erosion and sedimentation and manage stormwater during and upon construction of proposed addition, pool, and patio at 12 Pryer Lane in the Village of Larchmont, Westchester County, New York.

This plan consists of this narrative and a plan set entitled: "Proposed Additions and Alterations, 12 Pryer Lane, Village of Larchmont, Westchester County - New York", all as prepared by Hudson Engineering and Consulting, P.C., Elmsford, New York, last revised August 24, 2018. The design is in accordance with the Village of Larchmont requirements. Since the project disturbance is less than one acre the New York State Department of Environmental Conservation [NYSDEC] stormwater regulations are not applicable.

METHODOLOGY

The stormwater analysis was developed utilizing the Soil Conservation Service (SCS) TR-20, 24-hour Type III storm events (HydroCad®) to assist with the design of the mitigating practices. The "Complex Number" (CN) value determination is based on soil type, vegetation and land use. The design is in accordance with the Village of Larchmont's stormwater regulations. The "Time of Concentration" (T_c) was determined as a direct entry of one-minute. The CN and T_c data are input into the computer model. The project site was modeled for the 100-year Type III – 24-hour storm event.

PRE-DESIGN INVESTIGATIVE ANALYSIS

A pre-design investigative analysis was performed including percolation and deep-hole tests in the locations shown on the plans. A series of percolation test were performed in the vicinity of the potential stormwater mitigation practice [TP-1, TP-2] until constant rates were achieved, the result as follows:

- TP-1: A percolation rate of 30-minutes per inch (2-inches per hour) was observed. A percolation rate of 2-inches per hour was utilized in the design.

- TP-2: No percolation rate was observed.

Two (2) deep test holes were excavated and labeled TP-1 and TP-2, as shown on the plans.

- TP-1 was excavated to a depth of 96-inches. The test revealed topsoil to a depth of 12-inches, dark-brown clay to a depth of 22-inches, brown clay to a depth of 50-inches, grayish-brown clayey-loam to a depth to 70-inches, and gray sandy-loam with cobbles to the invert. Ledge rock was encountered at the invert. Groundwater was observed at a depth of 86-inches.

- TP-2 was excavated to a depth of 100-inches. The test revealed topsoil to a depth of 12-inches, dark brown clayey-loam to a depth of 45-inches, and grayish-brown clayey-loam to the invert. Ledge rock was encountered at the invert. Groundwater was observed at a depth of 90-inches.

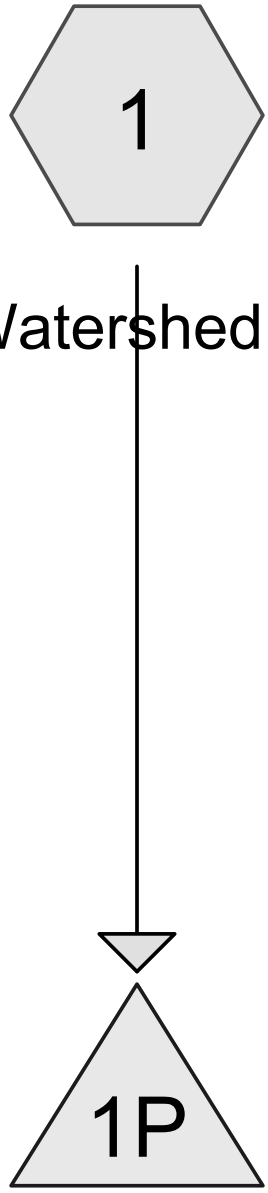
The deep test hole log and percolation test data sheets are attached.

POST-DEVELOPED CONDITION

Watershed 1 contains approximately 4,645 square feet of impervious area in the form of the proposed additions, pool, and patio. The CN value for this area is 98 and the T_c is a direct entry of 1 minute. The stormwater runoff from this tributary area is conveyed via a comprehensive drainage system to fourteen (14) Cultec Recharger® 330XLHD set in one foot of gravel at the sides and the invert. The system is designed to fully accept (no release) the entire stormwater runoff volume for the 25-year storm event from the watershed and ex-filtrate the runoff into the surrounding soil sub-strata.

CONCLUSION

The stormwater management plan proposed meets all the requirements set forth by the Village of Larchmont. Design modification requirements that may occur during the approval process will be performed and submitted for review to the Village of Larchmont.



14 Cultec Recharger 330XLHD

Subcat Reach Pond Link

Routing Diagram for Proposed Condition
Prepared by Hudson Engineering & Consulting, Printed 8/28/2018
HydroCAD® 10.00-12 s/n 02549 © 2014 HydroCAD Software Solutions LLC

Summary for Subcatchment 1: Watershed 1

Runoff = 0.80 cfs @ 12.01 hrs, Volume= 0.055 af, Depth= 6.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=6.41"

	Area (sf)	CN	Description
*	1,470	98	Proposed Pool
*	2,456	98	Proposed Patio
*	556	98	Proposed 3-Story Addition
*	163	98	Proposed 1-Story Addition
	4,645	98	Weighted Average
	4,645		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0					**Direct Entry, Direct Entry**

Summary for Pond 1P: 14 Cultec Recharger 330XLHD

Inflow Area = 0.107 ac,100.00% Impervious, Inflow Depth = 6.17" for 25-Year event
Inflow = 0.80 cfs @ 12.01 hrs, Volume= 0.055 af
Outflow = 0.03 cfs @ 9.56 hrs, Volume= 0.055 af, Atten= 96%, Lag= 0.0 min
Discarded = 0.03 cfs @ 9.56 hrs, Volume= 0.055 af

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 3.22' @ 14.64 hrs Surf.Area= 621 sf Storage= 1,137 cf

Plug-Flow detention time= 326.3 min calculated for 0.055 af (100% of inflow)
Center-of-Mass det. time= 326.3 min (1,065.8 - 739.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	0.00'	341 cf	**20.83'W x 24.50'L x 3.54'H Field A** 1,808 cf Overall - 671 cf Embedded = 1,137 cf x 30.0% Voids
#2A	1.00'	671 cf	**Cultec R-330XLHD** x 12 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 4 rows
#3B	0.00'	83 cf	**6.33'W x 17.50'L x 3.54'H Field B** 393 cf Overall - 115 cf Embedded = 277 cf x 30.0% Voids
#4B	1.00'	115 cf	**Cultec R-330XLHD** x 2 Inside #3 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 1 rows
		1,210 cf	Total Available Storage

Storage Group A created with Chamber Wizard
Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	**2.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.03 cfs @ 9.56 hrs HW=0.04' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.03 cfs)

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SITE ADDRESS: 12 Pryer Lane
TOWN/VILLAGE: Larchmont
DATE: 8/22/18 TIME: 12:30 PM
WEATHER: Partly Cloudy TEMP. 80 °F
WITNESSED BY: Michael Frugis

DEEP TEST HOLE DATA SHEET – STORMWATER MANAGEMENT SYSTEM

DEPTH	HOLE NO. 1	HOLE NO. 2	HOLE NO.	HOLE NO.
G.L.	0-12" Topsoil	0-12" Topsoil		
6"	12-22"	12-45"		
12"	Dark-brown	Dark-brown		
18"	Clay	Clayey-loam		
24"	22-50"	w/ roots		
30"	Brown Clay	45-100"		
36"	50-70"	Grayish-brown		
42"	Grayish-Brown	Clayey-loam		
48"	Clayey-loam			
54"	70-96"			
60"	Gray Sandy-			
66"	loam w/ cobbles			
72"				
78"	Inv. @ 96"	Inv. @ 100"		
84"	Ledge Rock @ inv.	Ledge Rock @ inv.		
90"	Groundwater @ 86"	Groundwater @ 90"		
96"				
102"				
108"				

- *Indicate level at which Ground Water (GW), Mottling and/or Ledge Rock is encountered.*
- *Indicate level for which water level rises after being encountered.*

EXCAVATION PERFORMED BY: NGI

45 Knollwood Road - Elmsford, NY 10523 (914) 909-0420 Fax (914) 560-2086

HUDSON ENGINEERING & CONSULTING, P.C.

SITE ADDRESS: 12 Pryer Lane
TOWN/VILLAGE: Larchmont
DATE: 8/22/18 TIME: 12:30 PM
WEATHER: Partly Cloudy TEMP. 80 °F
WITNESSED BY: Michael Frugis

PERCOLATION TEST HOLE DATA SHEET – STORMWATER MANAGEMENT SYSTEM

Owner _____

HOLE #	CLOCK TIME				PERCOLATION				
					Depth to Water From Ground Surface			Soil Rate	
Hole Number	Run No.	Start	Stop	Elapse Time (Min.)	Start Inches	Stop Inches	Water Level in Inches Drop in inches	Min. per inch	Inches per Hour
# 1	1	12:42	1:12	30	14	15.5	1.5	20	3
	2	1:12	1:42	30	14	15	1	30	2
12 "Ø	3	1:44	2:14	30	14	15	1	30	2
	4								
	5								
# 2	1	1:05	1:35	30	15	15	0	0	0
	2	1:35	2:05	30	15	15	0	0	0
12 "Ø	3								
	4								
	5								
# ____	1								
	2								
___ "Ø	3								
	4								
	5								

Notes:
1) Tests to be repeated at the same depth until approximately equal soil rates are obtained at each percolation test hole. All data to be submitted for review.
2) Depth measurements to be made from top of hole

ARISTOTLE BOURNAZOS, P.C.

LAND SURVEYORS - PLANNERS

20 CEDAR STREET
NEW ROCHELLE
NEW YORK 10801
(914) 633-0100

LICENSED IN
NEW YORK
NEW JERSEY
CONNECTICUT

TOPOGRAPHIC SURVEY

OF

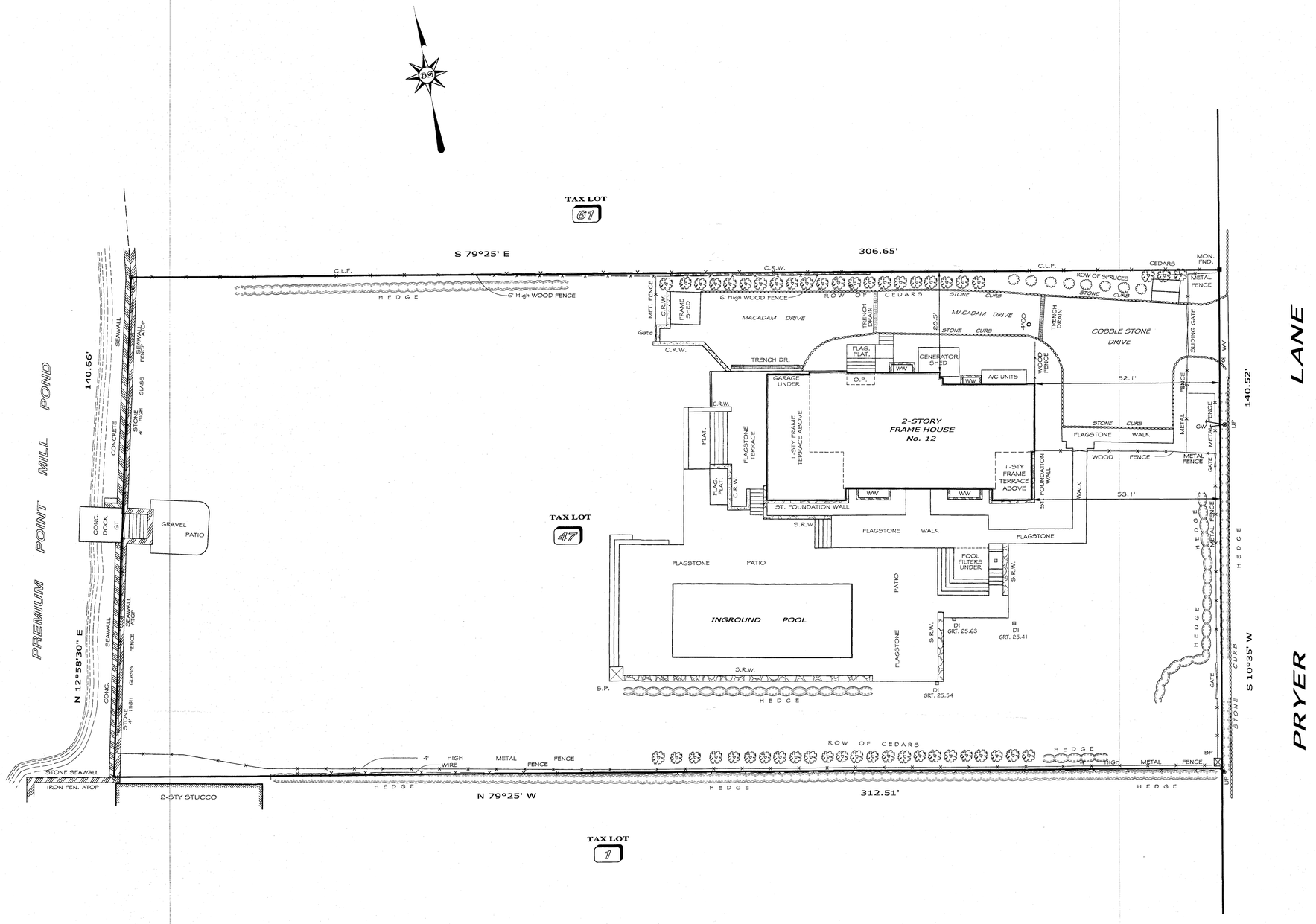
Tax Lot No. 47, Block 724 as shown on the Official Tax Assessment Maps of the Village of Larchmont, Town of Mamaroneck, Westchester County, New York.

Map Drafted: Mar. 08, 2011 on scale of one inch to 15 feet.
Survey Completed: Mar. 01, 2011
Asbuilt Survey Completed: Oct. 11, 2012
Survey updated: July 19, 2018

STATE OF NEW YORK — ARISTOTLE BOURNAZOS — LICENSED LAND SURVEYOR

Aristotle Bournazos L.S.
N.Y.S. Lic. 46533

LEGEND	
BC	BOTTOM OF CURB
TC	TOP OF CURB
BW	BOTTOM OF WALL
TW	TOP OF WALL
℄	ROAD CENTER LINE
BP	BRICK PIER
DI	DRAIN INLET
G	GATE
GW	GUY WIRE
OP	OPEN PORCH
UP	UTILITY POLE
WV	WATER VALVE
WW	WINDOW WELL
C.R.W.	CONC. RET. WALL
C.L.F.	CHAIN LINK FENCE
ICB	IRRIGATION VALVE
S.R.W.	STONE RETAINING WALL
C.B.R.W.	CONC. BLK. RET. WALL
S.P.	STONE PIER



Unauthorized alteration or additions to this survey map is a violation of section 7209 sub-section 2, of the New York State Education Law.
No guarantee is implied by this map as to the existence or non-existence of any easements of record that would affect subject property, unless surveyor has been furnished a complete copy of the title report.
Dimensions shown from structures to property lines are not intended to be used for construction of fences, structures or other improvements.

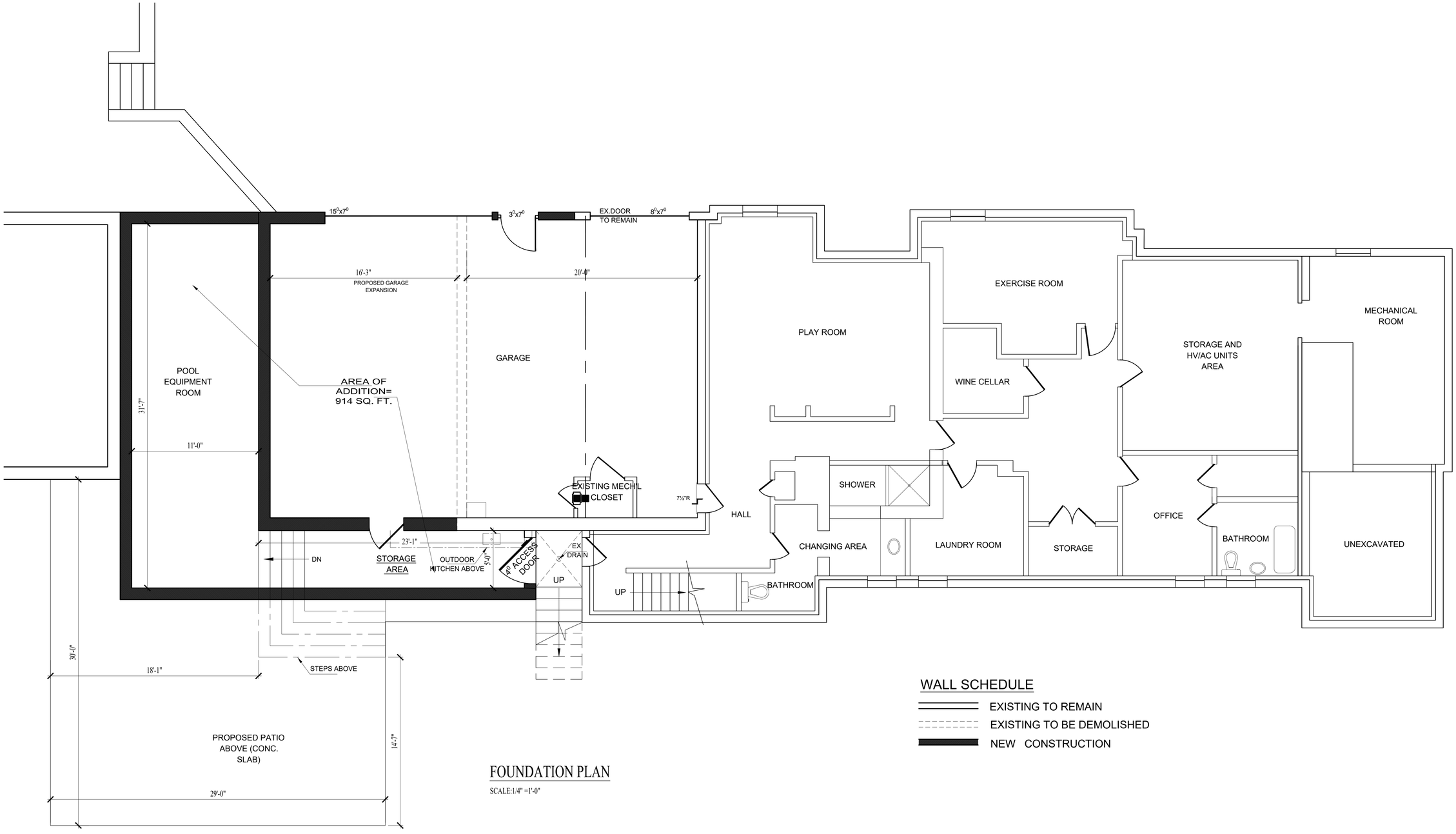
0' 15' 30' 45'

NOTES:

1. TOTAL AREA OF PROPERTY: 43,502 SQ. FT. –0.9987 ACRES
2. DATUM – NAVD88

"Pry12"

C11-39



FOUNDATION PLAN

SCALE:1/4" =1'-0"

WALL SCHEDULE

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW CONSTRUCTION

DATE	REMARKS
6-6-18	PRE-SUBMISSION REVIEW
7-16-18	ISSUED FOR VILLAGE PLANNER'S REVIEW

RICHARD F. HEIN
ARCHITECTS P.C.
132 LARCHMONT AVENUE
LARCHMONT, NY 10538
914.834.1414 richard@rfhdesign.com

MANN RESIDENCE
12 PRYER LANE
LARCHMONT, NEW YORK
ADDITIONS-RENOVATIONS

DATE: 7-16-2018

A-1

CE

DATE	REMARKS
6-6-18	PRE-SUBMISSION REVIEW
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EXISTING BELGIAN BLOCK CURBING

PROPOSED BLUESTONE PATIO

LINE OF BASEMENT MECHANICAL ROOM BELOW

LINE OF DECK & WALL OVERHANG ABOVE

12'-0"

22'-10"

STRUCTURAL GLASS RAILING

PROPOSED 3'H. GLASS RAILING

PROPOSED TERRACE (890 SQ.FT.)

DEMO EXISTING STAIRS TO ENLARGE PATIO

LINE OF GARAGE / FOUNDATION WALL BELOW

PROPOSED BLUESTONE PATIO

LINE OF BASEMENT MECHANICAL ROOM BELOW

UP

2'-0"

1'-5"

11'-0"

30'-0"

18'-1"

11'-0"

KITCHEN

12'-3"

DN

PROPOSED PATIO (1620 SQ.FT.)

14'-7"

32'-1"

PROPOSED STEPPING STONES

5'-0"

FIXED

32'-6"

34'-5"

SLIDING

FIXED

PROPOSED BEAM ABOVE

EXISTING KITCHEN

PROPOSED BEAM ABOVE

REFRIG.

EXISTING DOOR TO BE REMOVED

FLAG. PLAT.

WW

BATHROOM

SHED

PANTRY

UP

CLOSET

CLOSET

WW

A/C UNITS

10'-8"

SUNROOM

CLOSET

LIVING ROOM

FAMILY ROOM

DINING ROOM

UP

SUNROOM

DN

WW

WW

EX

EXISTING

DN

EXISTING 3'H. RAILING

EXISTING BLUESTONE PATIO

FIRST FLOOR PLAN

SCALE:1/8" =1'-0"

WALL SCHEDULE

EXISTING TO REMAIN

EXISTING TO BE DEMOLISHED

NEW CONSTRUCTION

RICHARD F. HEIN ARCHITECTS P.C.
132 LARCHMONT AVENUE
LARCHMONT, NY 10538
914.834.1414 richard@rfhdesign.com

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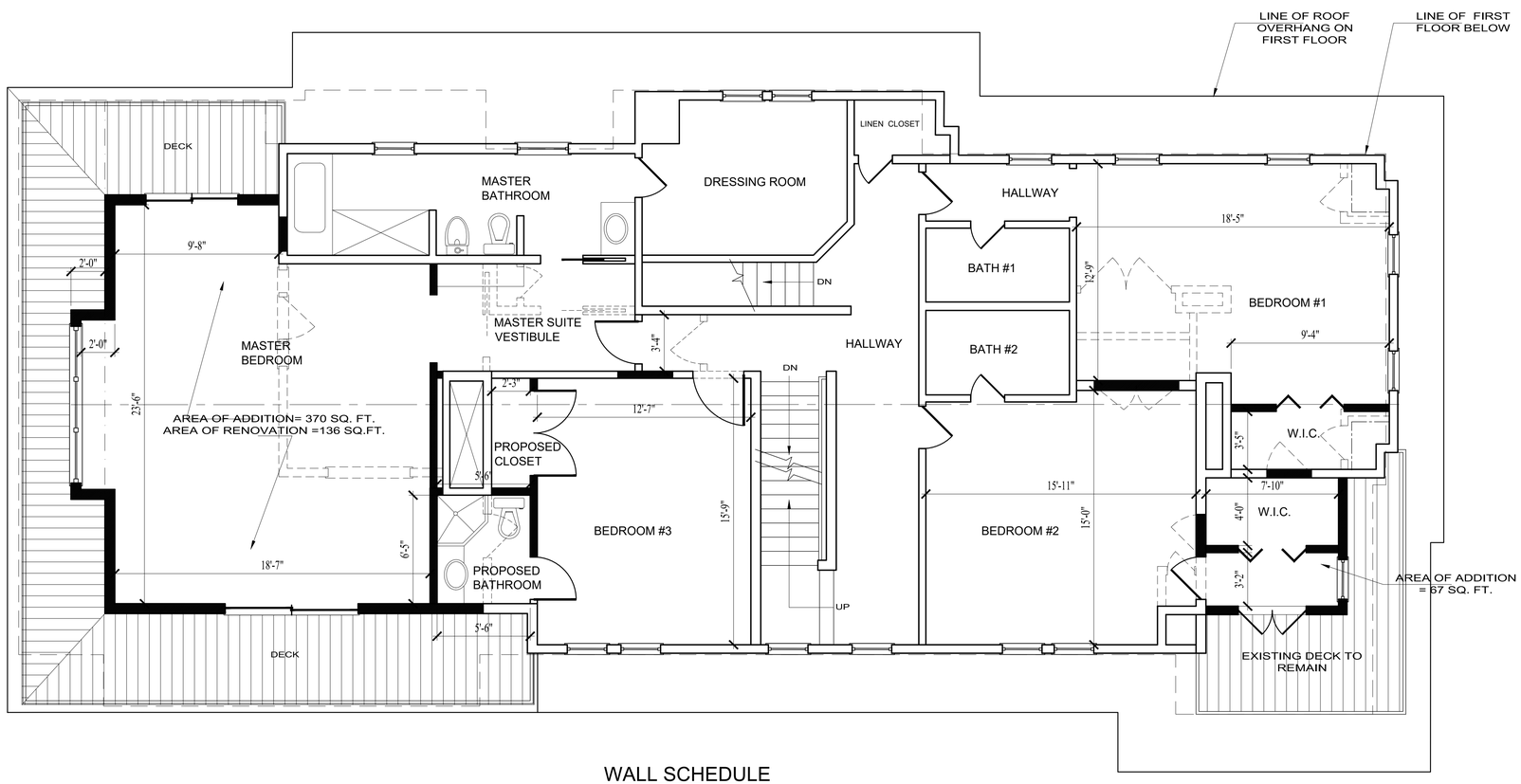

SECOND FLOOR PLAN

SCALE: ¼"= 1'-0"

WALL SCHEDULE

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW CONSTRUCTION

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ARCHITECTS P.C.
132 LARCHMONT AVENUE
LARCHMONT, NY 10538
914.834.1414 richard@rfhdesign.com

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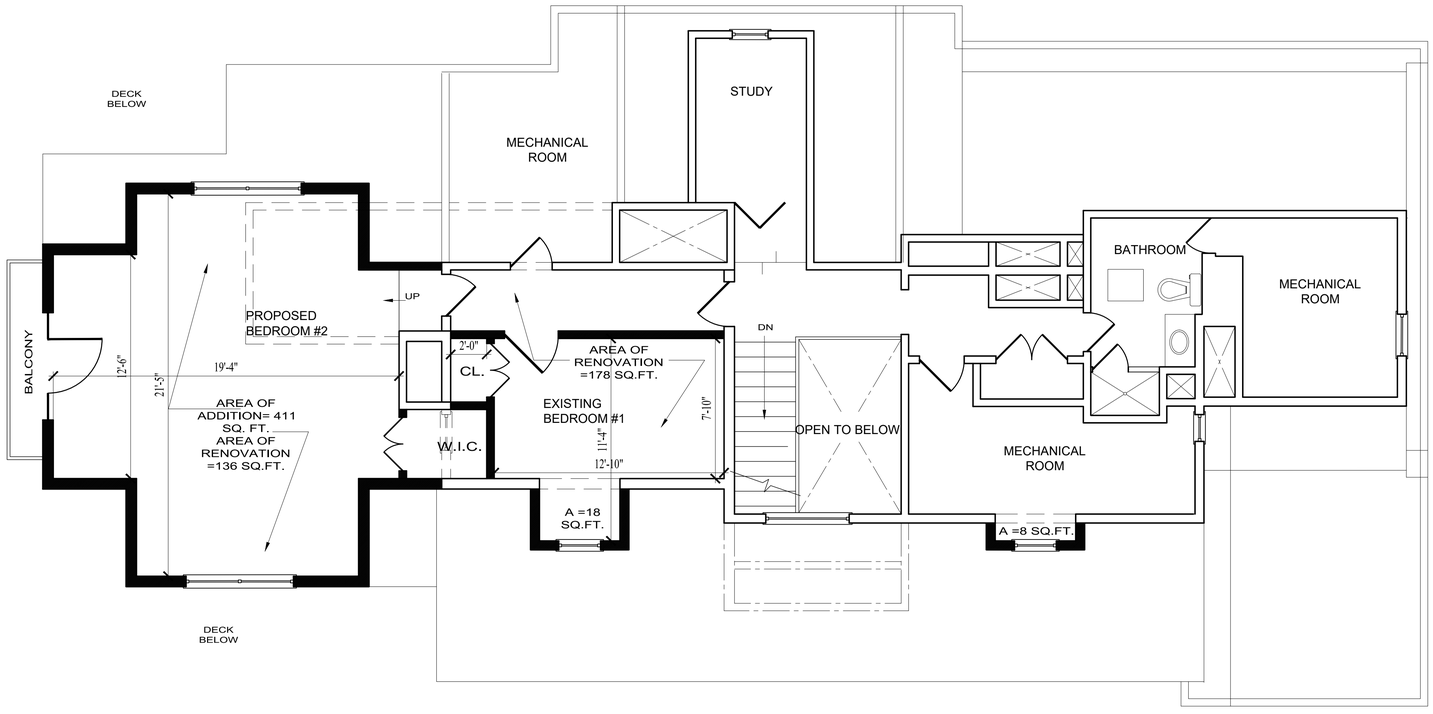

THIRD FLOOR PLAN

SCALE: ¼"= 1'-0"

WALL SCHEDULE

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW CONSTRUCTION

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ARCHITECTS P.C.
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LARCHMONT, NY 10538
914.834.1414 richard@rfhdesign.com

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A-4

FRONT "E" ELEVATION

SCALE:1/4" =1'-0"

LEFT SIDE "S" ELEVATION

SCALE:1/4" =1'-0"

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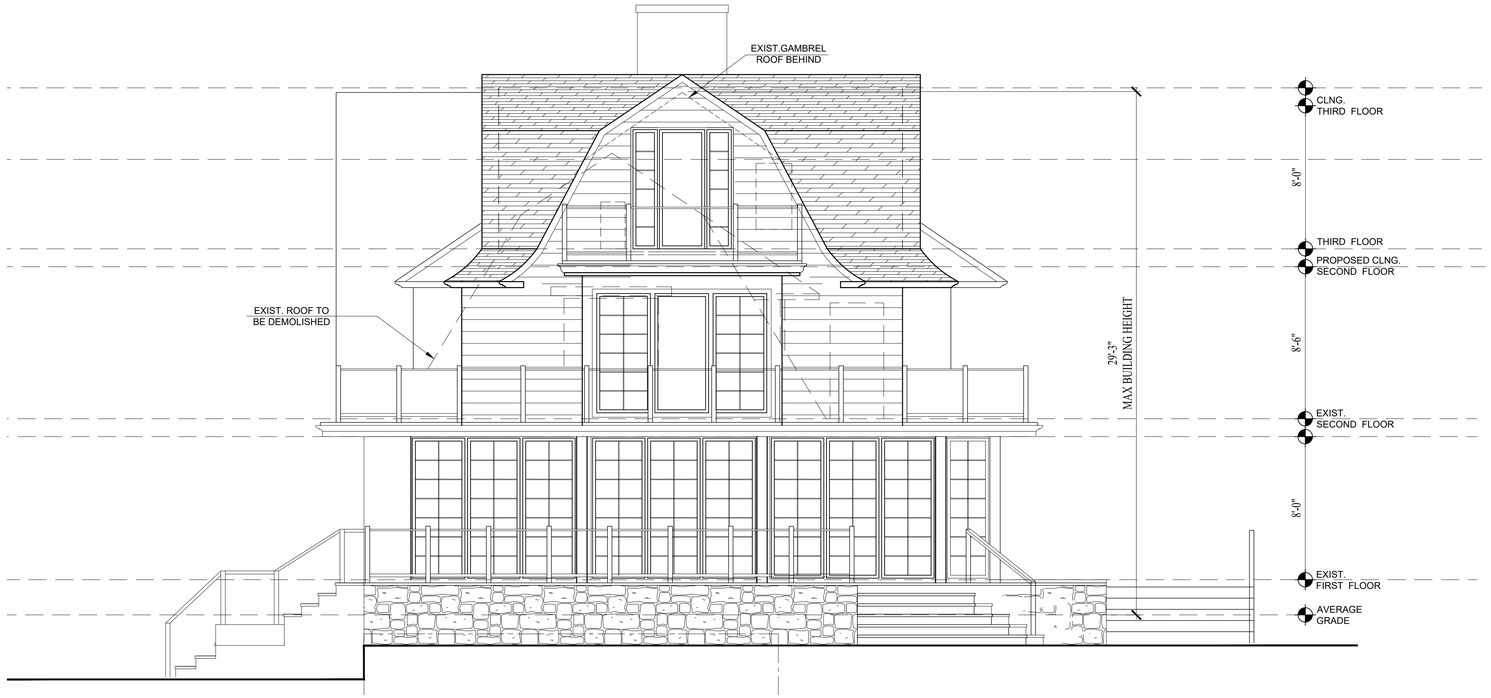

RIGHT SIDE "N" ELEVATION

SCALE:1/4" =1'-0"

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A-6